



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning and Subdivision Specialist
DATE: January 3, 2024
RE: File 1-SC-24-F, Agenda #15
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, Planning staff are recommending postponement for 30 days until the February 8, 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.

1/4/24

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.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 2/8/24 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WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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.

AUTHORIZATION

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

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:

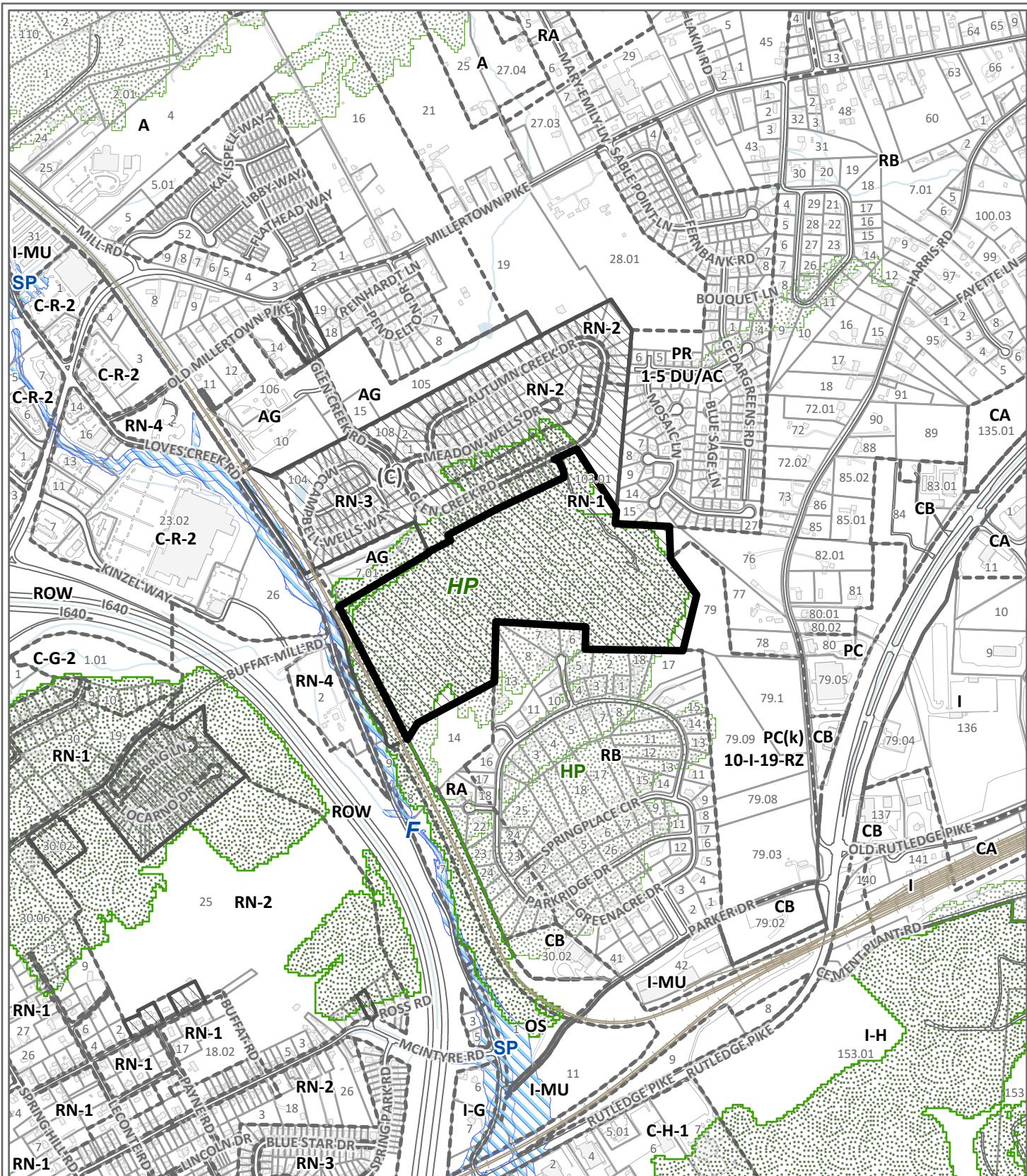
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



