



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning and Subdivision Specialist
DATE: February 1, 2024
RE: File 1-SC-24-F, Agenda #22
Final Plat of The Highlands at Clear Spring, Unit 3

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 9/13/2018 as Planning Case 9-SE-18-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Due to the need for additional plat revisions, and with the concurrence of the applicant, the applicant submitted a postponement request on January 5, 2024. Therefore Planning is recommending postponement for 30 days until the March 7, 2024 Planning Commission meeting.

Associated Case and Decision

9-SE-18-C: Approved by the Planning Commission (9/13/2018)
9-G-18-UR: Approved by the Planning Commission (9/13/2018)



Request to Postpone • Table • Withdraw

W. Scott Williams and Assoc.

1/31/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

2/8/2024

Scheduled Meeting Date

1-SC-24-F

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the March 7 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZED SIGNATURE By signing below, I certify I am the property owner, and/or the owners authorized representative.

Scott Williams

Scott Williams

Applicant Signature

Please Print

865-692-9809

wscottwill@comcast.net; stacey@wscottwilliams.com

Phone Number

Email

STAFF ONLY

[Signature]
Staff Signature

Oscar Iniguez 2/2/24
Please Print Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

W. Scott Williams and Assoc.

1/4/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

1/11/24

Scheduled Meeting Date

1-SC-24-F

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

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Scott Williams

Scott Williams

Applicant Signature

Please Print

865-692-9809

wscottwill@comcast.net

Phone Number

Email

STAFF ONLY

[Signature]
Staff Signature

Oscar Iniguez
Please Print

1/5/24
Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

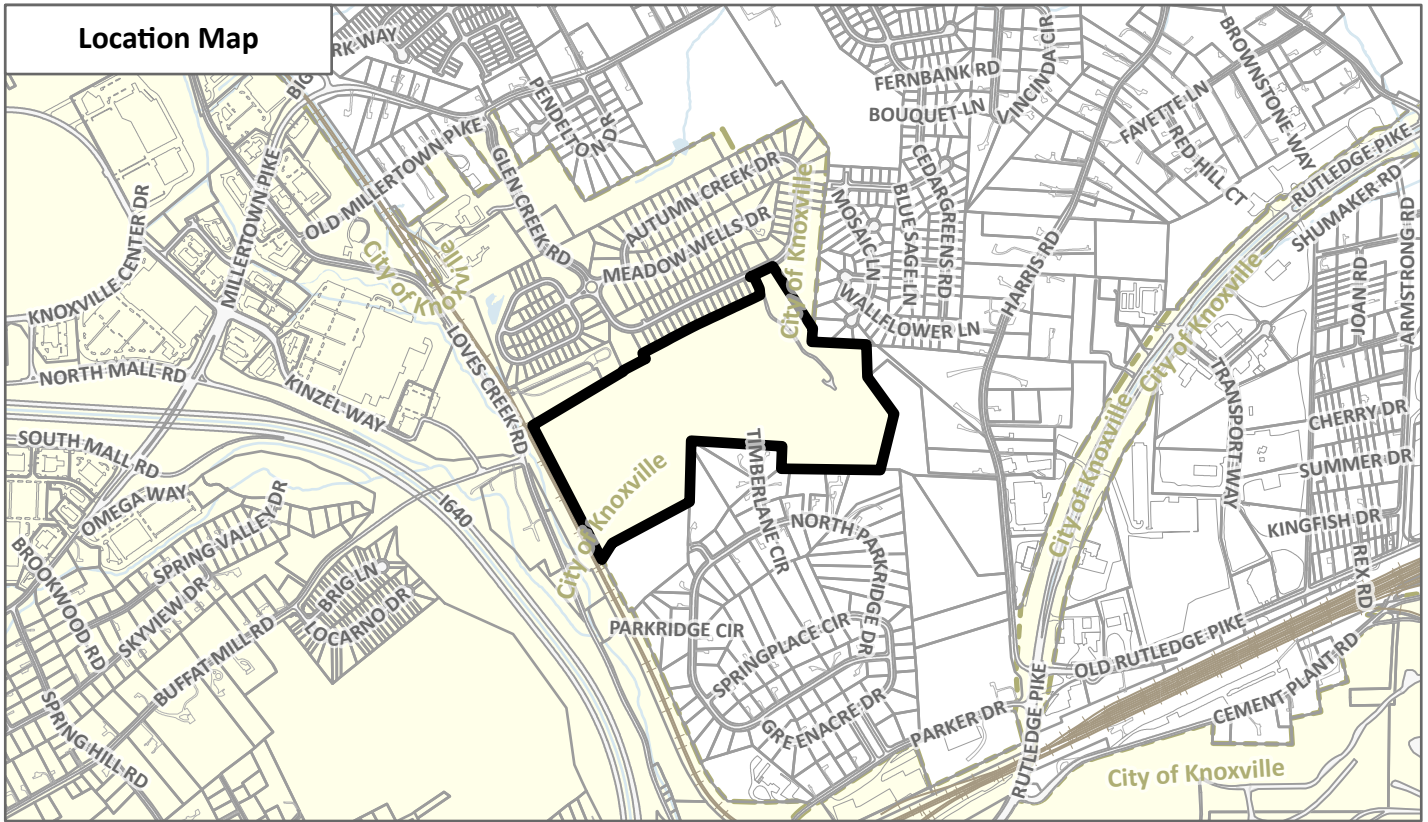
Payee Name

Payee Phone

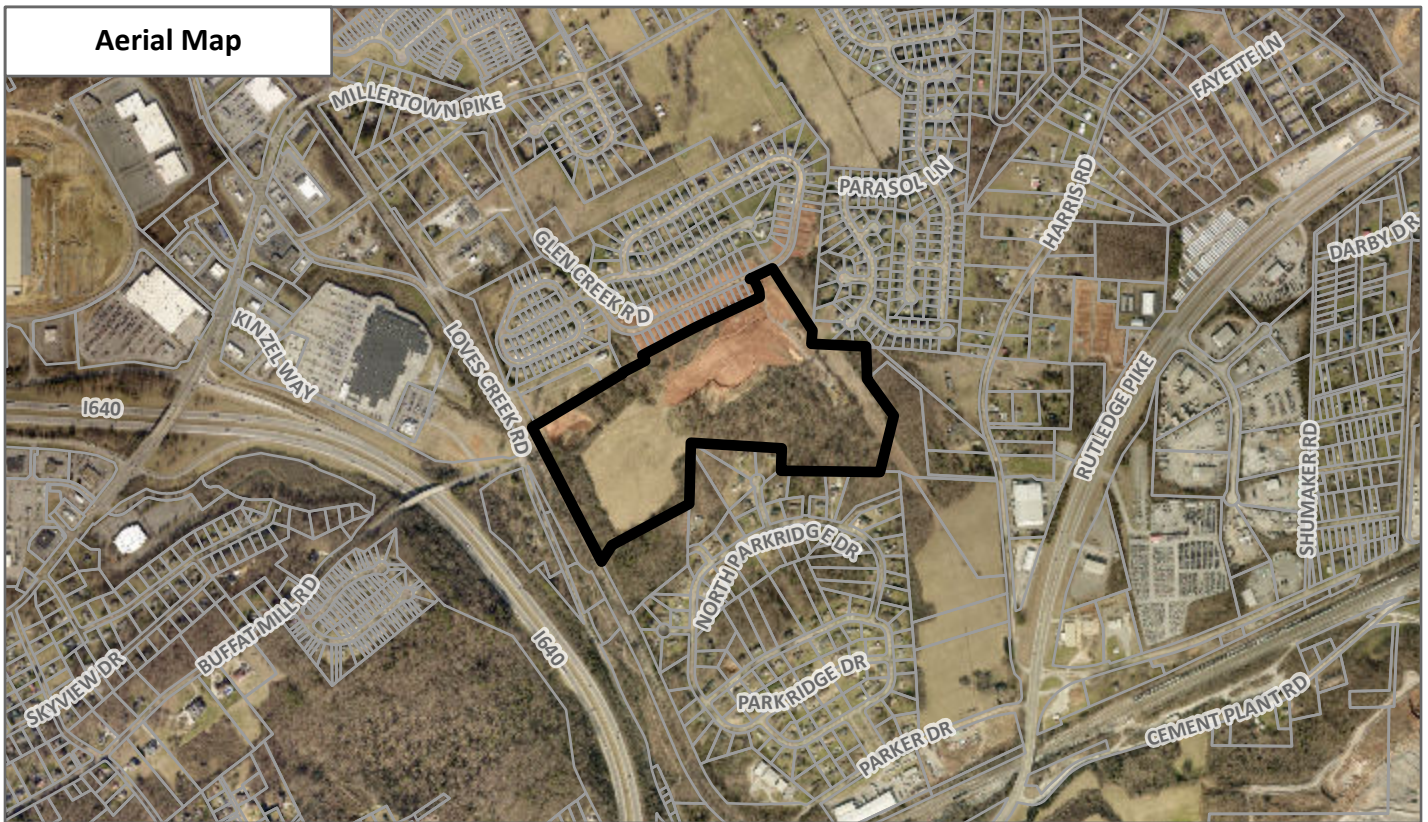
Payee Address

Exhibit A. Contextual Images

Location Map



Aerial Map



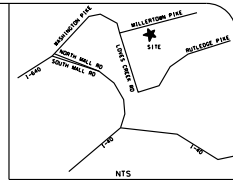
CONTEXTUAL MAPS 1

1-SC-24-F

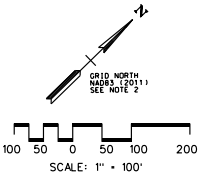


Case boundary





VICINITY MAP



LEGEND

- I.P.F. 1/2" IRON PIN FOUND (OLD)
- 1/2" IRON PIN SET (NEW)
- - - - - EASEMENT
- G - GAS LINE
- C - CENTERLINE PAVEMENT
- E - OVERHEAD ELECTRIC
- - - - - BOUNDARY LINES
- (24) NEW LOT NUMBERS
- (92) ADJOINING/OLD LOT NUMBERS
- - - - - ADJOINER LINE
- - - - - BUILDING SETBACK

1-SC-24-F
11/27/2023

MONUMENT TABLE
ALL PERMANENT MONUMENTS SHOWN BELOW ARE IRON PINS SET IN ASPHALT

MON#1	N 62°19' 70"E	E 2602158.802
MON#2	N 62°49'31.990"E	E 2602322.040
MON#3	N 62°47'66.135"E	E 2601985.859
MON#4	N 62°02'24.606"E	E 2601876.351
MON#5	N 62°45'59.572"E	E 2601200.196
MON#6	N 62°43'33.993"E	E 2601481.911
MON#7	N 62°20'2.158"E	E 2601307.995
MON#8	N 62°45'5.629"E	E 2600862.271

HOMEOWNERS ASSOCIATION INSTRUMENT NO.

