



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

▶ **FILE #:** 6-SU-06-F

AGENDA ITEM #: 47

AGENDA DATE: 6/8/2006

▶ **SUBDIVISION:** CENTERPOINT BUSINESS PARK, RESUB. OF LOT 7R & B & J ENTERPRISES TRACT

▶ **APPLICANT/DEVELOPER:** B & J ENTERPRISES

OWNER(S): B & J ENTERPRISES

TAX IDENTIFICATION: 118 16.07 & 17

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest of Lovell Road, southwest of Pellissippi Parkway

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 55.552 acres

▶ **NUMBER OF LOTS:** 4

▶ **ZONING:** BP (Business and Technology), OB (Office, Medical and Related Services), TO (Technology Overlay)

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

▶ **VARIANCES REQUIRED:**

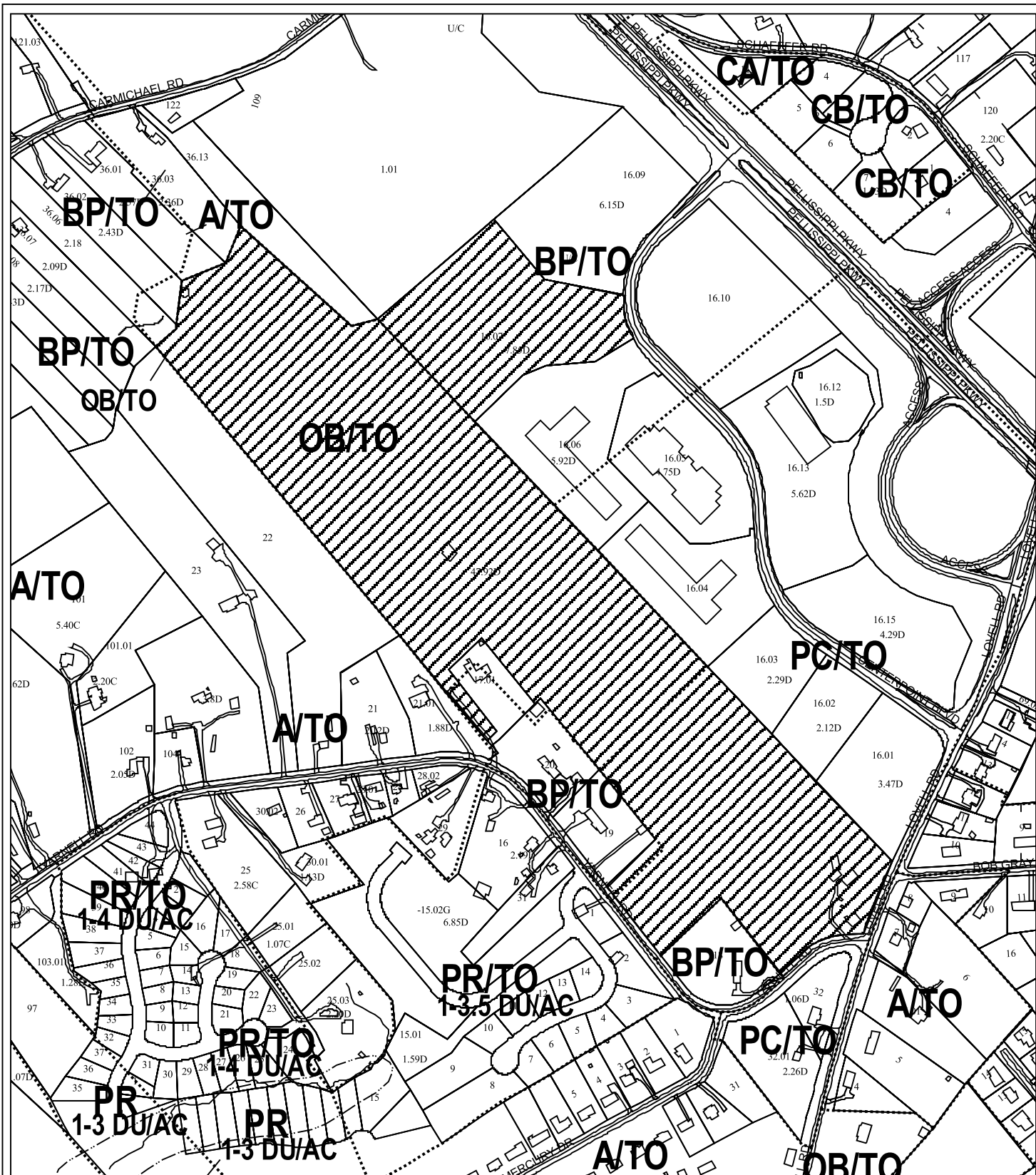
STAFF RECOMMENDATION:

▶ **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 Law Department 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.