FINAL SUBDIVISION PLAT

1-SC-24-F

Petitioner: W. Scott Williams & Associates



Final Plat For: The Highlands At Clear Spring

Original Print Date: 12/18/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 60

Jurisdiction: City

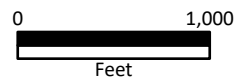
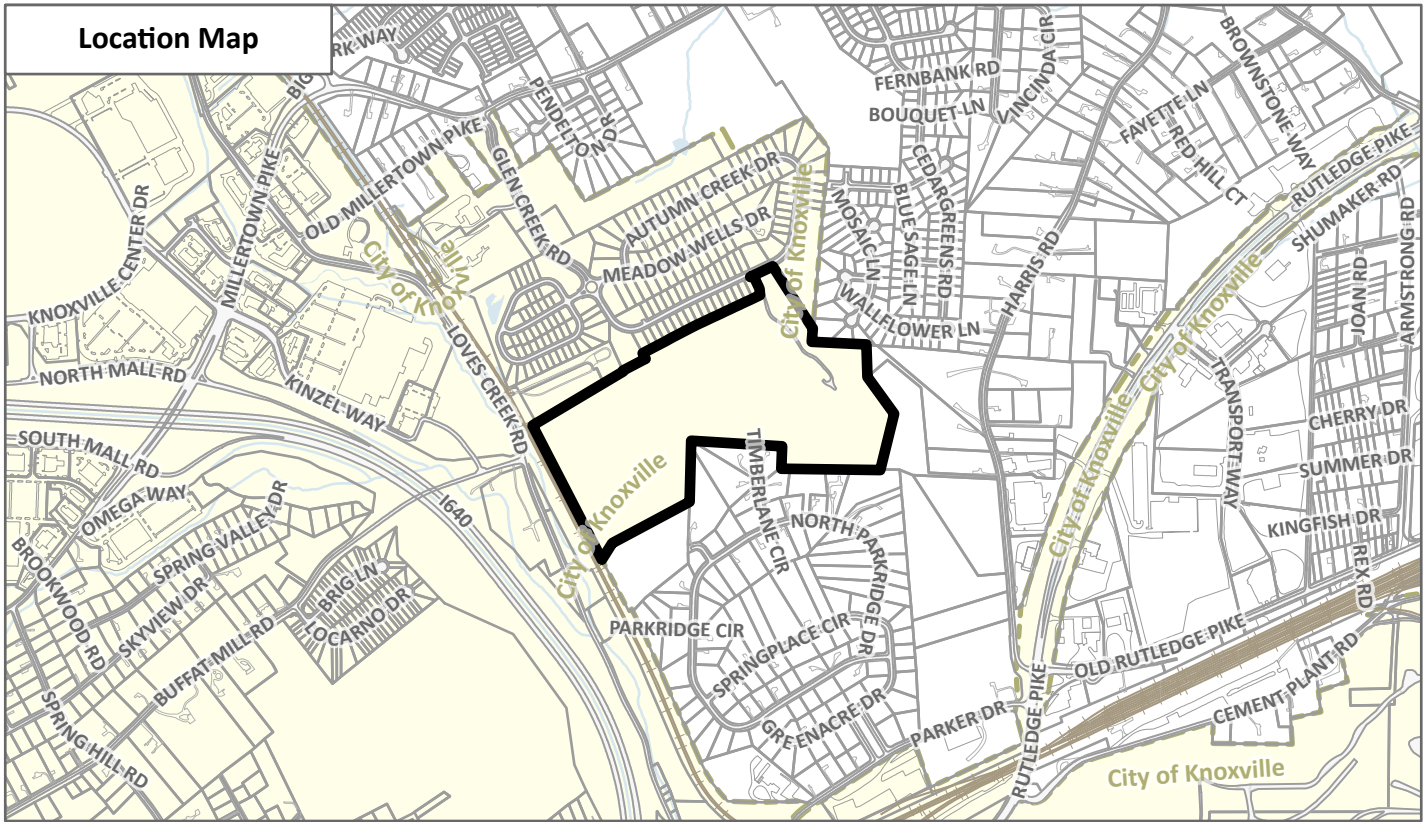
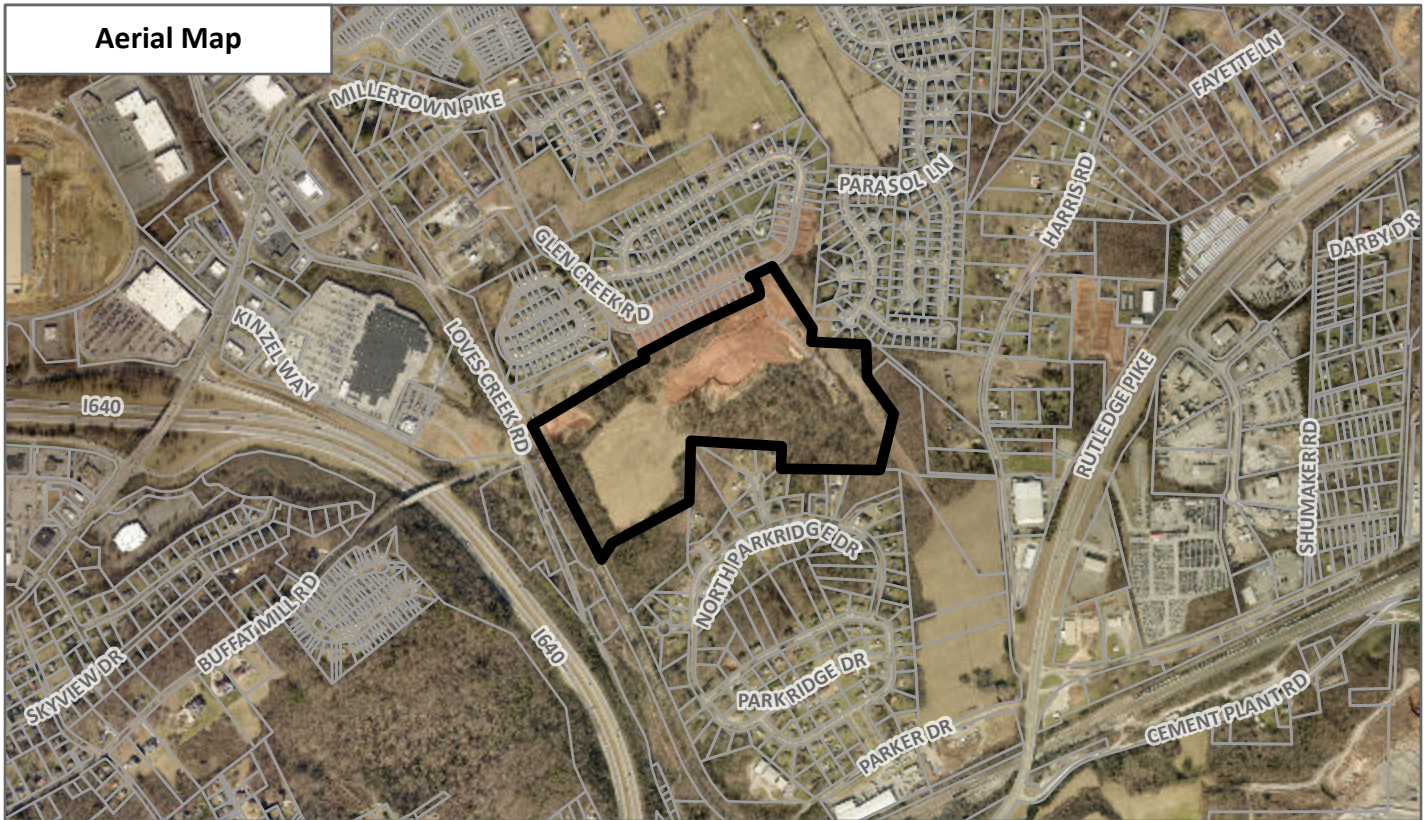