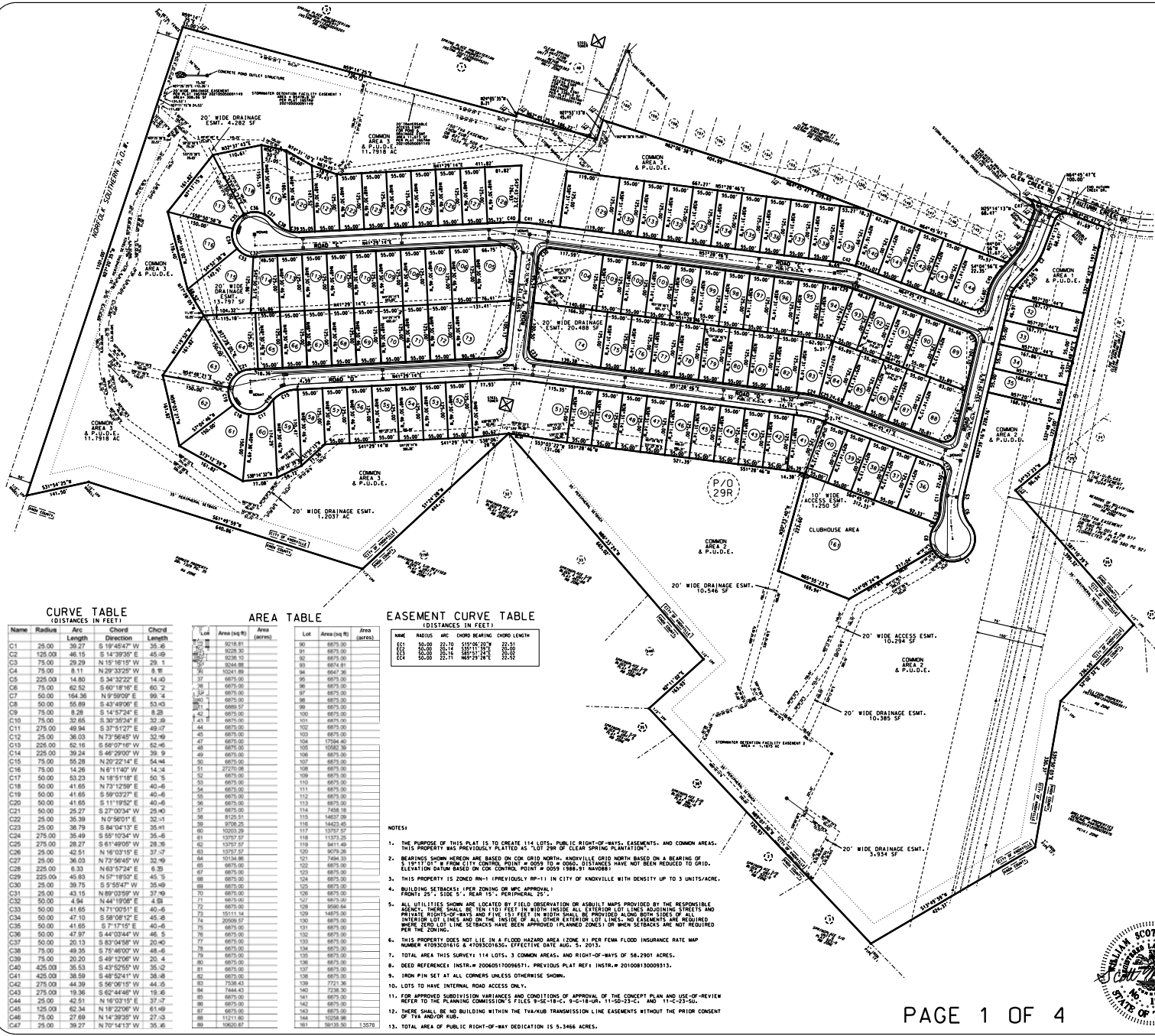
OWNER:
TRANS-SOUTH PROPERTIES, GP
7204 MCPHAIL LN
KNOXVILLE, TN 37909
865-547-5071

FINAL PLAT OF:
THE HIGHLANDS AT CLEAR SPRING UNIT 3

REPLAT OF LOT 29R OF CLEAR SPRING PLANTATION
AUTUMN CREEK DRIVE
KNOXVILLE, TENNESSEE
CLT MAP 80 IN E PARCEL, PVD 103-01
CITY OF KNOXVILLE WARD 32 BLOCK 32546
DATE: NOV. 21, 2023



W. SCOTT WILLIAMS & ASSOCIATES
4538 Annals Way, Knoxville, Tennessee 37921
P O # 1 8655 642-8889
E-Mail: wsw@wscottwilliams.com
CONSULTING CIVIL ENGINEERING LICENSED SURVEYOR



CURVE TABLE
(DISTANCES IN FEET)

Name	Radius	Arc Length	Chord Length	Chord Direction
C1	25.00	39.27	5.19	S 19° 45' 47" W
C2	125.00	46.15	5.14	S 39° 50" E
C3	75.00	29.29	5.15	N 15° 18' 35" W
C4	75.00	8.11	5.29	N 29° 33' 25" W
C5	225.00	14.80	5.34	S 32° 22" E
C6	75.00	62.52	5.67	N 18° 18" E
C7	50.00	164.36	5.97	N 9° 59' 02" E
C8	50.00	56.89	5.43	S 49° 06" E
C9	75.00	8.28	5.14	S 13° 24" E
C10	75.00	32.65	5.30	S 35° 24" E
C11	275.00	49.94	5.37	S 17° 27" E
C12	25.00	36.03	5.72	S 68° 48" W
C13	225.00	52.16	5.58	S 7° 18" W
C14	225.00	39.24	5.48	S 20° 02" W
C15	75.00	56.28	5.92	S 22° 14" E
C16	75.00	14.26	5.81	N 11° 42" W
C17	50.00	53.23	5.18	S 11° 18" E
C18	50.00	41.65	5.72	S 12° 58" E
C19	50.00	41.65	5.59	S 32° 27" E
C20	50.00	41.65	5.11	S 19° 52" E
C21	50.00	25.27	5.27	S 30° 34" W
C22	25.00	35.39	5.07	N 0° 50' 11" E
C23	25.00	36.79	5.84	S 40° 13" E
C24	275.00	35.49	5.55	S 10° 34" W
C25	275.00	28.27	5.61	S 49° 00" W
C26	25.00	42.51	5.16	S 10° 15" E
C27	25.00	36.03	5.72	N 72° 58° 48" W
C28	225.00	6.33	5.63	S 73° 24" E
C29	225.00	49.83	5.57	S 18° 52" E
C30	25.00	39.75	5.57	S 50° 14" W
C31	25.00	43.15	5.89	S 33° 59" W
C32	50.00	4.94	5.44	S 19° 08" E
C33	50.00	41.65	5.71	S 10° 12" E
C34	50.00	47.10	5.58	S 08° 12" E
C35	50.00	41.65	5.71	S 17° 12" E
C36	50.00	47.97	5.49	S 10° 12" E
C37	50.00	20.13	5.83	S 04° 58" W
C38	75.00	49.35	5.79	S 46° 00" W
C39	75.00	20.20	5.56	S 30° 15" W
C40	425.00	35.53	5.43	S 20° 50" W
C41	425.00	38.59	5.48	S 24° 11" W
C42	275.00	44.39	5.56	S 30° 15" W
C43	275.00	19.36	5.62	S 44° 56" W
C44	25.00	42.51	5.16	S 10° 15" E
C45	125.00	62.34	5.19	S 22° 52" W
C46	75.00	27.69	5.14	S 39° 52" W
C47	25.00	39.27	5.19	N 70° 14° 33" W

