



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

▶ **FILE #:** 10-SK-14-F **AGENDA ITEM #:** 14  
POSTPONEMENT(S): 10/9/2014-2/12/2015 **AGENDA DATE:** 3/12/2015  
▶ **SUBDIVISION:** THE GLEN AT HARDIN VALLEY, PHASE I  
▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC.  
OWNER(S): Ben Testerman Construction Co.

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TAX IDENTIFICATION: 103 O A 001 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Northwest intersection of Hardin Valley Road & Brooke Willow Blvd.  
SECTOR PLAN: Northwest County  
GROWTH POLICY PLAN: Planned Growth Area  
▶ **APPROXIMATE ACREAGE:** 16.173 acres  
▶ **NUMBER OF LOTS:** 70  
▶ **ZONING:** PR (Planned Residential)  
SURVEYOR/ENGINEER: Benchmark Associates, Inc.

▶ **VARIANCES REQUIRED:**

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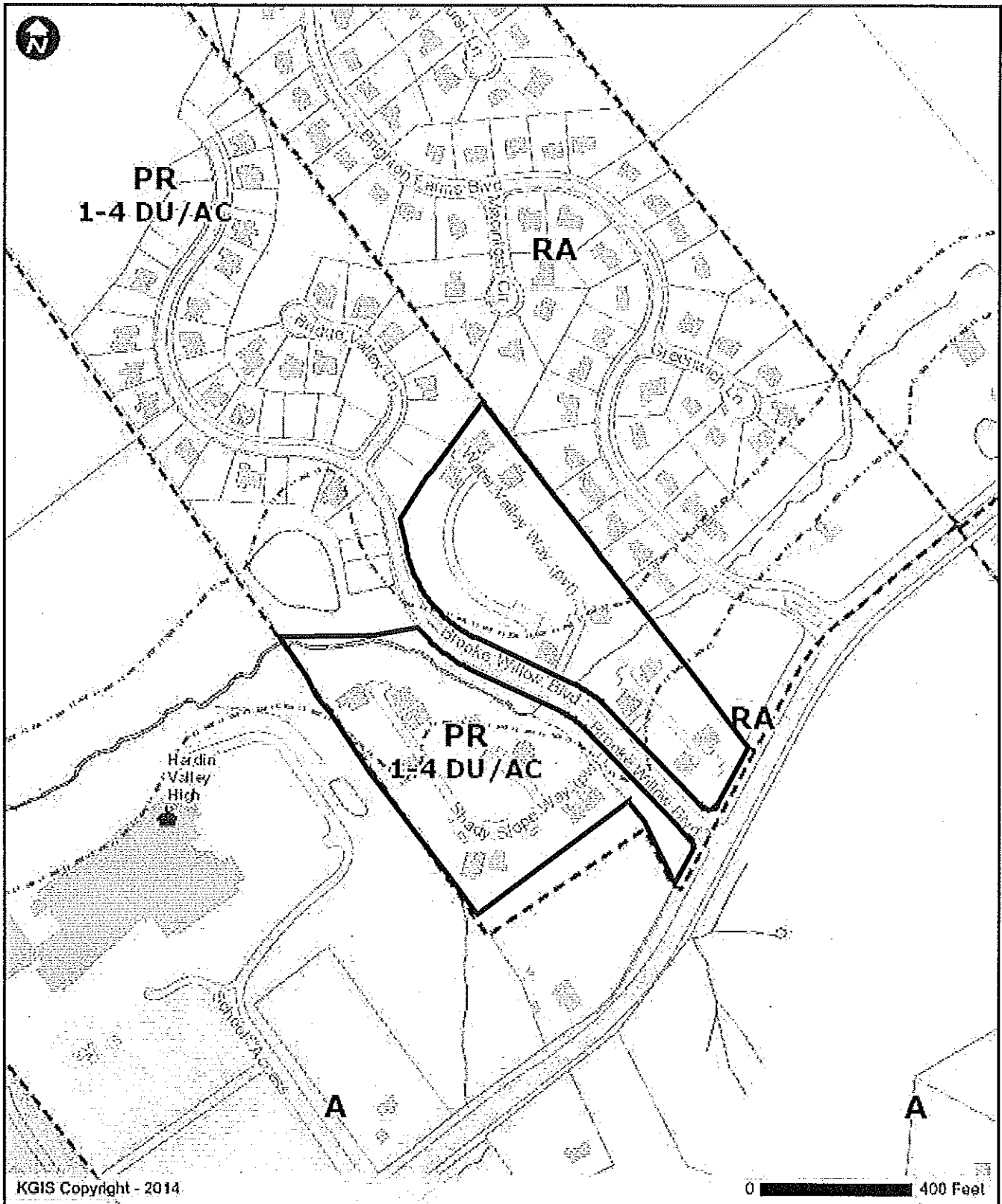
**STAFF RECOMMENDATION:**