Exhibit A. Contextual Images

Location Map



Aerial Map



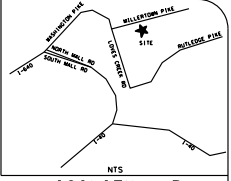
CONTEXTUAL MAPS 1

1-SC-24-F

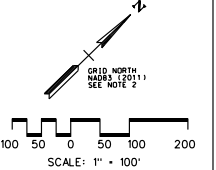


Case boundary





VICINITY MAP



LEGEND

- IPF 1/2" IRON PIN FOUND (OLD)
- 1/2" IRON PIN SET (NEW)
- EASEMENT
- G- GAS LINE
- E- CENTERLINE PAVEMENT
- EE- 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' 20"E 200.150' E 2602158.802
MON#2	N 82°53' 11"W 200.150' W 2602322.040
MON#3	N 62°46' 15"E 2601985.859
MON#4	N 62°02' 40"E 2601876.351
MON#5	N 62°59' 57"E 2601200.196
MON#6	N 62°46' 35"E 2601481.911
MON#7	N 62°20' 15"E 2601307.995
MON#8	N 62°45' 42"E 2600862.271

HOMEOWNERS ASSOCIATION INSTRUMENT NO.

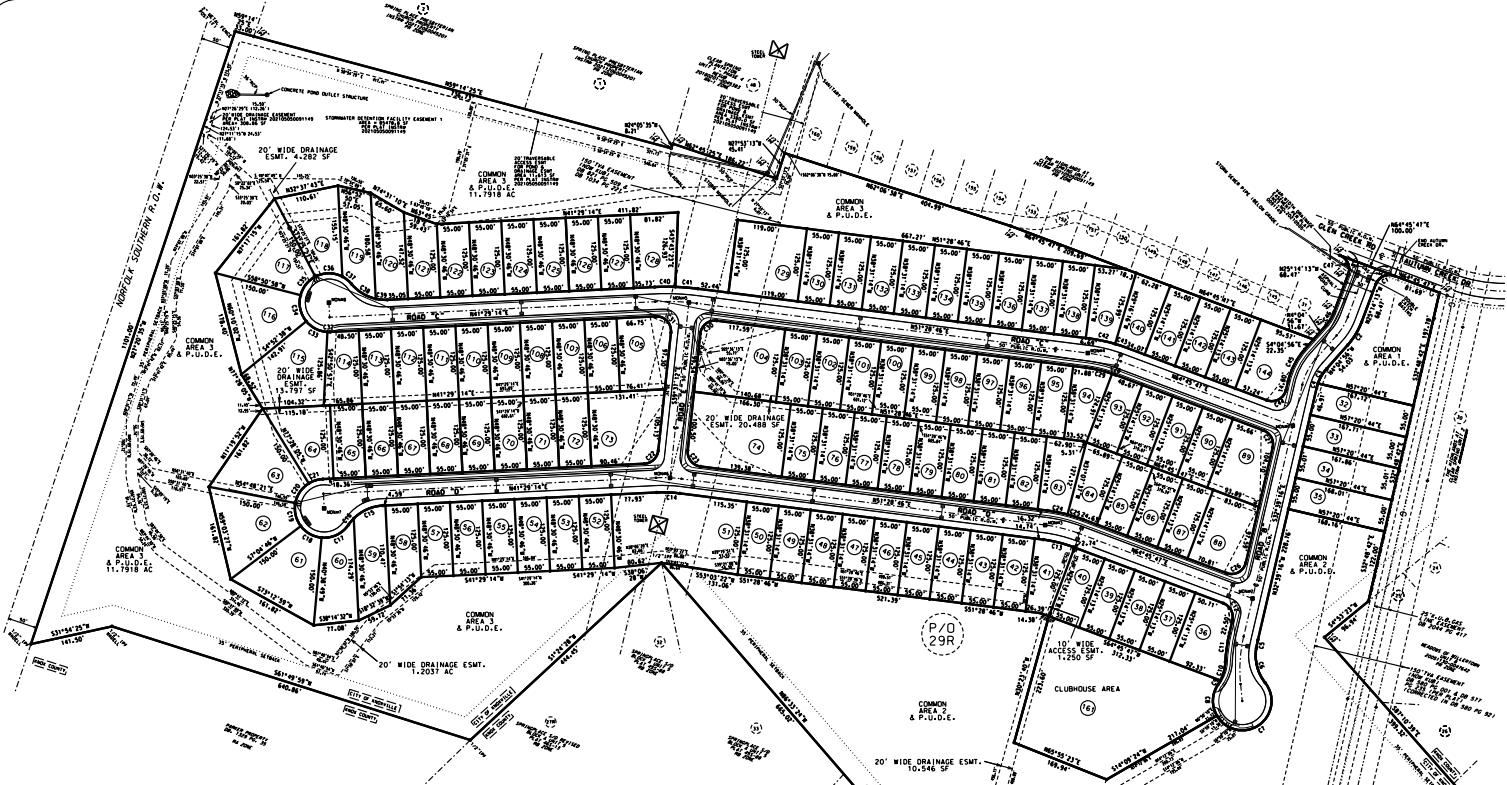
OWNER:
TRANS-SOUTH PROPERTIES, GP
7204 MCPHAIL LN
KNOXVILLE, TN 37909
865-547-5071

