



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

▶ **FILE #:** 6-SR-06-F **AGENDA ITEM #:** 31
POSTPONEMENT(S): 6/8/2006-9/14/2006 **AGENDA DATE:** 10/12/2006
▶ **SUBDIVISION:** BRUHIN VILLAS APARTMENTS
▶ **APPLICANT/DEVELOPER:** CAJUN INV. PARTNERSHIP
OWNER(S): CAJUN INVESTMENT PARTNERSHIP

TAX IDENTIFICATION: 69 P E 017
JURISDICTION: City Council District 5
▶ **LOCATION:** West side of Bruhin Rd, south of Broadview Dr
SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
▶ **APPROXIMATE ACREAGE:** 4.81 acres
▶ **NUMBER OF LOTS:** 1
▶ **ZONING:** R-2 (General Residential)
SURVEYOR/ENGINEER: Michael Brady, Inc.
▶ **VARIANCES REQUIRED:** 1. To reduce the required right of way of Bruhin Road from 44' to 30' from the centerline to the property line.

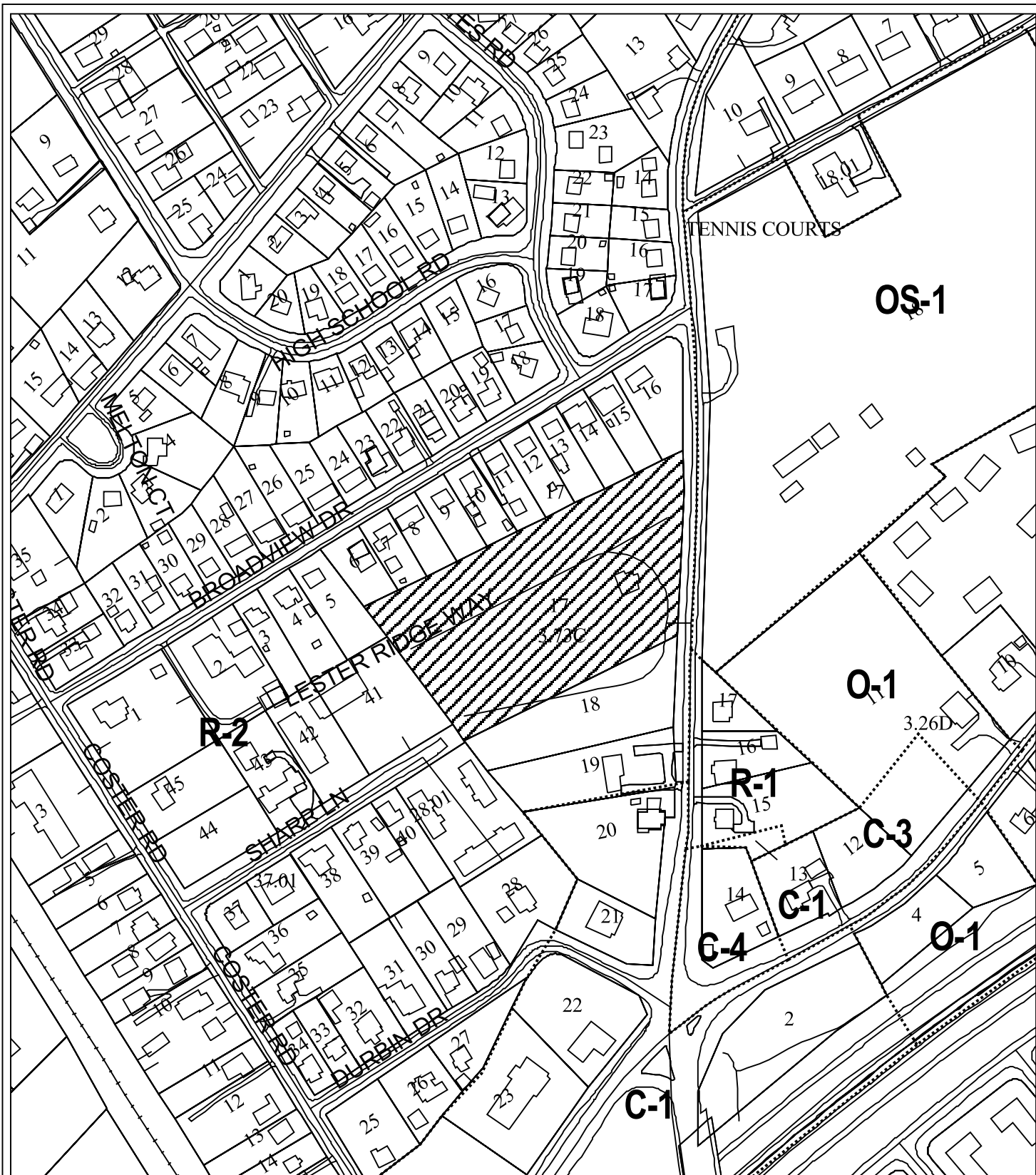
STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:

Staff has recommended denial of this Final Plat because applicant did not submit a revised plat or request for other action 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.



