



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - FINAL**

▶ **FILE #:** 5-SAA-06-F **AGENDA ITEM #:** 26
POSTPONEMENT(S): 5/11/2006 **AGENDA DATE:** 6/8/2006

▶ **SUBDIVISION:** MOUNTAIN LAKE
▶ **APPLICANT/DEVELOPER:** COBIA PROPERTIES
OWNER(S): COBIA PROPERTIES

TAX IDENTIFICATION: 20 101
JURISDICTION: County Commission District 8

▶ **LOCATION:** East side of Bell Road, south of Brackett Road
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Planned Growth Area
▶ **APPROXIMATE ACREAGE:** 28.48 acres
▶ **NUMBER OF LOTS:** 50
▶ **ZONING:** PR (Planned Residential)
SURVEYOR/ENGINEER: Robert Waddell Surveying and Design
▶ **VARIANCES REQUIRED:**

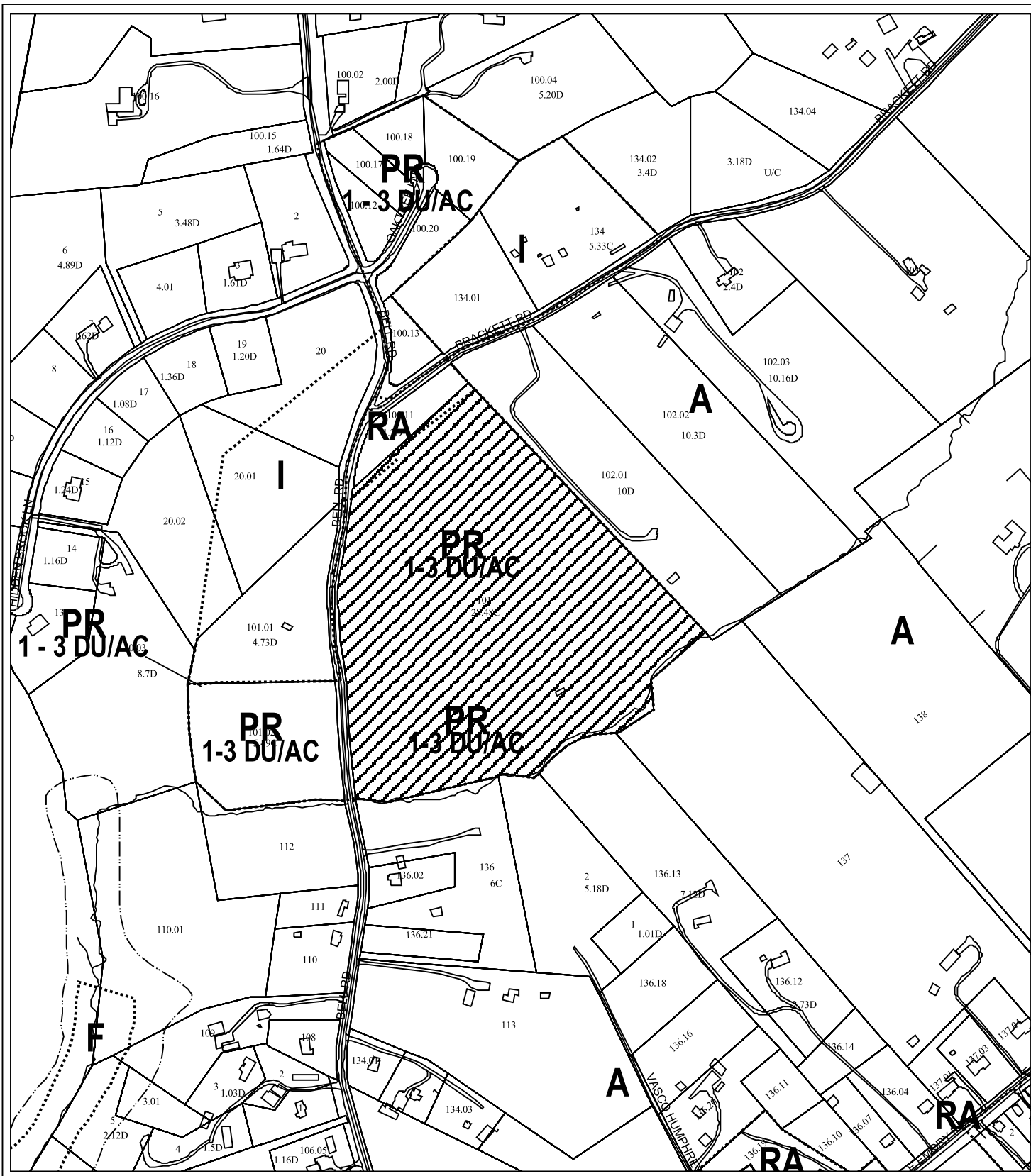
STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:

