



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

▶ **FILE #:** 3-SO-06-F

AGENDA ITEM #: 44

AGENDA DATE: 3/9/2006

▶ **SUBDIVISION:** COLONIAL FOREST

▶ **APPLICANT/DEVELOPER:** GLEN WHITAKER

OWNER(S): GLEN WHITAKER

TAX IDENTIFICATION: 121 O C 9 & 10

JURISDICTION: City Council District 2

▶ **LOCATION:** North side Northshore Dr., east side of Craig Rd.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Inside City Limits

▶ **APPROXIMATE ACREAGE:** 6.09 acre

▶ **NUMBER OF LOTS:** 12

▶ **ZONING:** R-1 (Single Family Residential)

SURVEYOR/ENGINEER: LeMay & Associates

▶ **VARIANCES REQUIRED:** 1. To reduce the standard utility and drainage easement from 10' to 0' within the detention basin easement located along S. Northshore Dr.

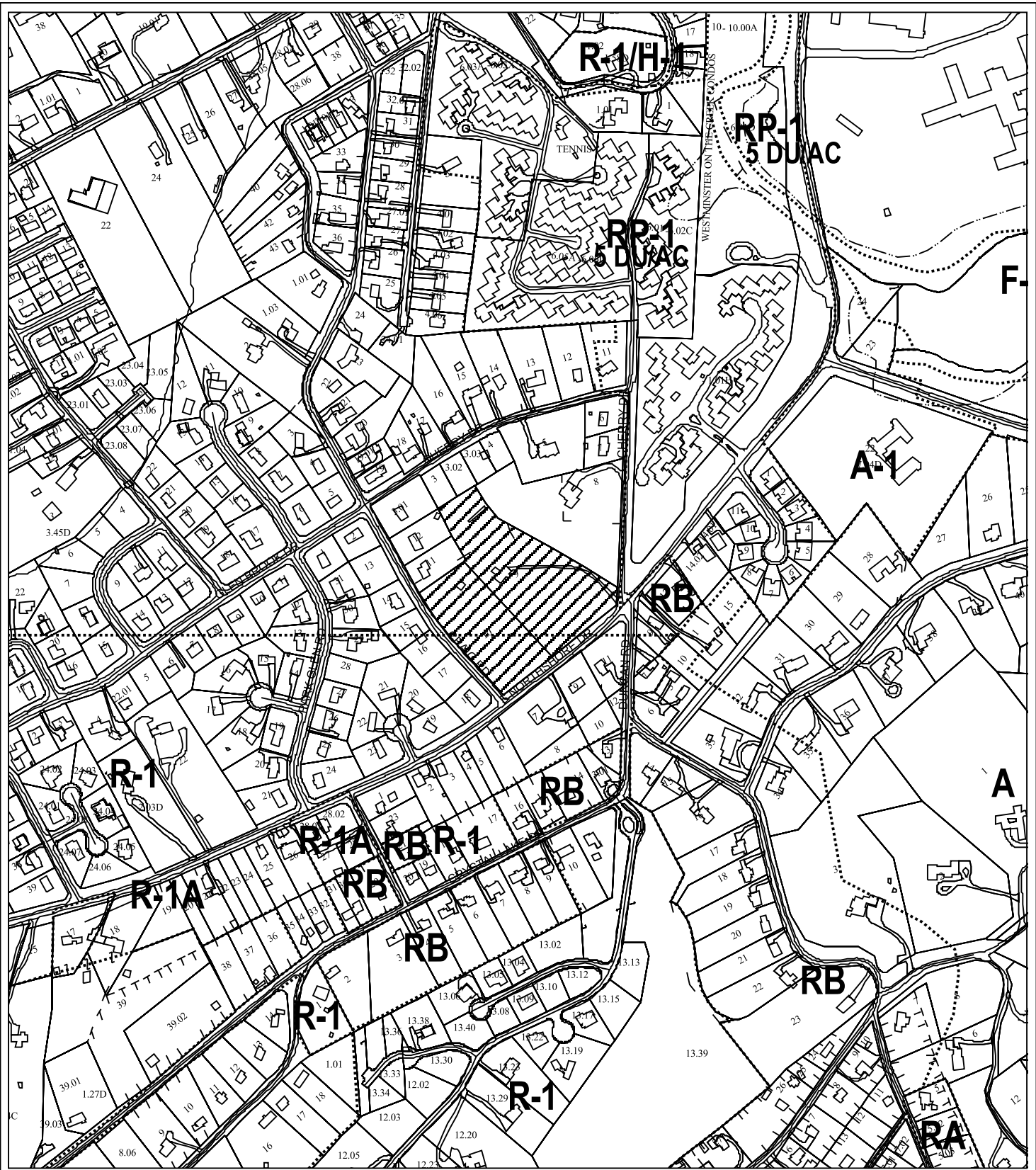
STAFF RECOMMENDATION:

▶ **Approve Variance**
DENY Final Plat

COMMENTS:


Staff has recommended denial of the Final Plat because applicant failed to provide an approved Geotechnical Study for the subject property addressing the sinkholes by corrections deadline.

