



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

▶ **FILE #:** 1-SH-07-F **AGENDA ITEM #:** 27
POSTPONEMENT(S): 1/11/2007-2/8/2007 **AGENDA DATE:** 3/8/2007

▶ **SUBDIVISION:** **SHAHIN ASSADNIA AND BETH BONIFACE PROPERTY**

▶ **APPLICANT/DEVELOPER:** **BETH BONIFACE**

OWNER(S): BETH BONIFACE

TAX IDENTIFICATION: 136 065.06

JURISDICTION: County Commission District 9

▶ **LOCATION:** **Northwest side of Crenshaw Road, northwest of W. Martin Mill Pike**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** **17.02 acres**

▶ **NUMBER OF LOTS:** **3**

▶ **ZONING:** **A (Agricultural)**

SURVEYOR/ENGINEER: Gary Weems

▶ **VARIANCES REQUIRED:**

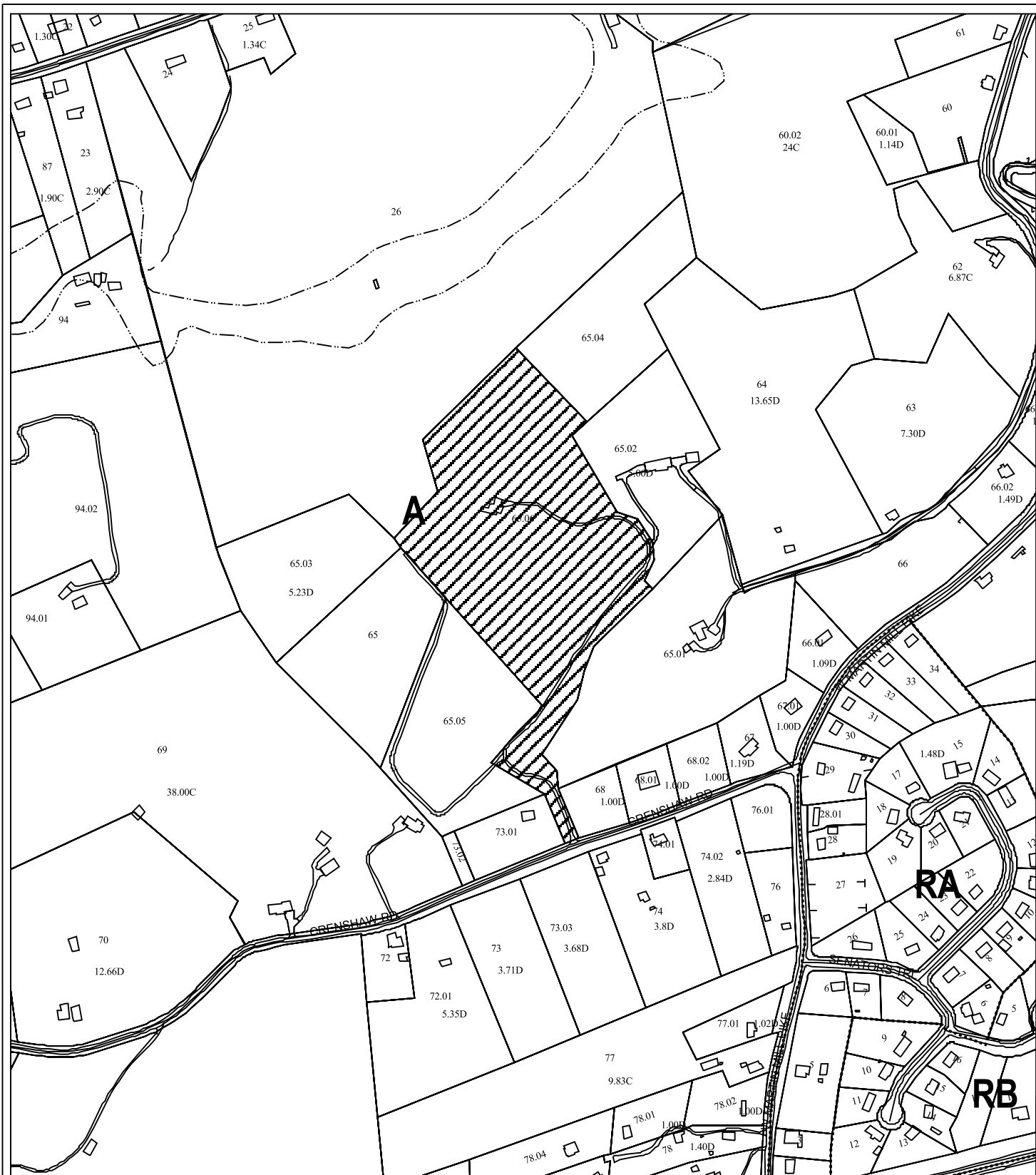
STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:


Staff has recommended denial of this Final Plat because a revised plat or request for other action was not received by corrections deadline.