Staff is recommending denial of this final plat because the required documentation needed to approve this plat was not submitted to Knox County Engineering and Public Works for review by corrections deadline.

MPC's approval or denial of this request is final, unless the action is appealed to . The date of the appeal hearing will depend on when the appeal application is filed.



**5-SAA-06-F
FINAL SUBDIVISION PLAT**



Final Plat for: Mountain Lake

Original Print Date: 05/02/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision: Cobia Properties

Map No: 20

Jurisdiction: County



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11,700.00	38.46'	38.46'	N 07°14'33" W
C2	25.00	41.76'	37.07'	N 62°51'00" E
C3	174.00'	83.39'	82.60'	S 54°39'00" E
C4	50.00	32.18'	31.62'	N 11°00'00" W
C5	50.00	52.36'	50.00'	N 11°00'00" W
C6	50.00	52.36'	50.00'	N 11°00'00" W
C7	50.00	52.36'	50.00'	N 11°00'00" W
C8	50.00	52.36'	50.00'	N 11°00'00" W
C9	50.00	32.18'	31.62'	N 59°26'06" W
C10	25.00	41.76'	37.07'	N 59°26'06" W
C11	25.00	41.76'	37.07'	N 59°26'06" W
C12	25.00	41.76'	37.07'	N 59°26'06" W
C13	25.00	41.76'	37.07'	N 59°26'06" W
C14	25.00	41.76'	37.07'	N 59°26'06" W
C15	25.00	41.76'	37.07'	N 59°26'06" W
C16	25.00	41.76'	37.07'	N 59°26'06" W
C17	25.00	41.76'	37.07'	N 59°26'06" W
C18	25.00	41.76'	37.07'	N 59°26'06" W
C19	25.00	41.76'	37.07'	N 59°26'06" W
C20	25.00	41.76'	37.07'	N 59°26'06" W
C21	25.00	41.76'	37.07'	N 59°26'06" W
C22	25.00	41.76'	37.07'	N 59°26'06" W
C23	25.00	41.76'	37.07'	N 59°26'06" W
C24	25.00	41.76'	37.07'	N 59°26'06" W
C25	25.00	41.76'	37.07'	N 59°26'06" W
C26	25.00	41.76'	37.07'	N 59°26'06" W
C27	25.00	41.76'	37.07'	N 59°26'06" W
C28	25.00	41.76'	37.07'	N 59°26'06" W
C29	25.00	41.76'	37.07'	N 59°26'06" W
C30	25.00	41.76'	37.07'	N 59°26'06" W
C31	25.00	41.76'	37.07'	N 59°26'06" W
C32	25.00	41.76'	37.07'	N 59°26'06" W
C33	25.00	41.76'	37.07'	N 59°26'06" W
C34	25.00	41.76'	37.07'	N 59°26'06" W
C35	25.00	41.76'	37.07'	N 59°26'06" W
C36	25.00	41.76'	37.07'	N 59°26'06" W
C37	25.00	41.76'	37.07'	N 59°26'06" W
C38	25.00	41.76'	37.07'	N 59°26'06" W
C39	25.00	41.76'	37.07'	N 59°26'06" W
C40	25.00	41.76'	37.07'	N 59°26'06" W
C41	25.00	41.76'	37.07'	N 59°26'06" W
C42	25.00	41.76'	37.07'	N 59°26'06" W
C43	25.00	41.76'	37.07'	N 59°26'06" W
C44	25.00	41.76'	37.07'	N 59°26'06" W
C45	25.00	41.76'	37.07'	N 59°26'06" W
C46	25.00	41.76'	37.07'	N 59°26'06" W
C47	25.00	41.76'	37.07'	N 59°26'06" W
C48	25.00	41.76'	37.07'	N 59°26'06" W
C49	25.00	41.76'	37.07'	N 59°26'06" W
C50	25.00	41.76'	37.07'	N 59°26'06" W