**6-SU-06-F
FINAL SUBDIVISION PLAT**



Final Plat for: Centerpoint Business Park, Resub.
Of Lot 7R & B & J Enterprises Tract

Original Print Date: 05/31/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision: B & J Enterprises

Map No: 118

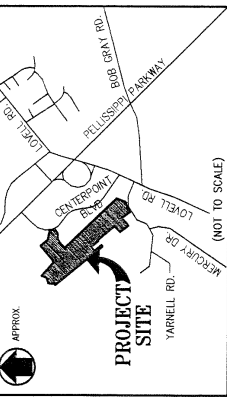
Jurisdiction: County



<p>RELEASE OF EASEMENTS CERTIFICATE Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may now exist in the easements shown on this plat, including all easements identified herein, all easements shown on any plat or map recorded in the office of the Knox County Register of Deeds, and all easements shown on any plat or map recorded in the office of the Knox County Register of Deeds. The above provisions not withstanding, the release of the easements shown herein shall be subject to the provisions of the plat or map specifically noted herein. Existing easements shown on this plat or map shall not be adversely affected by the development as herein proposed.</p> <p>West Knox Utility District (sewer) _____ Date _____ West Knox Utility District (water) _____ Date _____ LOB (electricity) _____ Date _____ Knoxville Utility Board (gas) _____ Date _____ Telephone _____ Date _____ Cable _____ Date _____</p>	<p>MPC FILE # _____ M # _____</p> <div style="text-align: center;"> </div>	<p>PROJECT SITE</p> <p style="text-align: center;">VICINITY MAP (NOT TO SCALE)</p>	<p>NOTES</p> <p>1. OWNERSHIP AND REFERENCE LOT 7R COMMERCIAL PARTNERS, LLC 2160 LAKESIDE CENTER WAY SUITE 250 KNOXVILLE, TN 37922 (865) 470-4866 CLT MAP 118, PARCELS 16.07 INSTRUMENT NUMBER: 2005010070032278 PARCEL 17</p> <p>2. DATE OF SURVEY: OCTOBER 3, 2005</p> <p>3. SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAPPING OF KNOX COUNTY, COMMUNITY PANEL NO. 475433-115-B DATED 5/16/83.</p> <p>4. 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES AND DEED BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.</p> <p>5. TOTAL AREA (4) LOTS: 2,419,843.01 SF. / 55,552 AC.</p> <p>6. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORMWATER OR WATER QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.</p> <p>7. SETBACK REQUIREMENTS FOR BUSINESS AND TECHNOLOGY PARK (BP) AND TECHNOLOGY OVERLAY (TO): FRONT YARD 50 FEET, SIDE 40 FEET AND REAR 50 FEET.</p> <p>SETBACK REQUIREMENTS FOR OFFICE, MEDICAL AND RELATED SERVICES ZONE (OB) AND TECHNOLOGY OVERLAY (TO): FRONT YARD 25 FEET, SIDE 15 FEET AND REAR 20 FEET.</p>
<p>ADDRESS CERTIFICATION Subdivision name and Street names contained herein reviewed and approved. Date: _____ By: _____ Metropolitan Planning Commission</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING -ONE LOT SUBDIVISION</p> <p>This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plat, and the record plat Register of Deeds.</p> <p>Signature: _____ Date: _____</p>	
<p>CERTIFICATE OF CLASS AND ACCURACY OF SURVEY</p> <p>I hereby certify that this is a category 1 survey and as ratio of precision of the unclassified survey is not less than 1:10,000.</p> <p>Tennessee Certificate No. 1332</p> <p>TAXES AND ASSESSMENTS</p> <p>This is to certify that all property taxes and assessments due on the property have been paid.</p> <p>Signature: _____ Date: _____ Knox County Taxator</p>		<p>CERTIFICATE OF OWNERSHIP & DEDICATION</p> <p>I, the undersigned owner of the property shown herein, hereby adopt this as my plan of subdivision and dedicate the streets shown on this plat to the public use of the community. I, the owner, in fee simple of the property, and as proxy owner hereon, have no reserved right to dedicate right-of-way or to reserve any easements, rights or interests in the property, and I certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to herein, and that the same conform to all laws and ordinances of the Knox County Register of Deeds.</p> <p>Signature: _____ Date: _____ Signature: _____ Date: _____ Knox County North Department</p>	
<p>CERTIFICATE OF FINAL PLAT CONSTRUCTION INCOMPLETE</p> <p>I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that the subdivision plat shown hereon conforms to all applicable provisions of the Metropolitan Planning Commission except as has been described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been made and approved in writing by the Metropolitan Planning Commission, and for variances for which application has been made and approved in writing by the Metropolitan Planning Commission.</p> <p>Signature: _____ Date: _____ Tennessee Certificate No. 1332 Surveyor</p>		<p>ZONING</p> <p>Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission on file as follows: Zoning Shown on Official Map: _____</p> <p>Date: _____ By: _____ IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY</p> <p>This is to certify that the subdivision shown hereon has previously been approved by the Planning Commission, and that the same conforms to all laws and ordinances of the Knox County Register of Deeds.</p>	
<p>CERTIFICATE OF OWNERSHIP & DEDICATION</p> <p>I, the undersigned owner of the property shown herein, hereby adopt this as my plan of subdivision and dedicate the streets shown on this plat to the public use of the community. I, the owner, in fee simple of the property, and as proxy owner hereon, have no reserved right to dedicate right-of-way or to reserve any easements, rights or interests in the property, and I certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to herein, and that the same conform to all laws and ordinances of the Knox County Register of Deeds.</p> <p>Signature: _____ Date: _____ Signature: _____ Date: _____ Knox County North Department</p>		<p>FINAL PLAT (INDEX)</p> <p>RESUBDIVISION OF LOT 7R OF CENTERPOINT BUSINESS PARK AND B & J ENTERPRISES TRACT DISTRICT 6, KNOX COUNTY, TN</p> <p>COI PROJECT NO. 00208-0004 DATE: APRIL 28, 2006 P.L.C.: R/W DRAWN: JWM</p> <p>SHEET 1 OF 5 208-04 W/ MPC FILE #</p>	
<p>6-SU-06-F FINAL OFFICE COPY DATE</p> <p>75% radius retaining for door - on Concept. 0.27 mile radius retaining on Main property</p>			