▶ **DENY Final Plat**

**COMMENTS:**

MPC staff received revised copies of this plat by corrections deadline. All corrections requested by staff were not addressed on the revised copies. One of the conditions of the approved Concept Plan was that we receive design plan approval forms prior to approving the Final Plat which staff has not received. As part of MPC's action approving the concept Plan a condition was added that a Final Plat could not be approved until the paving in Phase I was completed, as of 3/5/2015 this condition has not been met. Until both of these conditions are met staff cannot recommend approval of this plat.

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.



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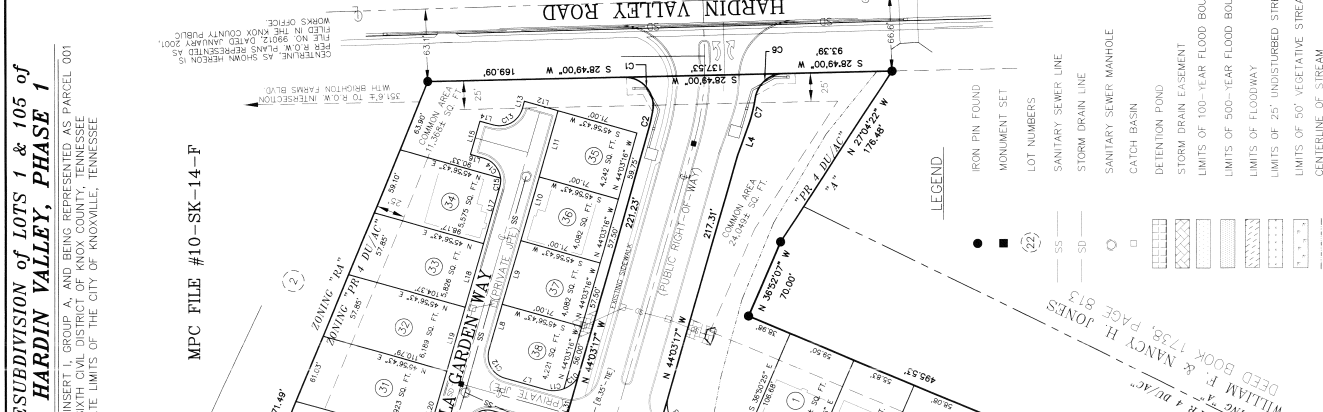
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**GENERAL NOTES:**

1. THE PROPERTY IS LOCATED IN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE.
2. THE PROPERTY IS BEING RESUBDIVIDED INTO 103 LOTS, 101 OF WHICH ARE BEING REPRESENTED AS PARCEL 001 SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE.
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**PROPERTY LINE TABLE**