AREA TABLE

Lot	Area (sq ft)	Area (acres)
1	9274.81	.213
2	9274.81	.213
3	9274.81	.213
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245	9274.81	.213
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247	9274.81	.213
248	9274.81	

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING
 ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO THEIR RECEPTION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:
 CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
 THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS DAY OF 2023.

ENGINEERING DIRECTOR

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND WITH ALL EXISTING AND RELATED ORDINANCES AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS IN ACCORDANCE WITH SECTION 13-1-101 OF THE TENNESSEE CODE, ANNOTATED. THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE AN ENDORSEMENT OR ACCEPTANCE BY THE CITY OF KNOXVILLE OR THE COURT OF THE LOCATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNED: _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS
 THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

SIGNED: _____ DATE: _____

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS K.U.B.

UTILITY PROVIDER _____

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: _____

DATE: _____

DEPT: _____

TITLE: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON STORMWATER PLANS WHICH HAVE APPROVED ON THE DATE OF _____ 20____.

SIGNED: _____

DATE: _____

DEPT: _____

TITLE: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE PLANNING COMMISSION SUBDIVISION REGULATIONS AND TO THE STANDARDS DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION FOR THIS SUBDIVISION AND THAT ALL INDICATED MARKERS, MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT, THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Signed: *Scott Williams* 11/27/23

REGISTERED LAND SURVEYOR _____ DATE: _____

TENNESSEE CERTIFICATE NO. 1314 _____

CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES, TENNESSEE STATE BOARD OF LAND SURVEYING, PROFESSIONAL STANDARDS OF PRACTICE, AND THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Signed: *Scott Williams* 11/27/23

REGISTERED LAND SURVEYOR _____ DATE: _____

TENNESSEE CERTIFICATE NO. 1314 _____

DATE: 11/27/23

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK: SIGNED: _____ DATE: _____

KIND COUNTY TRUSTEE: SIGNED: _____ DATE: _____

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE PLANNING COMMISSION SUBDIVISION REGULATIONS AND TO THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____

DATE: _____

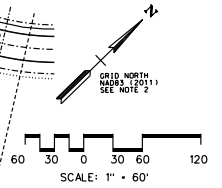
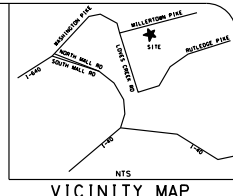
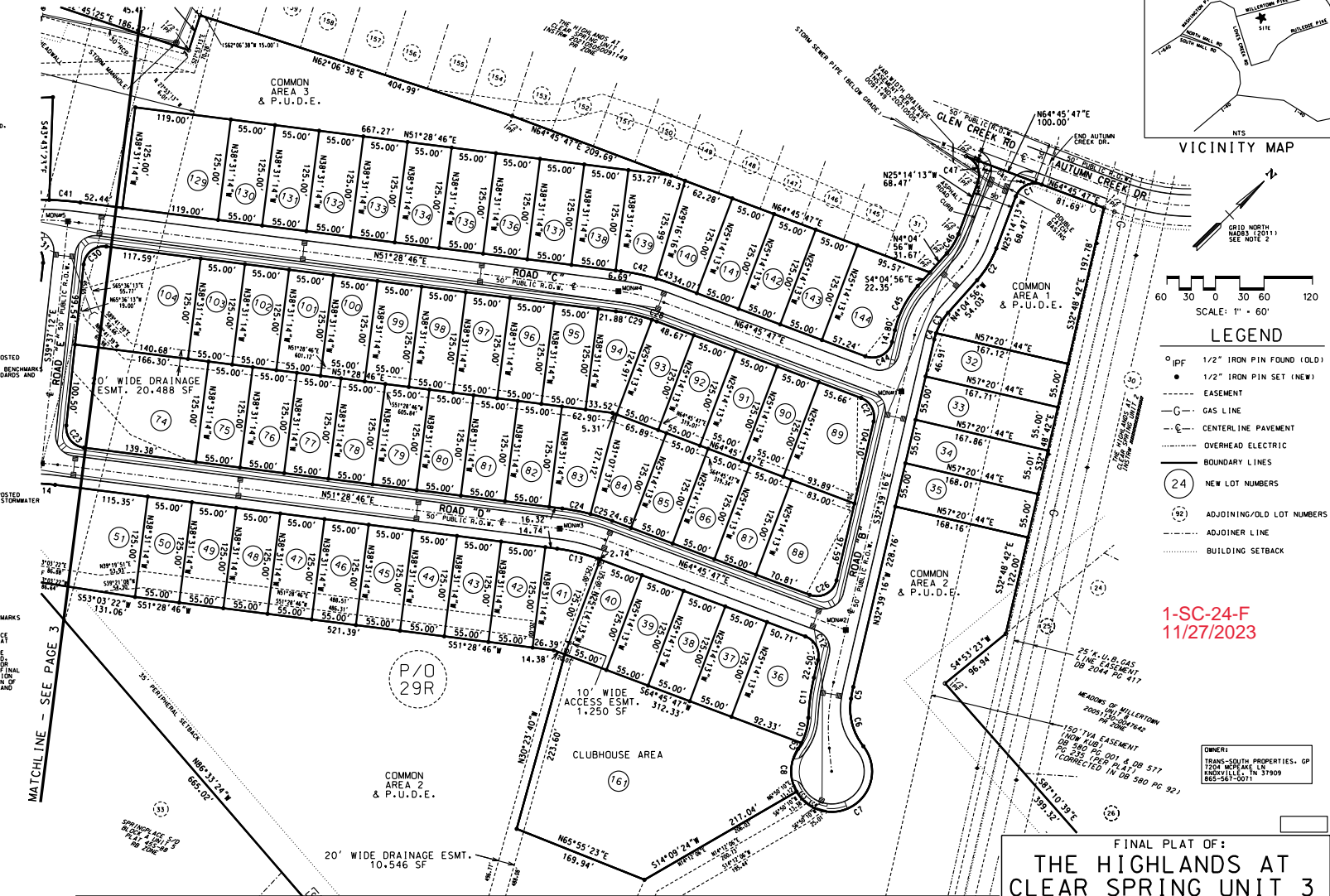
ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED

AS SHOWN AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION

ZONING SHOWN ON OFFICIAL MAP _____

DATE: _____

BY _____



- LEGEND**
- 1/2" IRON PIN FOUND (OLD)
 - 1/2" IRON PIN SET (NEW)
 - EASEMENT
 - GAS LINE
 - CENTERLINE PAVEMENT
 - OVERHEAD ELECTRIC
 - BOUNDARY LINES
 - 24 NEW LOT NUMBERS
 - 29 ADJOINING/OLD LOT NUMBERS
 - ADJOINER LINE
 - BUILDING SETBACK

1-SC-24-F
11/27/2023

OWNER:
TRANS-SOUTH PROPERTIES, CP
7204 WICKHAM LN
KNOXVILLE, TN 37909
865-547-0071

FINAL PLAT OF:
**THE HIGHLANDS AT
CLEAR SPRING UNIT 3**

REPLAT OF LOT 29R OF
CLEAR SPRING PLANTATION
AUTUMN CREEK DRIVE
KNOXVILLE, TENNESSEE
CLT MAP 60 W E PARCEL P/O 103-01
CITY OF KNOXVILLE WARD 32 BLOCK 32546
DATE: NOV. 21, 2023

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPt THIS AS INCORPORATED PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM, WE ARE THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

OWNER(S) PRINTED NAME: _____ SIGNATURE(S): _____
 DATE: _____ SIGNATURE(S): _____

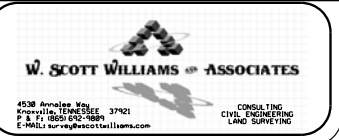
IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) CERTIFICATION STAMP.

STATE OF _____ COUNTY OF _____
 I, _____ DO HEREBY TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT I EXECUTED THE SAME AS MY FREE ACT AND DEED.

BEFORE ME PERSONALLY APPEARED _____ TO BE SEEN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT I EXECUTED THE SAME AS MY FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.
 MY COMMISSION EXPIRES _____ YEAR "SEAL"

Owner's Responsibility Note
 The property owner(s) is/are responsible for maintaining stormwater facilities on this property. See the governing document recording with the Register of Deeds for the Instrument No. 2088010902206 & 20200115041870.



CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING
 ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO THEIR SUBMISSION TO THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:
 THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS DATE OF 11/27/2023.

ENGINEERING DIRECTOR: _____
 PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING FINAL PLAT
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE COUNTY AND WITH EXISTING ORDINANCES AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE REGISTER OF DEEDS, KNOXVILLE, TENNESSEE. THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

DATE: _____
 CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS
 THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 NORTHWEST HOOK UTILITY DISTRICT
 UTILITY PROVIDER

DATE: _____
 AUTHORIZED SIGNATURE FOR UTILITY: _____
 CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS
 THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 K.U.B.
 UTILITY PROVIDER

DATE: _____
 AUTHORIZED SIGNATURE FOR UTILITY: _____
 GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCIES TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: _____
 DATE: _____
 DEPT: _____
 TITLE: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCIES TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON STORMWATER PLANS WHICH HAVE THE DATE OF _____ 20____.

SIGNED: _____
 DATE: _____
 DEPT: _____
 TITLE: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE COUNTY SUBDIVISION REGULATIONS. RECORDS HAS BEEN FILED FOR RECORD AND BENCHMARKS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR: _____ DATE: 11/27/23
 TENNESSEE CERTIFICATE NO. 1314

CERTIFICATION OF ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES, TENNESSEE STATE BOARD OF SURVEYING AND MAPPING, AND THE STANDARDS OF PRACTICE SET FORTH IN THE PRELIMINARY SURVEYING REGULATIONS OF THE STATE OF TENNESSEE. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR: _____ DATE: 11/27/23
 TENNESSEE CERTIFICATE NO. 1314

TAXES AND ASSESSMENTS
 THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK: _____ SIGNED: _____ DATE: _____
 KNOX COUNTY TRUSTEE: _____ SIGNED: _____ DATE: _____

ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE ADDRESSING DEPARTMENT AND BENCHMARKS CONTINUE TO BE MAINTAINED. THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____
 DATE: _____

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED AS INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:
 ZONING SHOWN ON OFFICIAL MAP

DATE: _____
 BY: _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN HEREBY ADOPT THIS AS THE OFFICIAL PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

OWNER(S) PRINTED NAME: _____ SIGNATURE(S): _____
 DATE: _____ SIGNATURE(S): _____

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) SIGNATURE(S) ON THIS _____ DAY OF _____, 20____.
 BEFORE ME PERSONALLY APPEARED _____ WHO KNOWS TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN BY COMMISSION EXPIRES _____ NOTARY SEAL

NOTARY PUBLIC: _____

CERTIFICATION OF OWNERSHIP AND GENERAL DEDICATION

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) SIGNATURE(S) ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ WHO KNOWS TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN BY COMMISSION EXPIRES _____ NOTARY SEAL

NOTARY PUBLIC: _____

CERTIFICATION OF OWNERSHIP AND GENERAL DEDICATION

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) SIGNATURE(S) ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ WHO KNOWS TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN BY COMMISSION EXPIRES _____ NOTARY SEAL

NOTARY PUBLIC: _____

CERTIFICATION OF OWNERSHIP AND GENERAL DEDICATION

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) SIGNATURE(S) ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ WHO KNOWS TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN BY COMMISSION EXPIRES _____ NOTARY SEAL

NOTARY PUBLIC: _____

CERTIFICATION OF OWNERSHIP AND GENERAL DEDICATION

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) SIGNATURE(S) ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ WHO KNOWS TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN BY COMMISSION EXPIRES _____ NOTARY SEAL

NOTARY PUBLIC: _____

CERTIFICATION OF OWNERSHIP AND GENERAL DEDICATION

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) SIGNATURE(S) ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ WHO KNOWS TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN BY COMMISSION EXPIRES _____ NOTARY SEAL

NOTARY PUBLIC: _____

CERTIFICATION OF OWNERSHIP AND GENERAL DEDICATION

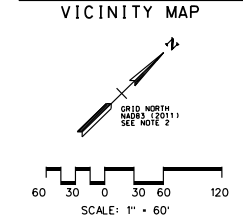
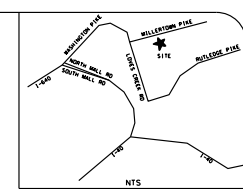
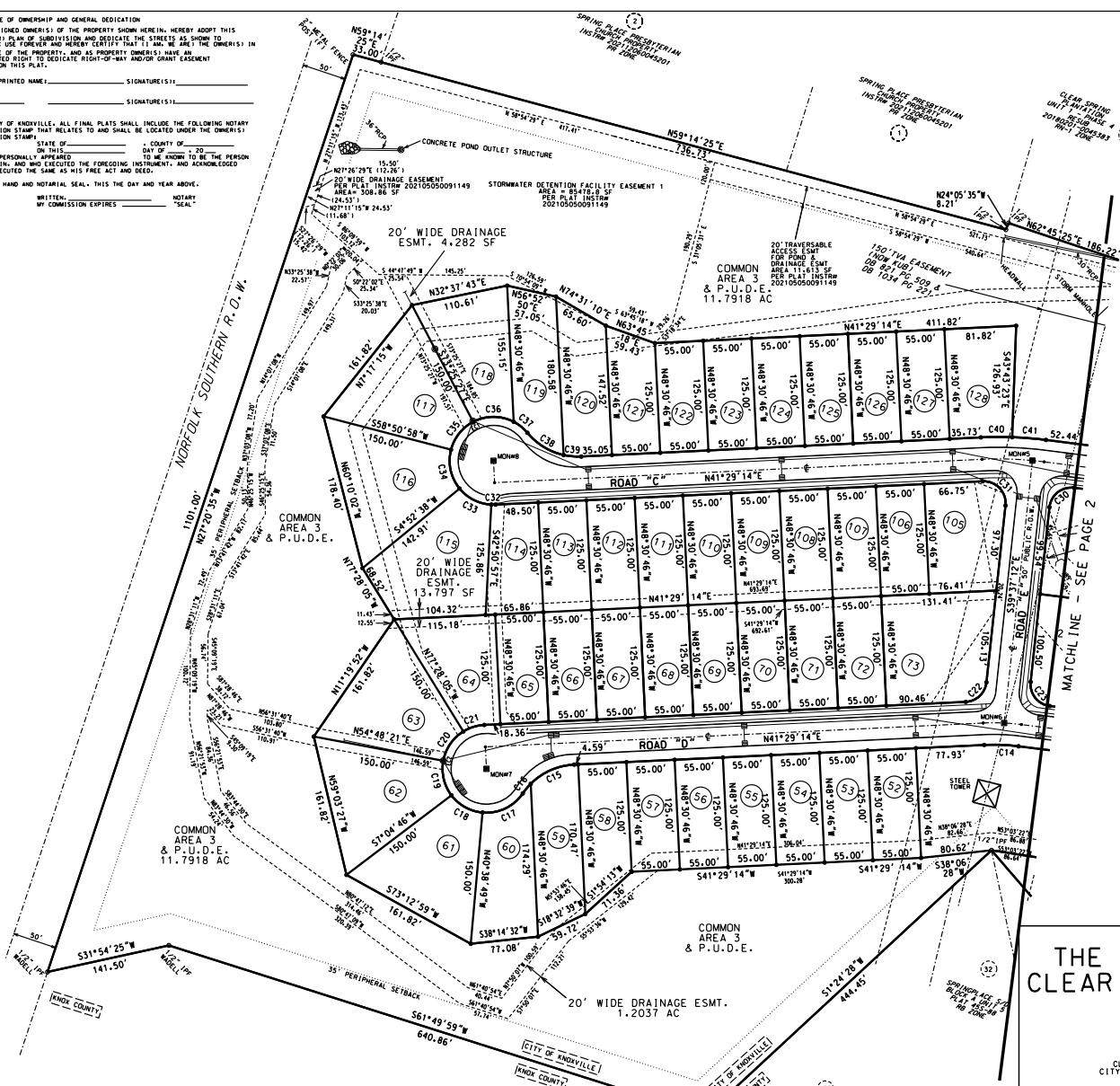
IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) SIGNATURE(S) ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ WHO KNOWS TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN BY COMMISSION EXPIRES _____ NOTARY SEAL