*75% radius retaining for door - on Concept.
 0.27 mile radius retaining on Main property*

*Developer approved
 P.E. Agreement*



NOTES
1. OWNERSHIP AND REFERENCE
LOT 7R
COMMERICAL PARTNERS, LLC
2160 LAKEVIEW CENTER WAY SUITE 250
KNOXVILLE, TN 37922
(865) 470-4688
CLT MAP 118, PARCELS 16.07
INSTRUMENT NUMBER: 200510070032278
PARCEL 17
B & J ENTERPRISES
10703 YARNELL ROAD
KNOXVILLE, TN 37922
(865) 675-7646
CLT MAP 118, PARCEL 17.00
INSTRUMENT NUMBER: 200501040063199
DATE OF SURVEY: OCTOBER 3, 2005
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAPPING OF KNOX COUNTY.
COMMUNITY PANEL NO: 475433-115-B DATED 5/16/83.
4. 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.
5. TOTAL AREA (4) LOTS: 2,419,843.01 S.F. / 55.552 AC.
6. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW FORMWORK, WATER QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
7. SETBACK REQUIREMENTS FOR BUSINESS AND TECHNOLOGY PARK (BP) AND TECHNOLOGY OVERLAY (TO): FRONT YARD 50 FEET, SIDE 40 FEET AND REAR 50 FEET.
SETBACK REQUIREMENTS FOR OFFICE, MEDICAL, AND RELATED SERVICES ZONE (OS) AND TECHNOLOGY OVERLAY (TO): FRONT YARD 25 FEET, SIDE 15 FEET AND REAR 20 FEET.

OWNER:
Cannon & Cannon, Inc.
Civil Engineering - Field Surveying
9724 Kingston Pike
Suite 1100, Franklin Square
Knoxville, Tennessee 37922
Telephone: (865) 670-8655
Facsimile: (865) 670-8666

OWNER:
DEVELOPMENT CORPORATION OF KNOX COUNTY
600 W. SUMMIT HILL DRIVE
KNOXVILLE, TENNESSEE 37902
TEL. NO. (865) 546-5887