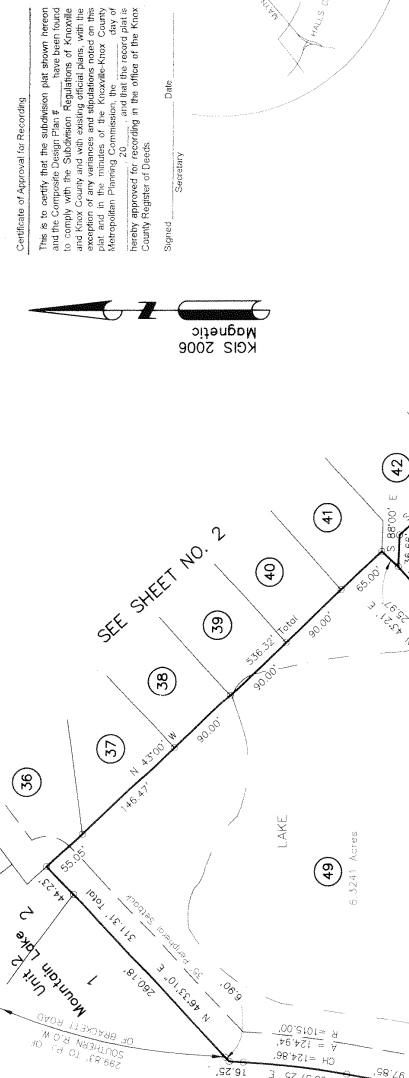
(L&M)
 The undersigned owner of the property shown herein, hereby advise the as my plan of subdivision and dedicate the streets shown on this plan to the public use of the community and as property owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right of way and/or grant easements and/or other interests in the property shown on this plan or are referred to herein, with copies to the returned consents filed with the Knox County Register of Deeds.

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk _____ Date _____
 Knox County Treasurer _____ Date _____
 Zoning: _____ Date _____
 By: _____ Date _____
 Knox County Health Department _____ Date _____

NOTE:
 • TAX MAP 20, PARCEL 10.
 • WARRANTY DEED 200504-40081684
 • UTILITY & DRAINAGE EASEMENT OF 5' INSIDE ALL INTERIOR LOT LINES; 10' INSIDE BOUNDARY & ROADS.
 • SHEET NO. 1 CONTAINS 20.42 ACRES AND SHEET NO. 2 CONTAINS 8.71 ACRES FOR A TOTAL OF 29.13 ACRES SUBDIVIDED INTO 54 LOTS.
 • VARIANCE APPROVED BY MPC ON MARCH 10, 2005 FOR A PORTION OF THE RIGHT OF WAY OF BELL ROAD TO BE 25' FROM CENTERLINE INSTEAD OF 30' AS REQUIRED.
 • ALL LOTS WILL HAVE ACCESS ONLY TO THE INTERNAL STREET SYSTEM.
 • FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL, SEE PLAN AND USE OF REVIEW. REFER TO MPC FILES 3-3F-05-C AND 3-G-05-0N.
 • BUILDING SETBACKS
 • 25' FRONT YARD SETBACK.
 • 8' SIDE YARD SETBACK.
 • 25' REAR YARD SETBACK.
 • ALL IRON PINS SET UNLESS OTHERWISE LABELED.