LINE	LENGTH	BEARING
L1	57.01	N 44.43.17" W
L2	48.48	N 55.05.27" W
L3	48.48	N 44.03.17" W
L4	201.42	N 65.05.27" W
L5	41.00	S 44.03.17" E
L6	41.00	S 44.03.17" E
L7	57.01	S 44.03.17" E
L8	57.01	S 44.03.17" E
L9	57.01	S 44.03.17" E
L10	57.01	S 44.03.17" E
L11	57.01	S 44.03.17" E
L12	50.00	N 45.26.43" E
L13	50.00	N 44.03.17" W
L14	12.00	N 45.26.43" E
L15	50.00	N 44.03.17" W
L16	57.01	N 44.03.17" W
L17	57.01	N 44.03.17" W
L18	57.01	N 44.03.17" W
L19	57.01	N 44.03.17" W
L20	57.01	N 44.03.17" W
L21	56.58	N 44.03.17" W
L22	31.82	N 44.03.17" W
L23	12.00	S 45.26.43" E
L24	7.00	S 45.26.43" E
L25	12.00	S 45.26.43" E
L26	12.00	S 45.26.43" E
L27	12.00	S 45.26.43" E
L28	32.25	S 44.03.17" W
L29	38.50	S 45.26.43" E
L30	38.50	S 45.26.43" E
L31	65.60	N 44.03.17" W
L32	69.92	N 65.05.27" W
L33	59.83	N 37.26.33" W
L34	59.83	N 37.26.33" W
L35	46.00	N 65.05.27" E
L36	46.00	N 65.05.27" E
L37	46.00	N 65.05.27" E
L38	61.97	S 37.26.33" E
L39	22.90	S 37.26.33" E
L40	39.65	S 24.24.38" W
L41	39.65	S 24.24.38" W
L42	11.54	S 53.00.55" W
L43	11.54	S 53.00.55" W
L44	55.83	S 53.00.55" W
L45	55.83	S 53.00.55" W
L46	55.83	S 53.00.55" W
L47	55.83	S 53.00.55" W
L48	55.83	S 53.00.55" W
L49	55.83	S 53.00.55" W
L50	55.83	S 53.00.55" W
L51	55.83	S 53.00.55" W
L52	55.83	S 53.00.55" W
L53	55.83	S 53.00.55" W
L54	55.83	S 53.00.55" W
L55	55.83	S 53.00.55" W
L56	55.83	S 53.00.55" W
L57	55.83	S 53.00.55" W
L58	55.83	S 53.00.55" W
L59	55.83	S 53.00.55" W
L60	55.83	S 53.00.55" W
L61	55.83	S 53.00.55" W
L62	55.83	S 53.00.55" W
L63	55.83	S 53.00.55" W
L64	55.83	S 53.00.55" W
L65	55.83	S 53.00.55" W
L66	55.83	S 53.00.55" W
L67	55.83	S 53.00.55" W
L68	55.83	S 53.00.55" W
L69	55.83	S 53.00.55" W
L70	55.83	S 53.00.55" W
L71	55.83	S 53.00.55" W
L72	55.83	S 53.00.55" W
L73	55.83	S 53.00.55" W
L74	55.83	S 53.00.55" W
L75	55.83	S 53.00.55" W
L76	55.83	S 53.00.55" W
L77	55.83	S 53.00.55" W
L78	55.83	S 53.00.55" W
L79	55.83	S 53.00.55" W
L80	55.83	S 53.00.55" W
L81	55.83	S 53.00.55" W
L82	55.83	S 53.00.55" W
L83	55.83	S 53.00.55" W
L84	55.83	S 53.00.55" W
L85	55.83	S 53.00.55" W
L86	55.83	S 53.00.55" W
L87	55.83	S 53.00.55" W
L88	55.83	S 53.00.55" W
L89	55.83	S 53.00.55" W
L90	55.83	S 53.00.55" W
L91	55.83	S 53.00.55" W
L92	55.83	S 53.00.55" W
L93	55.83	S 53.00.55" W
L94	55.83	S 53.00.55" W
L95	55.83	S 53.00.55" W
L96	55.83	S 53.00.55" W
L97	55.83	S 53.00.55" W
L98	55.83	S 53.00.55" W
L99	55.83	S 53.00.55" W
L100	55.83	S 53.00.55" W
L101	55.83	S 53.00.55" W
L102	55.83	S 53.00.55" W
L103	55.83	S 53.00.55" W