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, TN 37921
P: 865.642.8889
E: williams@scottwilliams.com
CONSULTING CIVIL ENGINEERING
LAND SURVEYING



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 35.36
C2	125.00	46.15	5.14	S 39° 50' E 45.89
C3	75.00	29.29	4.81	N 15° 18' 35" W 29.11
C4	75.00	8.11	4.29	S 33° 25' W 8.11
C5	225.00	14.80	5.34	S 22° 22" E 14.80
C6	75.00	62.52	5.67	N 18° 18" E 60.22
C7	50.00	164.36	5.97	N 9° 59' 05" E 99.14
C8	50.00	56.89	5.43	S 43° 49' 06" E 53.43
C9	75.00	8.28	5.14	S 32° 24" E 8.28
C10	75.00	32.65	5.30	S 30° 35' 24" E 32.39
C11	275.00	49.94	5.37	S 17° 17" E 49.87
C12	25.00	36.03	4.72	N 72° 58' 49" W 32.69
C13	225.00	52.16	5.58	S 7° 18" W 52.95
C14	225.00	39.24	5.48	S 20° 02" W 39.19
C15	75.00	56.28	5.20	N 22° 14" E 54.84
C16	75.00	14.26	5.18	N 11° 42" W 14.24
C17	50.00	53.23	4.81	N 18° 31" E 50.15
C18	50.00	41.65	4.72	N 72° 12' 58" E 40.46
C19	50.00	41.65	5.59	S 59° 02' 27" E 40.46
C20	50.00	41.65	5.11	N 11° 19' 52" E 40.46
C21	50.00	29.27	5.27	S 27° 03' 24" W 29.40
C22	25.00	35.39	5.00	N 0° 56' 01" E 32.51
C23	25.00	36.79	5.84	S 04° 13" E 36.91
C24	275.00	35.49	5.55	S 10° 34" W 35.46
C25	275.00	28.27	5.61	S 49° 00" W 28.25
C26	275.00	42.51	5.19	S 10° 31' 15" E 37.57
C27	25.00	36.03	4.72	N 72° 58' 49" W 32.69
C28	225.00	6.33	4.63	S 57° 24" E 4.65
C29	225.00	49.83	4.57	N 5° 18' 52" E 45.15
C30	25.00	39.75	5.57	N 5° 54" W 39.69
C31	25.00	43.15	5.89	S 03° 59" W 37.99
C32	50.00	4.94	4.44	S 19° 08" E 4.94
C33	50.00	41.65	4.71	N 71° 00" E 40.46
C34	50.00	47.10	5.58	N 08° 12" E 45.38
C35	50.00	41.65	5.71	S 17° 10" E 40.46
C36	50.00	47.97	4.94	N 71° 00" E 40.46
C37	50.00	20.13	5.83	S 04° 58" W 20.40
C38	75.00	49.35	5.79	S 49° 00" W 48.46
C39	75.00	20.20	5.56	S 06° 30' 15" W 44.25
C40	275.00	19.36	5.62	S 44° 56" W 19.46
C41	425.00	38.59	5.48	S 24° 11" W 38.56
C42	275.00	44.39	5.56	S 06° 30' 15" W 44.25
C43	275.00	19.36	5.62	S 44° 56" W 19.46
C44	225.00	42.51	5.19	S 10° 31' 15" E 37.57
C45	125.00	62.34	5.19	S 22° 02" W 61.89
C46	75.00	27.69	4.81	N 14° 39' 52" W 27.43
C47	25.00	39.27	5.19	N 70° 14' 33" W 35.36