- OWNER/DEVELOPER COSBY PROPERTIES, INC., 1311 EAST BEAVER CREEK DRIVE, KNOXVILLE, TENNESSEE 37918, PHONE: 281-2004
- MPC FILE NO. 5-SAA-04-7



Certificate of Approval for Records
 This is to certify that the subdivision plat shown hereon complies with the Subdivision Regulations of Knoxville and local County and with existing official plans, with the exception of any variances and stipulations noted on this plat. The plat is being recorded in the office of the Metropolitan Planning Commission, the County Register of Deeds, and the office of the Knox County Register of Deeds.
 Signed: _____ Date: _____
 Secretary

Guarantee of Completion of Drainage Systems
 I, the undersigned, hereby certify that I or other party has been posted with the appropriate agency to ensure completion of all drainage systems within a period not to exceed one year from date of approval.

Signed: _____ Date: _____
 Dept: _____ Title: _____

Guarantee of Completion of Streets and Related Improvements
 I, the undersigned, hereby certify that I or other party has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated in this subdivision in accordance with required standards and specifications with a period not to exceed one year from date of approval of the Final Plat.

Signed: _____ Date: _____
 Dept: _____ Title: _____

Certification of Final Plat - Construction Incomplete
 I hereby certify that I am a surveyor licensed to survey under the laws of the State of Tennessee. I further certify that this plat is a true and correct representation of the actual conditions on the ground. I have caused the plat to be prepared in accordance with the applicable provisions of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Board of Surveying and Mapping. I have caused the plat to be prepared in accordance with the applicable provisions of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Board of Surveying and Mapping.

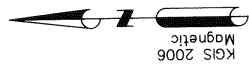
Robert H. Waddell, RLS 1479

Certification of Chain and Accuracy of Survey
 I hereby certify that this is a precision survey and the ratio of precision of the measurements is at least 1 : 15,000.



REVISED 5/3/06
 SHEET NO. 1 OF 2
MOUNTAIN LAKE
 SIXTH CIVIL DISTRICT KNOX CO., TENNESSEE
 SCALE : 1" = 100'
 APRIL 10, 2006

odell Surveying and Design
 Robert H. Waddell, Surveyor
 P.O. Box 11122
 Knoxville, TN 37839
 PHONE: 524-5739



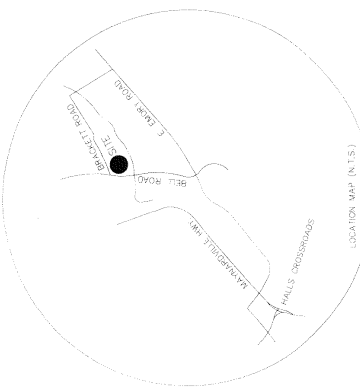
Certificate of Approval for Recording
 This plat certifies that the individual plat shown herein and the Composite Design Plat have been found to comply with the Subdivision Regulations of Knoxville and the rules and regulations of the Metropolitan Planning Commission and the Knox County Register of Deeds.
 I hereby approved for recording in the office of the Knox County Register of Deeds.
 _____ Date: _____
 Secretary

(1.04) The undersigned owner of the property shown herein, hereby certifies that the subdivision shown herein is approved for all purposes and that the plat is correct and accurate as shown to the public use forever and hereby certifies that I am the owner of the property shown herein and that I am the grantor of the subdivision shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are duly recorded in the public records of the County of Knox, Tennessee.
 _____ Date: _____
 Knox County Trustee

Taxes: I, the undersigned, certify that all property taxes and assessments due on this property have been paid.
 _____ Date: _____
 City Tax Clerk

Zoning: _____ Date: _____
 Zoning shown on Official Map.
 By: _____ Date: _____
 Knox County Health Department

Surveyor: I, the undersigned, certify that the subdivision shown herein is approved for all purposes and that the plat is correct and accurate as shown to the public use forever and hereby certifies that I am the owner of the property shown herein and that I am the grantor of the subdivision shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are duly recorded in the public records of the County of Knox, Tennessee.
 _____ Date: _____
 Knox County Health Department