RESUBDIVISION OF LOT 7R OF CENTERPOINT BUSINESS PARK AND B & J ENTERPRISES TRACT DISTRICT 6, KNOX COUNTY, TN

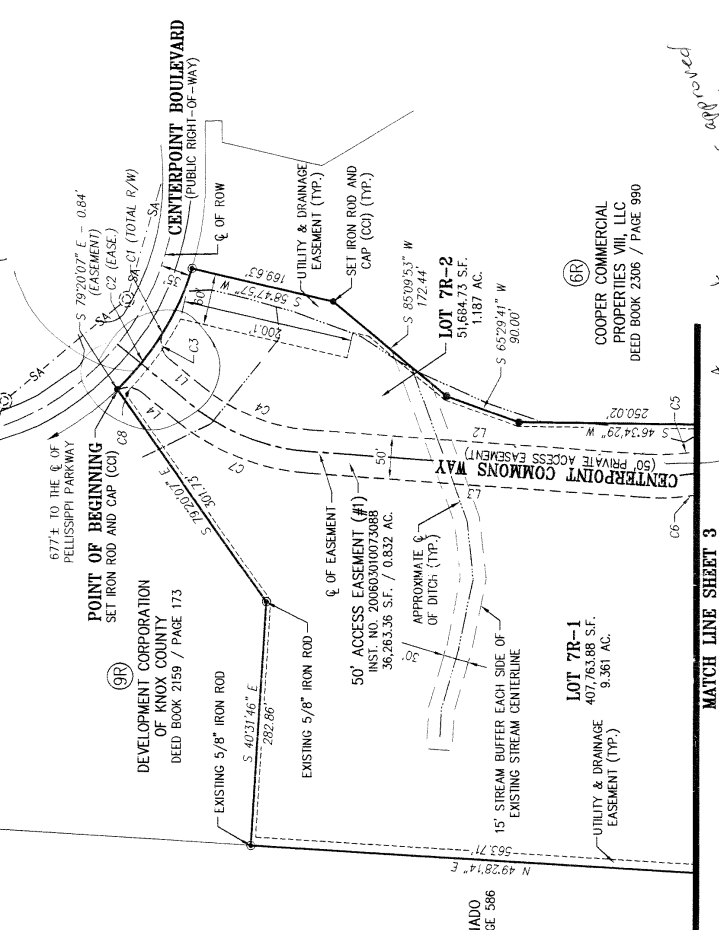
FINAL PLAT

DATE: APRIL 28, 2006
P.L.C. ROL
DRAWN BY: BROWN JMW
SHEET 2 OF 5



PROJECT NO. 00208-0004

208-04
MPC FILE



RELEASE OF EASEMENTS CERTIFICATE
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have been acquired for the use and benefit in the utility, drainage and easements identified herein which are relinquished by this plat, on the condition that new utility, drainage and construction easements shown hereon, and all other easements shown hereon, shall remain in full force and effect until the completion of the development as herein proposed.

ADDRESS CERTIFICATION
Subdivision name and street names contained herein released and approved.
Date: _____
By: _____
Metropolitan Planning Commission

CERTIFICATE OF APPROVAL FOR RECORDING ONE LOT SUBDIVISION
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and to be in accordance with the provisions of the Metropolitan Planning Commission for recording in the Office of the Knox County Register of Deeds.

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000.

CERTIFICATE OF OWNERSHIP & DEDICATION
(Use) _____
I, the undersigned owners of the property shown hereon, hereby certify that we own the property shown hereon and have the authority to execute this plat and to dedicate the property shown hereon to the public use, and as property of the City of Knoxville, Tennessee. We hereby certify that we have no other claims, interests, or claims in the property shown hereon, and/or grant, easement or claim on this plat. We further certify that all restrictive covenants, if any, which apply to the property shown hereon, are shown on this plat. We further certify that all restrictive covenants, if any, which apply to the property shown hereon, are shown on this plat. We further certify that all restrictive covenants, if any, which apply to the property shown hereon, are shown on this plat. We further certify that all restrictive covenants, if any, which apply to the property shown hereon, are shown on this plat.

ZONING
Zoning district(s) in which the land being subdivided is located is shown on the zoning map by the Planning Commission as follows:
Zoning Shown on official Map: _____
By: _____
IN THE CITY OF KNOXVILLE AND SHERED AREAS OF KNOX COUNTY, TENNESSEE
This is to certify that the property shown hereon is zoned for residential use and that the property shown hereon is not located in a flood hazard area as shown on the Flood Hazard Map of the City of Knoxville, Tennessee.