NOTARY PUBLIC: _____



1-SC-24-F
 11/27/2023

OWNER:
 TRANS-SOUTH PROPERTIES, GP
 7308 WICKHAM LN
 KNOXVILLE, TN 37909
 865-547-0071

FINAL PLAT OF:
THE HIGHLANDS AT CLEAR SPRING UNIT 3

REPLAT OF LOT 29F OF CLEAR SPRING PLANTATION
 AUTUMN CREEK DRIVE
 KNOXVILLE, TENNESSEE
 CLT MAP 60 W E PARCEL P/D 103-01
 CITY OF KNOXVILLE WARD 32 BLOCK 32546
 DATE: NOV. 21, 2023



W. SCOTT WILLIAMS & ASSOCIATES
 4538 Annals Way
 Knoxville, Tennessee 37921
 P O # 1805 692-8889
 E-MAIL: wscottwilliams.com

CONSULTING CIVIL ENGINEERING LAND SURVEYING

Owner's Responsibility Note
 The property owner(s) is (are) responsible for maintaining stormwater facilities on this property. See Comprehensive Document describing the responsibilities in the registration book instrument No. 200807090052206 & 202001100416160.

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING
 ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:
 CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
 THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND HANCO COUNTY AND WITH EXISTING RECORD PLATS, WITH THE EXCEPTION OF THE VARIANCES AND VARIATIONS DESCRIBED IN THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE 2022 COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 15-2-102 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR HANCO COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNED: _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS
 THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

NORTHEAST HANCO UTILITY DISTRICT
 UTILITY PROVIDER _____

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

K.U.V.B.
 UTILITY PROVIDER _____

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: _____ DATE: _____

DEPT: _____

TITLE: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON STORMWATER PLANS WHICH WERE APPROVED THE ____ DAY OF _____, 20____.

SIGNED: _____ DATE: _____

DEPT: _____

TITLE: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-HANCO COUNTY SUBDIVISION REGULATIONS. NO RECORDS HAS BEEN IDENTIFIED DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION OR FOR VARIANCES AND BENCHMARKS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Scott Williams
 REGISTERED LAND SURVEYOR _____ DATE: 11/21/23

TENNESSEE CERTIFICATE NO. 1314

CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF LAND SURVEYING AND SURVEYORS. I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Scott Williams
 REGISTERED LAND SURVEYOR _____ DATE: 11/21/23

TENNESSEE CERTIFICATE NO. 1314

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK: SIGNED: _____ DATE: _____

HANCO COUNTY TRUSTEE: SIGNED: _____ DATE: _____

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES SHOWN ON THE DIVISIONAL PLAT CONFORM TO THE ADDRESSING DEPARTMENT'S ADDRESSING REGULATIONS AND BENCHMARKS. THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____ DATE: _____

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED

SHALL BE SHOWN AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION ON OFFICIAL MAP

DATE: _____

BY _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPTS THIS AS INCORPORATED PLAN OF SUBDIVISION AND DEDICATES THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM, WE ARE THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

OWNER(S) PRINTED NAME: _____ SIGNATURE(S): _____

DATE: _____ SIGNATURE(S): _____

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) CERTIFICATION STAMP.

STATE OF _____ COUNTY OF _____

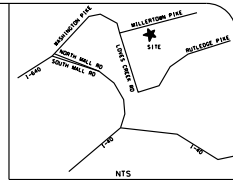
BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.