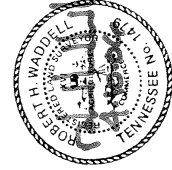


Guarantee of Completion of Drainage Systems
 I, the undersigned, hereby certify that I or other security has been posted with the appropriate agency to insure completion of all drainage systems as shown on this plat within a period not to exceed one year from date of approval.
 _____ Date: _____
 _____ Title: _____

Guarantee of Streets and Related Improvements
 I, the undersigned, hereby certify that I or other security has been posted with the appropriate agency to insure completion of all streets, sidewalks, curbs, gutters, drainage systems, and related improvements in accordance with required standards and specifications within a period not to exceed one year from date of approval of this plat.
 _____ Date: _____
 _____ Title: _____

Certification of Final Plat - Construction Incomplete
 I, the undersigned, hereby certify that I or other security has been posted with the appropriate agency to insure completion of all streets, sidewalks, curbs, gutters, drainage systems, and related improvements in accordance with required standards and specifications within a period not to exceed one year from date of approval of this plat.
 _____ Date: _____
 _____ Title: _____

Certification of Class and Accuracy of Survey
 I hereby certify that this is a class 1 survey and the ratio of precision of the angles and distances is 1:15,000.
 _____ Date: _____
 _____ Title: _____



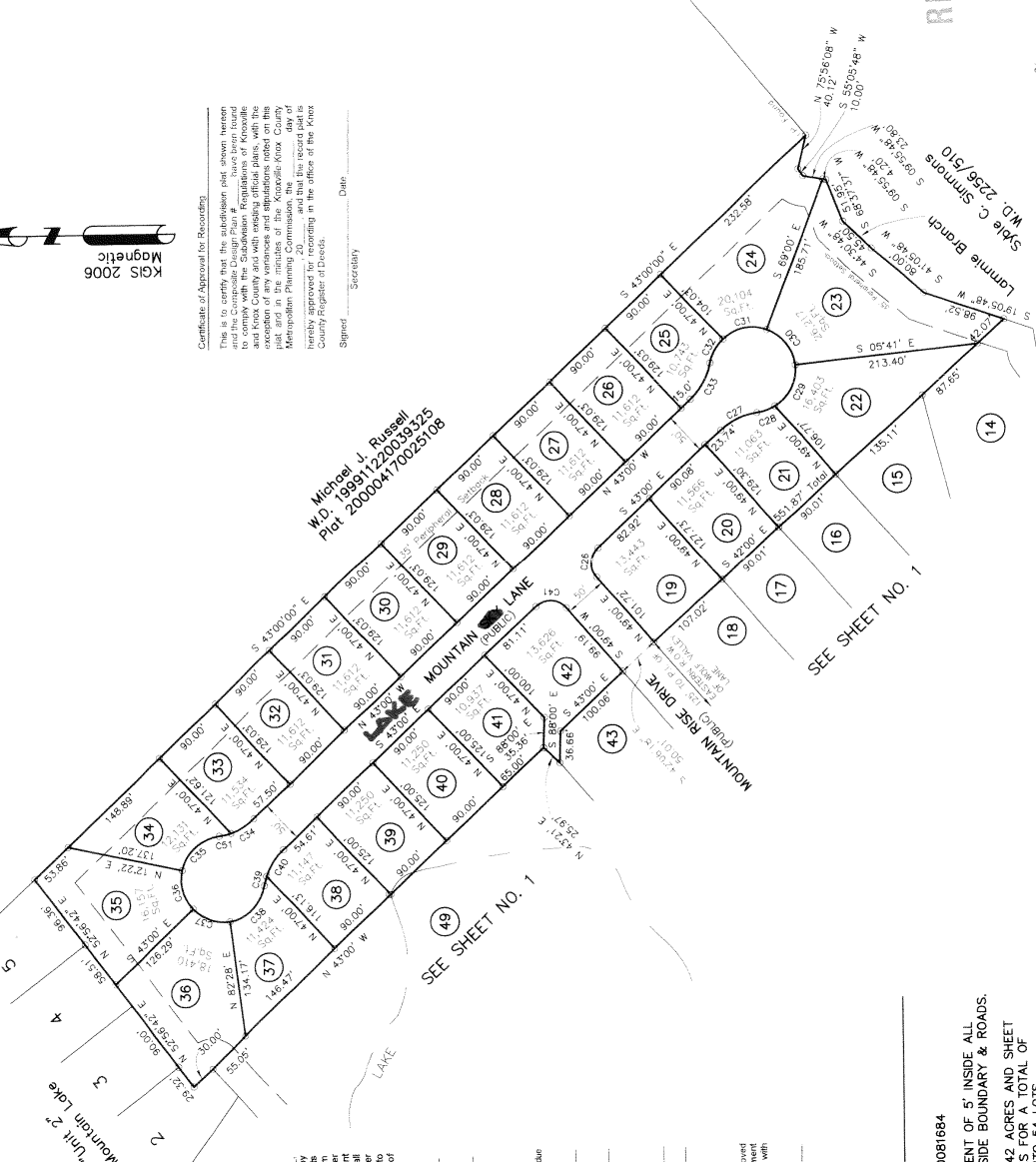
SHEET NO. 2 OF 2

MOUNTAIN LAKE

SIXTH CIVIL DISTRICT KNOX CO., TENNESSEE
