



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

▶ **FILE #:** 4-SC-08-F

AGENDA ITEM #: 22

AGENDA DATE: 4/10/2008

▶ **SUBDIVISION:** WILLIAMS BEND RESUBDIVISION OF TRACT 5

▶ **APPLICANT/DEVELOPER:** MICHAEL BRADY INC.

OWNER(S): Mishew Lawwill

TAX IDENTIFICATION: 116 042.10

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Williams Rd, north of Couch Mill Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 1 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Michael Brady, Inc.

▶ **VARIANCES REQUIRED:** 1. To allow 7 lots to be served on a JPE not built to Knox County road standards.

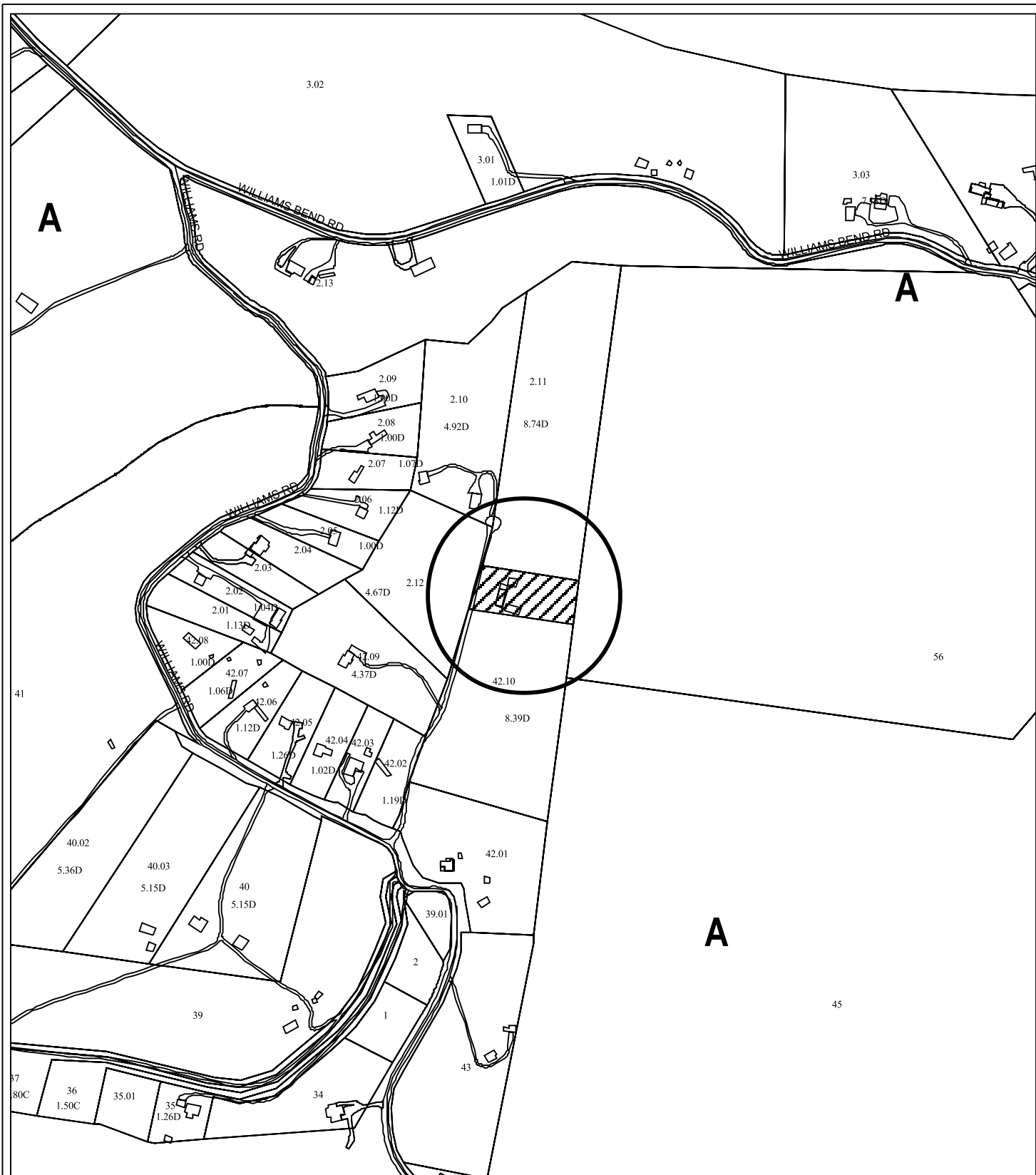
STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:

Staff has recommended denial of this Final Plat because a revised plat or request for other action from the applicant 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.