AREA TABLE

Lot	Area (sq ft)	Area (acres)	Lot	Area (sq ft)	Area (acres)
10	9210.81	.266	60	8873.00	.256
11	9210.81	.266	61	8873.00	.256
12	9210.81	.266	62	8873.00	.256
13	9210.81	.266	63	8873.00	.256
14	9210.81	.266	64	8873.00	.256
15	9210.81	.266	65	8873.00	.256
16	9210.81	.266	66	8873.00	.256
17	9210.81	.266	67	8873.00	.256
18	9210.81	.266	68	8873.00	.256
19	9210.81	.266	69	8873.00	.256
20	9210.81	.266	70	8873.00	.256
21	9210.81	.266	71	8873.00	.256
22	9210.81	.266	72	8873.00	.256
23	9210.81	.266	73	8873.00	.256
24	9210.81	.266	74	8873.00	.256
25	9210.81	.266	75	8873.00	.256
26	9210.81	.266	76	8873.00	.256
27	9210.81	.266	77	8873.00	.256
28	9210.81	.266	78	8873.00	.256
29	9210.81	.266	79	8873.00	.256
30	9210.81	.266	80	8873.00	.256
31	9210.81	.266	81	8873.00	.256
32	9210.81	.266	82	8873.00	.256
33	9210.81	.266	83	8873.00	.256
34	9210.81	.266	84	8873.00	.256
35	9210.81	.266	85	8873.00	.256
36	9210.81	.266	86	8873.00	.256
37	9210.81	.266	87	8873.00	.256
38	9210.81	.266	88	8873.00	.256
39	9210.81	.266	89	8873.00	.256
40	9210.81	.266	90	8873.00	.256
41	9210.81	.266	91	8873.00	.256
42	9210.81	.266	92	8873.00	.256
43	9210.81	.266	93	8873.00	.256
44	9210.81	.266	94	8873.00	.256
45	9210.81	.266	95	8873.00	.256
46	9210.81	.266	96	8873.00	.256
47	9210.81	.266	97	8873.00	.256
48	9210.81	.266	98	8873.00	.256
49	9210.81	.266	99	8873.00	.256
50	9210.81	.266	100	8873.00	.256
51	9210.81	.266	101	8873.00	.256
52	9210.81	.266	102	8873.00	.256
53	9210.81	.266	103	8873.00	.256
54	9210.81	.266	104	8873.00	.256
55	9210.81	.266	105	8873.00	.256
56	9210.81	.266	106	8873.00	.256
57	9210.81	.266	107	8873.00	.256
58	9210.81	.266	108	8873.00	.256
59	9210.81	.266	109	8873.00	.256
60	9210.81	.266	110	8873.00	.256
61	9210.81	.266	111	8873.00	.256
62	9210.81	.266	112	8873.00	.256
63	9210.81	.266	113	8873.00	.256
64	9210.81	.266	114	8873.00	.256
65	9210.81	.266	115	8873.00	.256
66	9210.81	.266	116	8873.00	.256
67	9210.81	.266	117	8873.00	.256
68	9210.81	.266	118	8873.00	.256
69	9210.81	.266	119	8873.00	.256
70	9210.81	.266	120	8873.00	.256
71	9210.81	.266	121	8873.00	.256
72	9210.81	.266	122	8873.00	.256
73	9210.81	.266	123	8873.00	.256
74	9210.81	.266	124	8873.00	.256
75	9210.81	.266	125	8873.00	.256
76	9210.81	.266	126	8873.00	.256
77	9210.81	.266	127	8873.00	.256
78	9210.81	.266	128	8873.00	.256
79	9210.81	.266	129	8873.00	.256
80	9210.81	.266	130	8873.00	.256
81	9210.81	.266	131	8873.00	.256
82	9210.81	.266	132	8873.00	.256
83	9210.81	.266	133	8873.00	.256
84	9210.81	.266	134	8873.00	.256
85	9210.81	.266	135	8873.00	.256
86	9210.81	.266	136	8873.00	.256
87	9210.81	.266	137	8873.00	.256
88	9210.81	.266	138	8873.00	.256
89	9210.81	.266	139	8873.00	.256
90	9210.81	.266	140	8873.00	.256
91	9210.81	.266	141	8873.00	.256
92	9210.81	.266	142	8873.00	.256
93	9210.81	.266	143	8873.00	.256
94	9210.81	.266	144	8873.00	.256
95	9210.81	.266	145	8873.00	.256
96	9210.81	.266	146	8873.00	.256
97	9210.81	.266	147	8873.00	.256
98	9210.81	.266	148	8873.00	.256
99	9210.81	.266	149	8873.00	.256
100	9210.81	.266	150	8873.00	.256