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

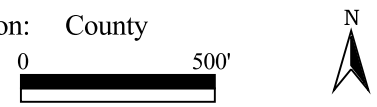


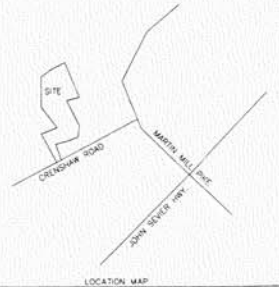
1-SH-07-F
FINAL SUBDIVISION PLAT

Subdivision: Beth Boniface
Map No: 136
Jurisdiction: County

 Final Plat for: Shahin Assadnia and Beth Boniface Property

Original Print Date: 01/04/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





This survey is subject to any and all servitudes, covenants, easements, or restrictions either written or unwritten.

LEGEND
 IRO = IRON ROD OLD
 IRN = IRON ROD NEW
 IPO = IRON PIPE OLD
 MFP = METAL FENCE POST
 ---x---x---x---x--- = FENCE
 CL = CENTERLINE

LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	N 100°00'00" E	171.51	151.25	N 89°25'34" E	89°18'12"
2	N 100°00'00" E	128.07	111.11	N 89°17'14" E	89°09'58"
3	N 100°00'00" E	28.73	25.48	N 89°23'14" E	89°15'28"

LINE	BEARING	DISTANCE
L1	N 54°30'11" W	227.21
L2	N 43°42'08" W	87.47
L3	N 48°20'34" E	108.21
L4	N 48°20'34" E	88.83
L5	N 30°50'53" E	143.11
L6	N 24°24'28" E	108.18
L7	N 48°20'34" E	175.19
L8	N 23°55'28" E	85.33
L9	N 24°24'28" E	89.33
L10	N 38°24'44" W	95.85
L11	N 07°05'04" W	75.11
L12	S 80°05'48" W	93.03
L13	N 07°05'04" W	53.78
L14	N 42°05'51" W	114.00
L15	N 30°44'48" E	88.19
L16	N 48°17'43" E	22.83
L17	S 42°30'28" E	24.50
L18	S 80°05'48" W	14.07
L19	N 07°05'04" W	138.82
L20	S 07°05'04" W	26.18
L21	S 07°05'04" W	26.18
L22	S 07°05'04" W	26.18
L23	S 07°05'04" W	26.18
L24	S 07°05'04" W	26.18
L25	S 07°05'04" W	26.18
L26	S 07°05'04" W	26.18
L27	S 07°05'04" W	26.18
L28	S 07°05'04" W	26.18
L29	S 07°05'04" W	26.18
L30	S 07°05'04" W	26.18
L31	N 38°01'20" E	20.41
L32	N 38°01'20" E	20.41
L33	N 52°37'17" W	31.01
L34	N 52°37'17" W	31.01
L35	S 07°05'04" W	37.29
L36	S 07°05'04" W	45.98
L37	S 07°05'04" W	32.39
L38	S 07°05'04" W	17.52
L39	S 07°05'04" W	17.52
L40	S 07°05'04" W	17.52



I HEREBY CERTIFY THAT THIS IS A CATEGORY 3 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 7500 AS SHOWN HEREON.
 GARY WEEMS
 SURVEYOR
 TN REG. NO. 1845
 470 HIGHWAY 70 SOUTH
 ROSEVILLE, TN 37857
 423-272-4564



1-SH-07-F 11/30/06
 SHAHIN ASSADNIA AND
 BETH BONIFACE PROPERTY
 9TH CIVIL DISTRICT OF KNOX COUNTY, TN
 W.D.B. 20030409 - PAGE 0091010
 DATE: 7/12/2006
 TAX MAP 136 - PARCEL 65.06
 TOTAL ACRES: 17.02