4-SC-08-F
FINAL SUBDIVISION PLAT

Subdivision: Michael Brady Inc.

Map No: 116

Jurisdiction: County



Final Plat for: Williams Bend Resubdivision of Tract 5

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



This is to certify that the subdivision shown hereon is in accordance with state and local regulations.

Date _____ Knox County Health Department

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: _____

Zoning shown on Official Map _____

Date _____ By _____

CERTIFICATE OF APPROVAL FOR RECORDING - ONE LOT
 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 the zoning and other applicable laws and regulations and is hereby approved for recording in the office of the Knox County Register of Deeds.

Date _____ Secretary, Metropolitan Planning Commission

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Department of Engineering hereby approves this plat on this the _____ day of _____, 2008.

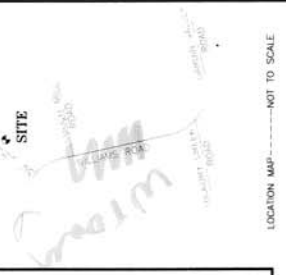
Director, Dept. of Engineering

GRAPHIC SCALE



MBI
 299 N. WEISGARBER RD.
 KNOXVILLE, TENNESSEE
 37919
 PHONE: 865 584 0999
 FAX: 865 584 5213
 www.michaelbradyinc.com
 michael brady inc.
 architecture engineering interiors

- LEGEND**
- D MP UTILITY POLE
 - (O) MONUMENT (OLD)
 - (N) MONUMENT (NEW)



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 (I, We) _____, the undersigned owner of the property shown herein, hereby certify that the subdivision and dedication of the streets shown hereon to the public use and for the benefit of the property, and of said property, is not in violation of any restrictive covenants, if any, which apply to the lots or other shares on the plat or are referred to in the restrictive covenants referred to in the records with the Knox County Register of Deeds.

State of Tennessee, County of Knox
 on the _____ day of _____, 2008.

before me personally appeared _____, to me known to be the person subscribed to, and who executed the same, on his free will and deed.

My commission expires _____
 history _____

CERTIFICATION OF FINAL PLAT-CONSTRUCTION COMPLETE
 I hereby certify that the subdivision plat shown hereon is a true and correct copy of the original plat on file in the office of the State of Tennessee. I further certify that his plan and accompanying drawings, specifications, and other information to which the Subdivision Regulations of the Knoxville and Knox County Subdivision Regulations except as has been itemized, described and justified in the application for approval of the Metropolitan Planning Commission, or for variations for which application has been filed. The indicated monuments were in place on the _____ day of _____, 2008.

Surveyor
 Term, Reg. No. 1886

I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 10,000 AS SHOWN HEREON. THE SURVEY IS SUBJECT TO THE SUBDIVISION REGULATIONS AND EASEMENTS SHOWN AND/OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
 DAVID L. HURST
 TENNESSEE REGISTRATION NUMBER 1886

MPC FILE # **A-SC-08-F**
 RESUBDIVISION OF TRACT 5 OF:
WILLIAMS BEND S/D

6th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
 TRACT: 5 PARCEL: 42.10
 DEED REFERENCES: INST NO 200511280047096
 PLAT REFERENCES: PLAT BK 875 PG 21
 APPROVED BY: D. HURST
 DRAWN BY: D. HURST
 CREW CHIEF: M. COSTNER
 FIELD DATE: 01/25/08
 DRAWING DATE: 01/31/08
 LAST REV. DATE: 02/01/08
 SCALE: 1" = 30'
 MBI COMM NUMBER:DH080097



- NOTES**
- CORNER MONUMENTS AS SHOWN.
 - VERY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES.
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
 - THIS SURVEY PLAT DOES NOT WARRANT TITLE.
 - TOTAL ACRES = 1.0 ACRES
 - VERY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
 - PROPERTY ZONED: A
 - OWNER: MISHEN LANKILL
 2826 WILLIAMS ROAD
 KNOXVILLE, TENN 37934
 PHONE: (865) _____