LINE TABLE

LINE	LENGTH	BEARING
L1	51.40	S 84°59'33" W
L2	303.36	S 49°54'41" W
L3	303.36	S 49°54'41" W
L4	51.37	S 84°59'33" W

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	28°27'13"	335.00'	84.93'	166.36'	S 12°20'29" E 164.66'
C2	14°53'39"	335.00'	43.79'	87.08'	S 05°33'40" E 86.84'
C3	81°59'58"	25.00'	21.23'	35.78'	N 54°00'29" W 32.80'
C4	35°04'53"	225.00'	71.19'	132.76'	S 67°27'07" W 135.62'
C5	26°34'49"	225.00'	53.15'	104.58'	S 36°37'17" W 103.45'
C6	35°32'57"	275.00'	88.16'	176.62'	N 32°09'12" E 167.90'
C7	35°04'53"	275.00'	86.92'	168.38'	N 67°27'07" E 165.26'
C8	67°46'05"	25.00'	16.79'	29.57'	N 51°06'31" E 27.88'

SCALE: 1" = 100'
GRID NORTH
75' radius required

MATCH LINE SHEET 3

LEGEND
BARBED WIRE FENCE
(NEW) SET IRON ROD & CAP (CC)
(FOUND) EXISTING 5/8" IRON ROD
PERMANENT REFERENCE MONUMENT

COOPER COMMERCIAL PROPERTIES VIII, LLC
DEED BOOK 2306 / PAGE 990

ORLINO C. BALDONADO
DEED BOOK 2001 / PAGE 586

DEVELOPMENT CORPORATION OF KNOX COUNTY
DEED BOOK 2159 / PAGE 173

EXISTING 5/8" IRON ROD
EXISTING 5/8" IRON ROD

EXISTING 5/8" IRON ROD
EXISTING 5/8" IRON ROD

EXISTING 5/8" IRON ROD
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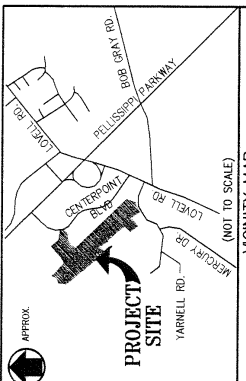
EXISTING 5/8" IRON ROD
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EXISTING 5/8" IRON ROD
EXISTING 5/8" IRON ROD



NOTES

1. OWNERSHIP AND REFERENCE
 LOT 7R
 COMMERCIAL PARTNERS, LLC
 2160 LAKESIDE CENTER WAY SUITE 250
 KNOXVILLE, TN 37922
 (865) 470-4868
 CLT MAP 118, PARCELS 16,07
 INSTRUMENT NUMBER: 200510070032278
 PARCEL 17
 B & J ENTERPRISES
 10703 YARNELL ROAD
 KNOXVILLE, TN 37932
 (865) 675-7646
 CLT MAP 118, PARCEL 17,00
 INSTRUMENT NUMBER: 200501040053199
 DATE OF SURVEY: OCTOBER 3, 2005

2. SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAPPING OF KNOX COUNTY. COMMUNITY PANEL NO: 475433-115-B DATED 5/16/83.

3. 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL ROAD LINES, 10' INSIDE BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.

4. TOTAL AREA (4) LOTS: 2,419,843.01 S.F. / 55,552 AC.

5. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORMWATER OR WATER QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.

6. SETBACK REQUIREMENTS FOR BUSINESS AND TECHNOLOGY PARK (BP) AND TECHNOLOGY OVERLAY (TO): FRONT YARD 50 FEET, SIDE 40 FEET AND REAR 50 FEET.

7. SETBACK REQUIREMENTS FOR MEDICAL, AND RELATED SERVICES ZONE (OB) AND TECHNOLOGY OVERLAY (TO): FRONT YARD 25 FEET, SIDE 15 FEET AND REAR 20 FEET.

Cannon & Cannon, Inc.
 Civil Engineering • Field Surveying
 9/24 Kingston Pike Telephone: (865) 670-8555
 Suite 1106, Franklin Square Knoxville, Tennessee 37922 Fax: (865) 670-8886