6-SR-06-F
FINAL SUBDIVISION PLAT



Final Plat for: Bruhin Villas Apartments

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

Subdivision: Cajun Inv. Partnership

Map No: 69

Jurisdiction: City



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, the undersigned, being the owner of the property shown herein, hereby certify that the subdivision and dedication shown on this plat is in accordance with the laws of the State of Tennessee and the laws of the County of Knox, and that the same have been approved by the Metropolitan Planning Commission of the County of Knox.

I hereby certify that I am the owner in fee simple of the property, and that I have no other interest therein, with the exception of the easements shown on this plat, and that I have no other interest therein, with the exception of the easements shown on this plat.

State of Tennessee, County of Knox
 on the _____ day of _____, 2006.

My commission expires _____ 160697

CALDWELL & TINDELL ADDITION
 JENNIFER L. MORRIS
 INSTR. NO. 20040822 0117544
 P.L.S. 5 P.C. 183 080822
 CLT 89 P GROUP E

CERTIFICATE OF FINAL PLAT—CONSTRUCTION COMPLETE

I hereby certify that I am a surveyor in good standing with the Surveyors' Board of the State of Tennessee, and that I have surveyed the above described premises in accordance with all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as noted herein, and that I have caused to be recorded in a report filed with the Metropolitan Planning Commission, or for reference for the same, the plat and monuments were in place on the _____ day of _____, 2006.

Surveyor
 Term, Reg. No. 1886

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY IN ACCORDANCE WITH THE SUBDIVISION SURVEY ACT, 1997 AS SHOWN HEREON. NO TITLE OPINION WAS FURNISHED TO THIS SURVEYOR AND THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
 JOHN S. PATTERSON
 TENNESSEE REGISTRATION NUMBER 1229

This is to certify that the subdivision shown hereon is in accordance with the laws of the State of Tennessee and treatment facilities, and that such installation shall be in accordance with state and local regulations.

GENERAL INFORMATION FOR RECORDERS—FINAL PLAT

This is to certify that the subdivision and dedication shown on this plat is in accordance with the laws of the State of Tennessee and the laws of the County of Knox, and that the same have been approved by the Metropolitan Planning Commission of the County of Knox.

Director, Dept. of Engineering

City of Knoxville, Department of Engineering

The Department of Engineering hereby approves this plat on this _____ day of _____, 2006.

LEGEND

- CD CLEANOUT
- CB CATCH BASIN
- CP POWER POLE
- OW OUTFALL
- WM WATER MAIN
- SM SANITARY SEWER MANHOLE
- MO MONUMENT (OLD)
- MO MONUMENT (NEW)
- DU OVERHEAD UTILITIES
- W WATER LINE
- S SANITARY SEWER
- G GAS LINE

VARIANCE APPROVED BY MPC ON JUNE 8, 2006

FOR THE VARIANCE FROM THE 10' SETBACK FROM THE CENTERLINE OF BRUHN ROAD.

NOTE:

COMMENTS FOR PERMANENT AND/OR WATER QUALITY FACILITIES RECORDED IN INST. NO. _____ THE PROPERTY OWNER IS RESPONSIBLE FOR THE FACILITIES LOCATED ON THIS PROPERTY.

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

Signed: _____ City Tax Clerk Date: _____

Signed: _____ Knox County Trustee Date: _____

REVISIONS

5-30-06

BRUHN VILLAS APARTMENTS

CITY OF KNOXVILLE
 KNOX COUNTY, TENNESSEE
 CLT: 89P
 GROUP: E
 CITY BLOCK: 38970
 DEED REFERENCE: INST. # 200304220095385

APPROVED BY: DAVID L. HURST
 DRAWN BY: KEN WOOD
 FIELD DATE: 05/05/05
 DRAWING DATE: 06/01/12

SCALE: 1" = 50'
 MBI COMM NUMBER: 05402

FLOOD NOTE: By graphic printing only, this property is in Zone A flood hazard area. The flood hazard area is shown on the Flood Hazard Map of the City of Knoxville, Tennessee, and is not in a Special Flood Hazard Area.

NOTES:

- CORNER MONUMENTS AS SHOWN
- VERIFY EXISTING DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES
- 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES
- 10' INSIDE PROPERTY BOUNDARY EASEMENT OF-WAY
- ALL EASEMENTS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- THIS SURVEY PLAT DOES NOT WARRANT TITLE
- TOTAL LOTS = 1
- TOTAL ACRES = 208.613 S.F.
- VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

OWNER: CALVIN INV PARTNERSHIP
 8806 KELSEY LANE
 KNOXVILLE, TN, 37922
 865-251-5071

MICHAEL BRADY INC.
 Architecture Interiors Civil Structural Mechanical Electrical
 Surveying Information Systems

Phone: (865) 584-0989
 289 N. Weisgarber Rd.
 www.mbiarch.com

GRAPHIC SCALE

(IN FEET)
 1 inch = 50 ft

LOCATION MAP—NOT TO SCALE

FINAL PLAT OF: BRUHN VILLAS APARTMENTS

MPC FILE #6-SR-06-F #F