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



**3-SO-06-F
FINAL SUBDIVISION PLAT**

Subdivision: Glen Whitaker
 Map No: 121
 Jurisdiction: City

 Final Plat for: Colonial Forest

Original Print Date: 02/28/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, (Name), the undersigned owner of the property shown herein, hereby do hereby certify that I am the owner in fee simple of the property, and that said property is not encumbered by any lien or other claim, and that I have no interest in the property, with the exception of the interest therein, with the Knox County Register of Deeds.

This is to certify that the address shown hereon is as known to me, and that the person designated in, and who executed the same, is the person who designed it, and who executed the same as his free act and deed.

My commission expires _____

State of Tennessee, County of Knox

on the _____ day of _____, 2006

before me personally appeared _____, known to me to be the person designated in, and who executed the same as his free act and deed.

My commission expires _____

Secretary

Certificate of Approval for Recording

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 regulations of the City of Knoxville and the State of Tennessee, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Date: _____

Knox County Health Dept.

Secretary

GUARANTEE OF COMPLETION OF STREETS AND RELATED UTILITIES

I, the undersigned, hereby certify that the lot shown hereon and other security has been posted with the appropriate agency to insure completion of streets, sidewalks, drainage systems and other utilities shown on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

approved the _____ day of _____, 2006

Date: _____

Title: _____

Secretary

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS

I, the undersigned, hereby certify that the lot shown hereon and other security has been posted with the appropriate agency to insure completion of streets, sidewalks, drainage systems and other utilities shown on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

approved the _____ day of _____, 2006

Date: _____

Title: _____

Secretary

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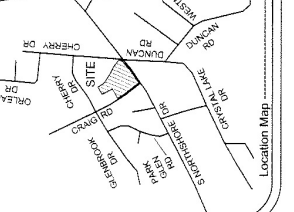
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CURVE TABLE

CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	25.00'	42.41'	28.90'	S 82°47'43" E	37.51'
C2	175.00'	54.95'	27.72'	N 57°36'17" E	53.12'
C3	75.00'	163.76'	14.43'	N 04°02'47" E	173.12'
C4	75.00'	89.55'	37.62'	N 85°04'38" W	67.08'
C5	50.00'	85.34'	27.62'	N 82°43'33" W	48.35'
C6	50.00'	85.34'	27.62'	N 85°25'47" E	52.85'
C7	20.00'	97.84'	33.89'	N 65°25'47" E	52.85'
C8	125.00'	95.76'	50.37'	S 28°07'51" W	53.44'
C9	125.00'	95.76'	50.37'	S 58°20'27" W	53.44'
C10	125.00'	36.06'	18.90'	S 57°36'17" W	30.11'
C11	25.00'	39.27'	25.00'	S 03°36'17" W	35.36'
C12	25.00'	37.39'	23.19'	S 84°14'43" E	34.00'

This is to certify that all property lines and easements due on this property have been paid.

Signature: _____ Date: _____

City Tax Clerk

Signature: _____ Date: _____

Knox County Trustee

Variety Approved (per final plat approval)

1. Reduce the standard utility and drainage easement from 10' to 0' while the detention basin is located along S. Northshore Drive

OWNER'S RESPONSIBILITY NOTE

1. The property owner(s) (s/he) is/are responsible for maintaining storm water facilities on the property. Knoxville Municipal Public Works Department, Inc. (KMPWD) is not responsible for the maintenance of the drainage facilities or the responsibility of the property owner(s) who own the property.

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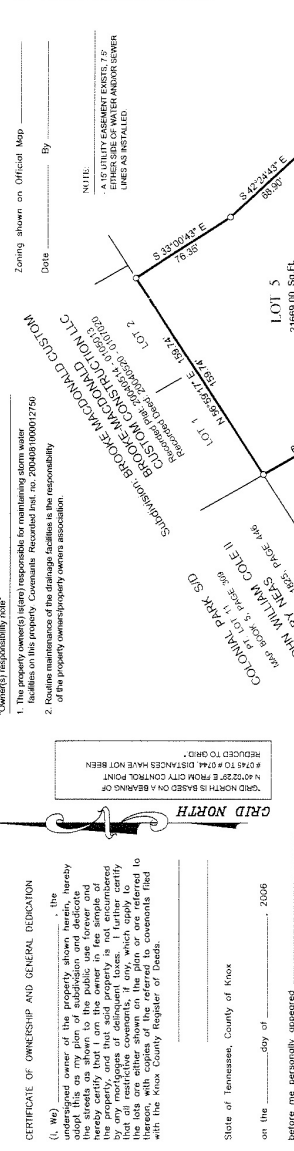
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LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 57°30'03" W	16.55'
L2	N 31°29'17" E	10.00'
L3	S 85°30'45" E	16.55'
L4	S 48°36'17" W	8.46'
L5	N 48°36'17" E	2.91'
L6	S 02°40'17" W	26.70'

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