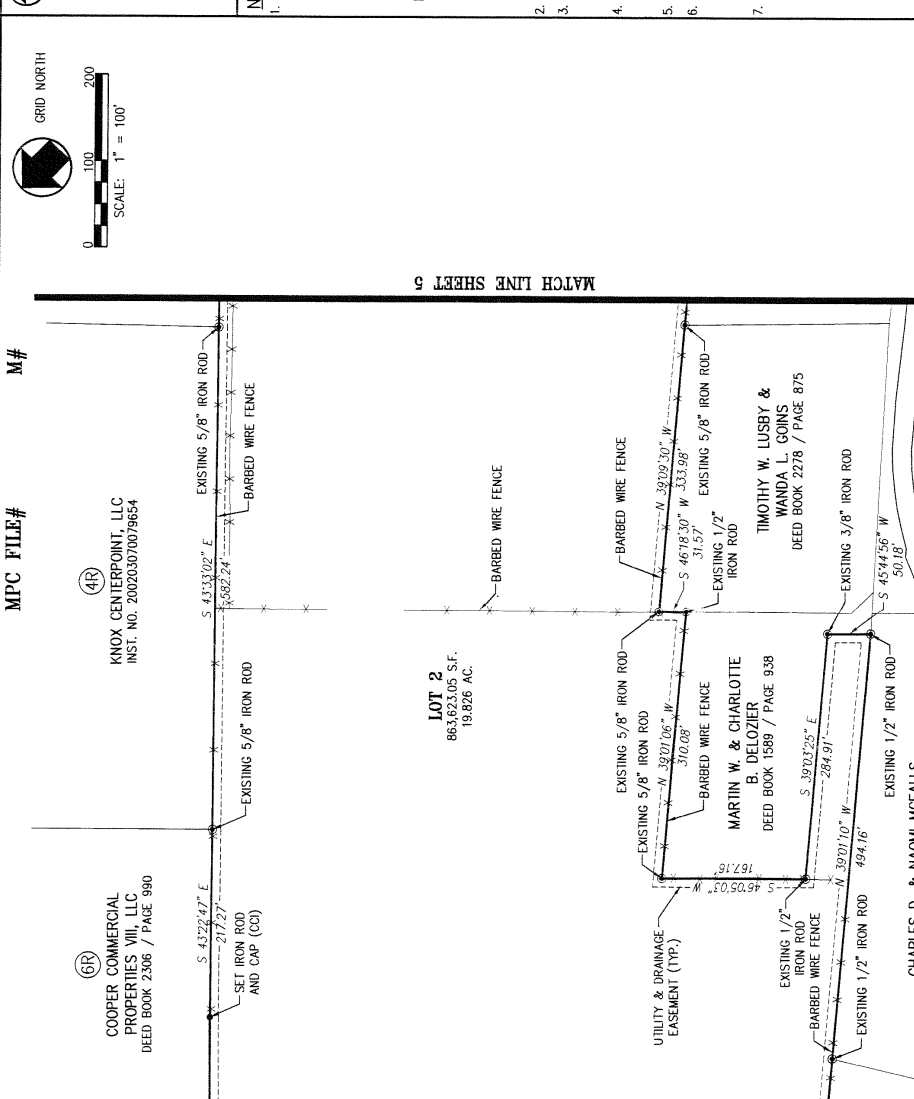
OWNER:
DEVELOPMENT CORPORATION OF KNOX COUNTY
 600 W. SUMMIT HILL DRIVE
 KNOXVILLE, TENNESSEE 37902
 TEL. NO. (865) 546-6887

RESUBDIVISION OF LOT 7R OF CENTERPOINT BUSINESS PARK AND B & J ENTERPRISES TRACT DISTRICT 6, KNOX COUNTY, TN

FINAL PLAT

CCD PROJECT NO. 00208-0004
 DATE APRIL 28, 2006
 F.T.C. R/L
 DRAWN J.W.M.
 SHEET 4 OF 5

208-04
 W.P. FILE



RELEASE OF EASEMENTS CERTIFICATE

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may hereinafter be claimed in the utility, drainage and easements identified hereon which are identified by this plat, on the condition that new utility, drainage and construction shall be installed hereon. The above provisions shall not constitute any release of liability for any damages or claims arising out of or from the development as herein proposed.

By: _____ Date: _____
 West Knox Utility District (sewer)
 By: _____ Date: _____
 West Knox Utility District (water)
 LOUB (electricity) _____ Date: _____
 Knoxville Utility Board (gas) _____ Date: _____
 Telephone _____ Date: _____
 Cable _____ Date: _____

CERTIFICATE OF APPROVAL FOR RECORDING

ONE LOT SUBDIVISION

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and the County and that the same are being recorded in the Office of the State Register of Deeds.

By: _____ Date: _____
 Knoxville Health Department

ADDRESS CERTIFICATION

Subdivision name and street names contained herein reviewed and approved.

By: _____ Date: _____
 Knoxville Knox County Metropolitan Planning Commission

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that this is a category 1 survey and the results of precision of the unadjusted survey is not less than 1:10,000.

TAXES AND ASSESSMENTS

Tennessee Certificate No. 1332

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

By: _____ Date: _____
 Signature: _____
 Title: _____
 Knox County Trustee

CERTIFICATE OF OWNERSHIP & DEDICATION

(I, We)

I, the undersigned owners of the property shown herein, hereby certify that the same is my (our) separate and distinct property and that I (we) have no other interest therein. I (we) certify that all restrictive covenants, if any, which apply to the property shown herein, have been reviewed and approved, with copies of the same as comments filed with the Knox County Register of Deeds.