WRITTEN _____ NOTARY _____

MY COMMISSION EXPIRES _____ SEAL _____

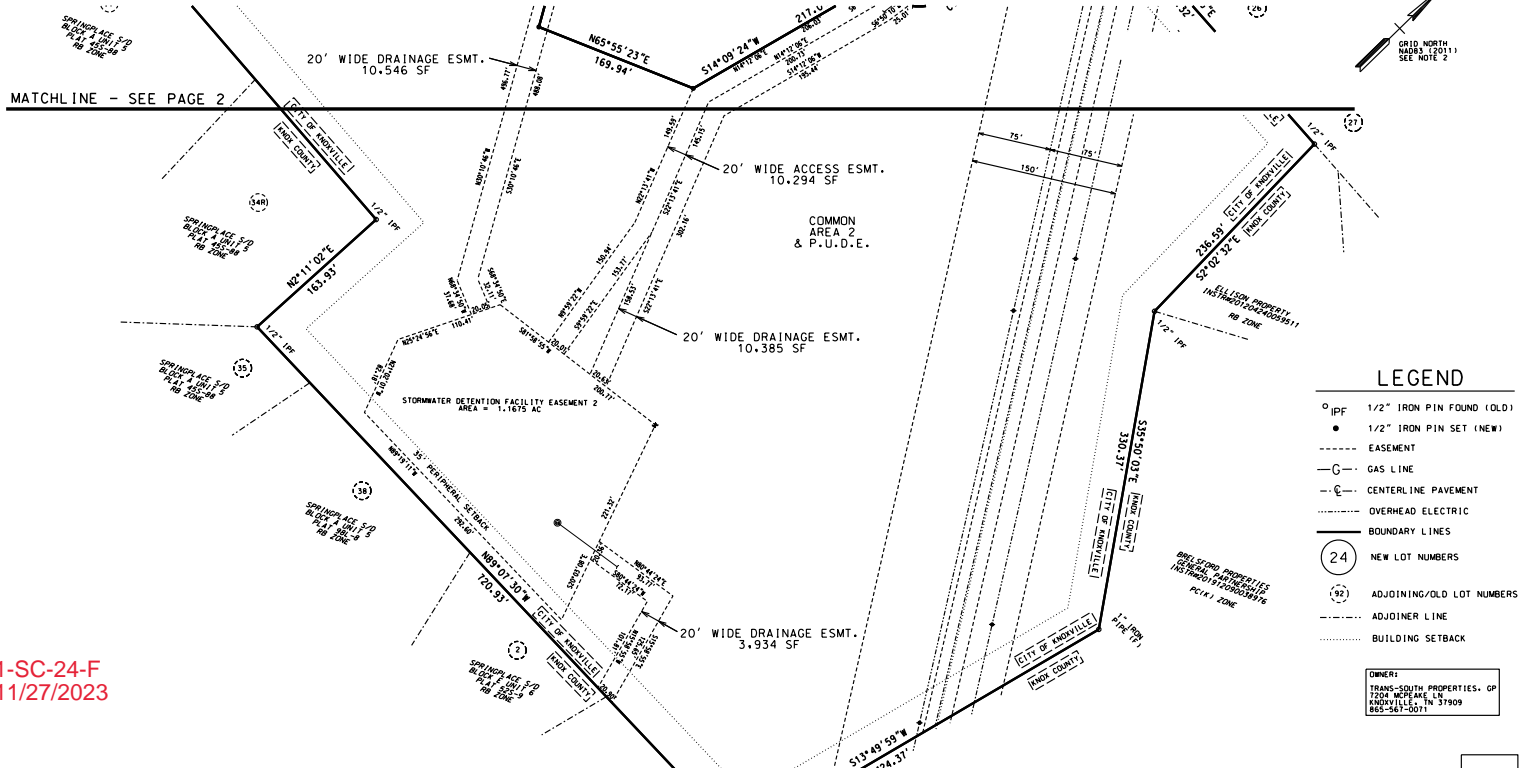
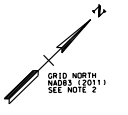
Owner's Responsibility Note
 The property owner(s) is/are responsible for maintaining stormwater facilities on this property. See Governmental records with the Register of Deeds for the Instrument No. 2080109002206 & 20200110041670.



MATCHLINE - SEE PAGE 2

1-SC-24-F
 11/27/2023

VICINITY MAP



LEGEND

- IPF 1/2" IRON PIN FOUND (OLD)
- 1/2" IRON PIN SET (NEW)
- - - EASEMENT
- G - GAS LINE
- C - CENTERLINE PAVEMENT
- E - OVERHEAD ELECTRIC
- - - BOUNDARY LINES
- (24) NEW LOT NUMBERS
- (25) ADJOINING/OLD LOT NUMBERS
- - - ADJOINER LINE
- - - BUILDING SETBACK

OWNER:
 TRANS-SOUTH PROPERTIES, GP
 7204 MCPHAIL LN
 KNOXVILLE, TN 37909
 865-567-0071

FINAL PLAT OF:
THE HIGHLANDS AT CLEAR SPRING UNIT 3
 REPLAT OF LOT 29R OF CLEAR SPRING PLANTATION
 AUTUMN CREEK DRIVE
 KNOXVILLE, TENNESSEE
 CLT MAP 80 W E PARCEL PVD 103-01
 CITY OF KNOXVILLE WARD 32 BLOCK 32546
 DATE: NOV. 21, 2023



W. SCOTT WILLIAMS & ASSOCIATES
 CONSULTING CIVIL ENGINEERING
 LAND SURVEYING
 4538 Annalee Way
 Knoxville, Tennessee 37921
 P O #1 865 642-8889
 E-MAIL: wsw@scottwilliams.com



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

W. Scott Williams & Associates

Applicant Name Affiliation

11/29/2023	1/11/2024	1-SC-24-F
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Scott Williams W. Scott Williams & Associates

Name / Company

4530 Annalee Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Trans-South Properties G P	2368 McCampbell Well Way Louisville TN 3777	865-567-0071
Owner Name (if different)	Owner Address	Owner Phone / Email

2175 Glen Creek Rd.

Property Address

60 H E 103 01 (part of)	58.2901 acres
Parcel ID	Tract Size

Knoxville Utilities Board	Northeast Knox Utility District	No
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South of Glen Creek Road and Autumn Creek Drive

General Location

<input checked="" type="checkbox"/> City	Council District 4	RN-1 (Single-Family Residential Neighborhood), HP
<input type="checkbox"/> County	District	Zoning District
		Existing Land Use

Northeast County	Urban Growth Area (Inside City Limits)
Planning Sector	Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

The Highlands At Clear Spring	Related Rezoning File Number
Proposed Subdivision Name	
<u>3</u>	<u>114</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s) _____		
Proposed Density (units/acre) Previous Zoning Requests _____		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$2,780.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	W. Scott Williams & Associates	11/29/2023
	Please Print	Date

Phone / Email _____

Property Owner Signature	Trans-South Properties G P	11/29/2023
	Please Print	Date



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

1-SC-24-F

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name

Company

Address

City

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Glen Creek Rd/Autumn Creek Dr

58.2901 acres

General Location

Tract Size

RN-1/HP

AgForVac

City County

District

Zoning District

Existing Land Use

Northeast County

LDR/HP

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

_____ Combine Parcels
 Divide Parcel
 Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0203	\$2780	
Fee 2		\$2780.00
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Scott Williams

Applicant Signature

Please Print

Date

Phone Number

Email

11/27 SS

Property Owner Signature

Please Print

Date Paid