 SCALE: 1" = 100'
 APRIL 10, 2006

Robert H. Waddell, Surveyor
 P.O. Box 11722
 Knoxville, TN 37939
 PHONE: 524-5759

Design and Surveying



REVISED
 5/3/06

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARINGS	T = 24.14'
C26	25.00'	38.40'	S 74.33° 59' E	
C27	50.00'	22.50'	S 89.02° 29' E	
C28	50.00'	22.50'	S 89.02° 29' E	
C29	50.00'	38.36'	S 83.53° 05' E	
C30	50.00'	52.74'	S 74.33° 59' E	
C31	50.00'	52.89'	N 11.00° 00' W	
C32	50.00'	32.18'	S 17.28° 08' W	
C33	50.00'	31.92'	N 11.00° 00' W	
C34	75.00'	33.61'	N 30.76° 37' W	
C35	75.00'	14.65'	N 174.31° 10' W	
C36	50.00'	62.90'	S 84.40° 00' W	
C37	50.00'	47.89'	S 24.42° 00' W	
C38	50.00'	63.13'	S 59.26° 00' E	
C39	50.00'	59.26'	S 16.54° 00' E	
C40	75.00'	36.85'	S 37.04° 37' E	
C41	25.00'	40.74'	S 53.70° 00' W	

- NOTE:**
- TAX MAP 20, PARCEL 101.
 - WARRANTY DEED 200504140081884
 - UTILITY & DRAINAGE EASEMENT OF 5' INSIDE ALL INTERIOR LOT LINES; 10' INSIDE BOUNDARY & ROADS.
 - SHEET NO. 1 CONTAINS 20.42 ACRES AND SHEET NO. 2 CONTAINS 8.71 ACRES FOR A TOTAL OF 29.13 ACRES SUBDIVIDED INTO 34 LOTS.
 - VARIANCE APPROVED BY MPC ON MARCH 10, 2005 FOR A PORTION OF THE RIGHT OF WAY OF BELL ROAD
 - ALL LOTS WILL HAVE ACCESS ONLY TO THE INTERNAL STREET SYSTEM.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF REMOVAL OF THE CONCEPT PLAN AND USE ON REVIEW, REFER TO MPC FILES 3--3F--05-C AND 3-G-05-UR.
 - BUILDING SETBACKS
 - 25' FRONT YARD SETBACK.
 - 8' SIDE YARD SETBACK.
 - 25' REAR YARD SETBACK.
 - ALL IRON PINS SET UNLESS OTHERWISE LABELED.