By: _____ Date: _____
 Signature: _____
 Title: _____

PROJECT SITE

(NOT TO SCALE)

VICINITY MAP

NOTES

- OWNERSHIP AND REFERENCE
LOT 7R
COMMERCIAL PARTNERS, LLC
2160 LAKESIDE CENTER WAY SUITE 250
KNOXVILLE, TN 37922
(865) 470-4868
CLT MAP 118, PARCELS 16.07
INSTRUMENT NUMBER: 2005010070032278
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(865) 675-7646
CLT MAP 118, PARCEL 17.00
INSTRUMENT NUMBER: 200501040053199
DATE OF SURVEY: OCTOBER 3, 2005
- SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAPPING OF KNOX COUNTY.
- COMMUNITY PANEL NO. 475433-115-B DATED 5/19/83.
- 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL ROAD LINES, 10' INSIDE BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.
- TOTAL AREA (4) LOTS: 2,419,843.01 S.F. / 55,552 AC.
- THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF INTEREST TO THE USER. THE FOLLOWING SHALL BE REQUIRED IF NEW STORMWATER OR WATER QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
- SETBACK REQUIREMENTS FOR BUSINESS AND TECHNOLOGY PARK (BT) AND TECHNOLOGY PARK (TP) ARE: FRONT YARD 50 FEET, SIDE 40 FEET AND REAR 50 FEET.
- SETBACK REQUIREMENTS FOR OFFICE, MEDICAL, AND RELATED SERVICES ZONE (OB) AND TECHNOLOGY OVERLAY (TO): FRONT YARD 25 FEET, SIDE 15 FEET AND REAR 20 FEET.

OWNER:
DEVELOPMENT CORPORATION OF KNOX COUNTY
600 W. SUMMIT HILL DRIVE
KNOXVILLE, TENNESSEE 37902
TEL. NO. (865) 546-5887

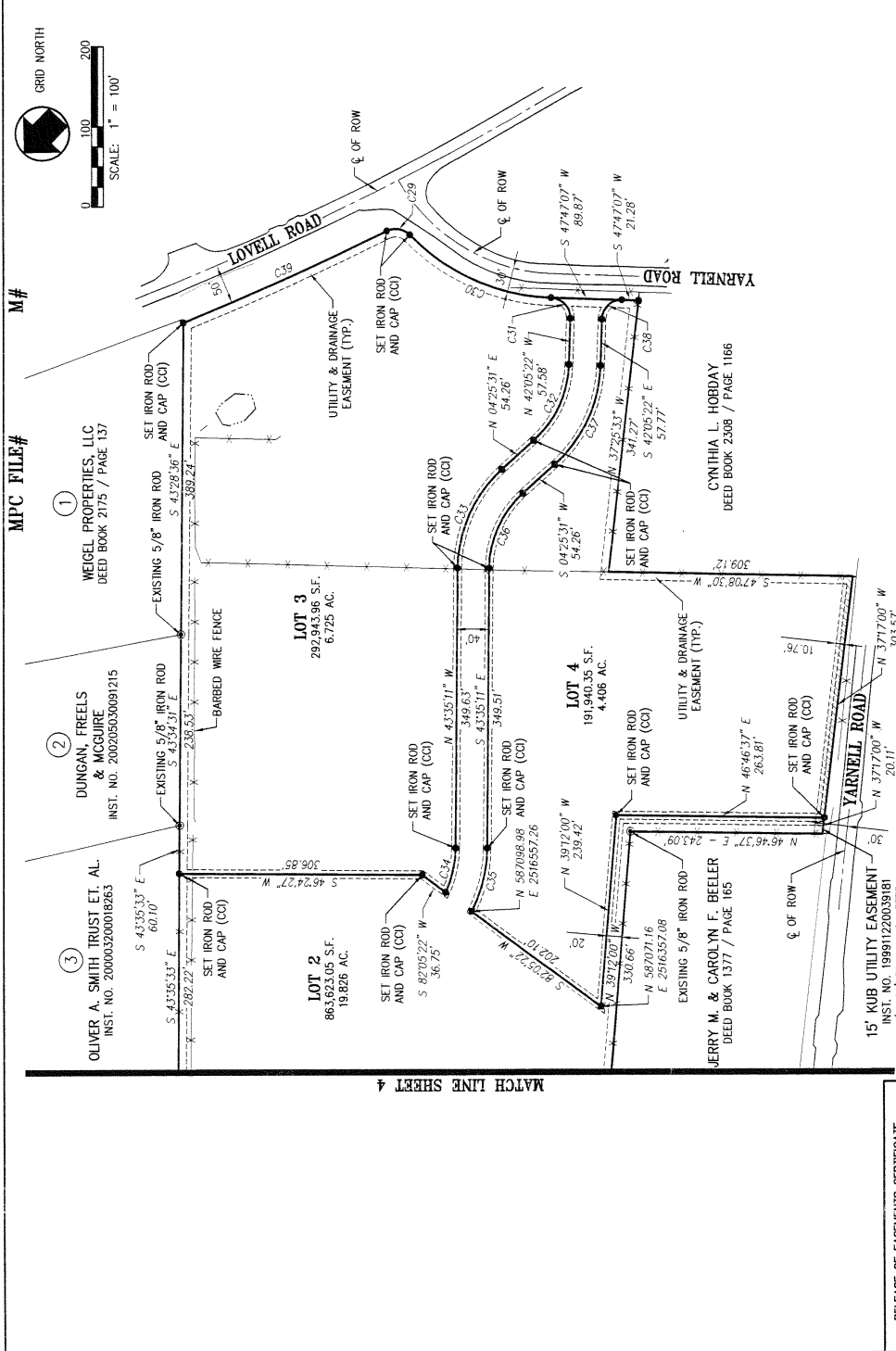
RESUBDIVISION OF LOT 7R OF CENTERPOINT BUSINESS PARK AND B & J ENTERPRISES TRACT DISTRICT 6, KNOX COUNTY, TN

FINAL PLAT

CGI PROJECT NO. 00208-0004
DATE: APRIL 28, 2006
PLT. CCL
DRAWN: JMW
SHEET 5 OF 5

208-04

MPC FILE



RELEASE OF EASEMENTS CERTIFICATE

Except as noted or shown on this plat, the following parties are hereby released from all claims, liens, and obligations for their use and benefit in the utility, drainage and construction easements along the original lot lines or prior to the date of this plat, and shall be deemed to have agreed on the condition that new utility, drainage and construction easements are provided along the new property lines or easements as shown on this plat. All utility easements or prior easements or prior utility easements are not released herein unless specifically noted herein. Easement releases are not intended to affect any other easements or other interests in the property.

West Knox Utility District (owner)	Date
West Knox Utility District (veste) <td>Date</td>	Date
LODR (electricity) <td>Date</td>	Date
Knoxville Utility Board (gas) <td>Date</td>	Date
Telephone <td>Date</td>	Date
Cable <td>Date</td>	Date

ZONING

Zoning district(s) in which the land being subdivided is located shall be indicated or shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map: _____

Date: _____ By: _____

CERTIFICATE OF APPROVAL FOR RECORDING

ONE LOT SUBDIVISION

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Knox County Health Department
Date: _____

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that the measurements shown on this plat conform to the standards of the American Society of Professional Surveyors and that the measurements are true and correct to the best of my knowledge and belief.

Tennessee Certificate No. 1332

TAKES AND ASSESSMENTS

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

Date: _____
Knox County Register

CERTIFICATE OF OWNERSHIP & DEDICATION

(We)

The undersigned owners of the property shown herein, hereby do hereby certify that we are the owners in fee simple of the property, and as property owners we have the right to dispose of the same in any manner and/or grant easement or claim on this plat. We further certify that all restrictive covenants, if any, which apply to the property shown on this plat, have been reviewed and approved with copies of the returned to covenants filed with the Knox County Register of Deeds.

Date: _____
Date: _____
Signature: _____
Signature: _____

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C29	71°36'10"	25.00'	18.03'	31.24'	S 55°39'37" W 29.25'
C30	43°22'31"	264.99'	105.39'	200.61'	S 69°46'27" W 195.85'
C31	89°48'27"	25.00'	24.92'	38.19'	N 87°00'05" W 35.10'
C32	46°30'51"	152.50'	56.95'	107.57'	N 18°49'56" W 104.64'
C33	47°41'41"	167.90'	74.04'	139.43'	N 19°25'20" W 135.44'
C34	24°43'29"	132.50'	29.04'	97.16'	N 31°13'21" W 96.74'
C35	27°17'15"	172.50'	41.87'	82.15'	S 29°56'34" E 81.36'
C36	47°38'54"	172.50'	56.30'	106.03'	S 19°23'56" E 103.00'
C37	46°30'53"	172.50'	74.14'	140.04'	S 18°49'56" E 136.23'
C38	89°52'28"	25.00'	24.95'	39.22'	S 02°50'52" W 35.32'
C39	418'14"	3746.58'	140.78'	281.43'	S 27°00'39" W 281.36'