EASEMENT CURVE TABLE
(DISTANCES IN FEET)

Name	Radius	Arc Length	Chord Length	Chord Direction
E1	50.00	32.70	5.50	S 10° 31' 15" E 37.57
E2	50.00	32.70	5.50	S 10° 31' 15" E 37.57
E3	50.00	32.71	5.50	S 10° 31' 15" E 37.57

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE 114 LOTS, PUBLIC RIGHT-OF-WAYS, EASEMENTS, AND COMMON AREAS. THIS PROPERTY WAS PREVIOUSLY PLATTED AS 'LOT 29R OF CLEAR SPRING PLANTATION'.
 2. BEARINGS SHOWN HEREON ARE BASED ON CON GRID NORTH, KNOXVILLE GRID NORTH BASED ON A BEARING OF S 19°17'00" FROM CITY CONTROL POINT # 0050 TO WOOD DISTANCES HAVE NOT BEEN REDUCED TO GRID. ELEVATION DATUM BASED ON CON CONTROL POINT # 0050 (1985-87 NAVD83).
 3. THIS PROPERTY IS ZONED RH-1 (PREVIOUSLY RP-1) IN CITY OF KNOXVILLE WITH DENSITY UP TO 3 UNITS/ACRE.
 4. BUILDING SETBACKS: (PER ZONING OR MNC APPROVAL) FRONT: 25', SIDE: 5', REAR: 15', PERIMETER: 25'.
 5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR AS BUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCIES. THERE SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INTERIOR OF ALL OTHER EXTERIOR LOT LINES. NO EASEMENTS ARE REQUIRED WHERE ZERO (0) LINE SETBACKS HAVE BEEN APPROVED (PLANNED ZONES) OR WHEN SETBACKS ARE NOT REQUIRED PER THE ZONING.
 6. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 42080216E & 42080216D, EFFECTIVE DATE: AUG. 31, 2015.
 7. TOTAL AREA THIS SURVEY: 114 LOTS, 3 COMMON AREAS, AND RIGHT-OF-WAYS OF 58.2901 ACRES.
 8. DEED REFERENCE: INSTR.# 2006010086571, PREVIOUS PLAT REF: INSTR.# 20100810009313.
 9. IRON PIN SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 10. LOTS TO HAVE INTERNAL ROAD ACCESS ONLY.
 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-OF-REVENUE REFER TO THE PLANNING COMMISSION'S FILES # 9-SE-18-C, 9-S-18-UR, 11-S-23-C, AND 11-C-23-SU.
 12. THERE SHALL BE NO BUILDING WITHIN THE TRANSMISSION LINE EASEMENTS WITHOUT THE PRIOR CONSENT OF THE ANCHOR RUBY.
 13. TOTAL AREA OF PUBLIC RIGHT-OF-WAY DEDICATION IS 5.3466 ACRES.

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 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 HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND WITH ALL EXISTING AND RELATED LAWS AND ORDINANCES OF THE CITY OF KNOXVILLE, TENNESSEE. THE APPROVAL OF THIS PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COUNTY OF KNOXVILLE, TENNESSEE. 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.
 NORTHWEST HOUSING 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.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 AGENCIES TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS 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 AGENCIES TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON STORMWATER PLANS WHICH HAVE APPROVED ON THE DATE OF 11/27/2023.

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 APPROVED ON THE DATE OF 11/27/2023.

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 HOUSING UTILITY SUBDIVISION REGULATIONS WHICH HAVE BEEN IDENTIFIED OR DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. I HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

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 HOUSING UTILITY SUBDIVISION REGULATIONS WHICH HAVE BEEN IDENTIFIED OR DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. I HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

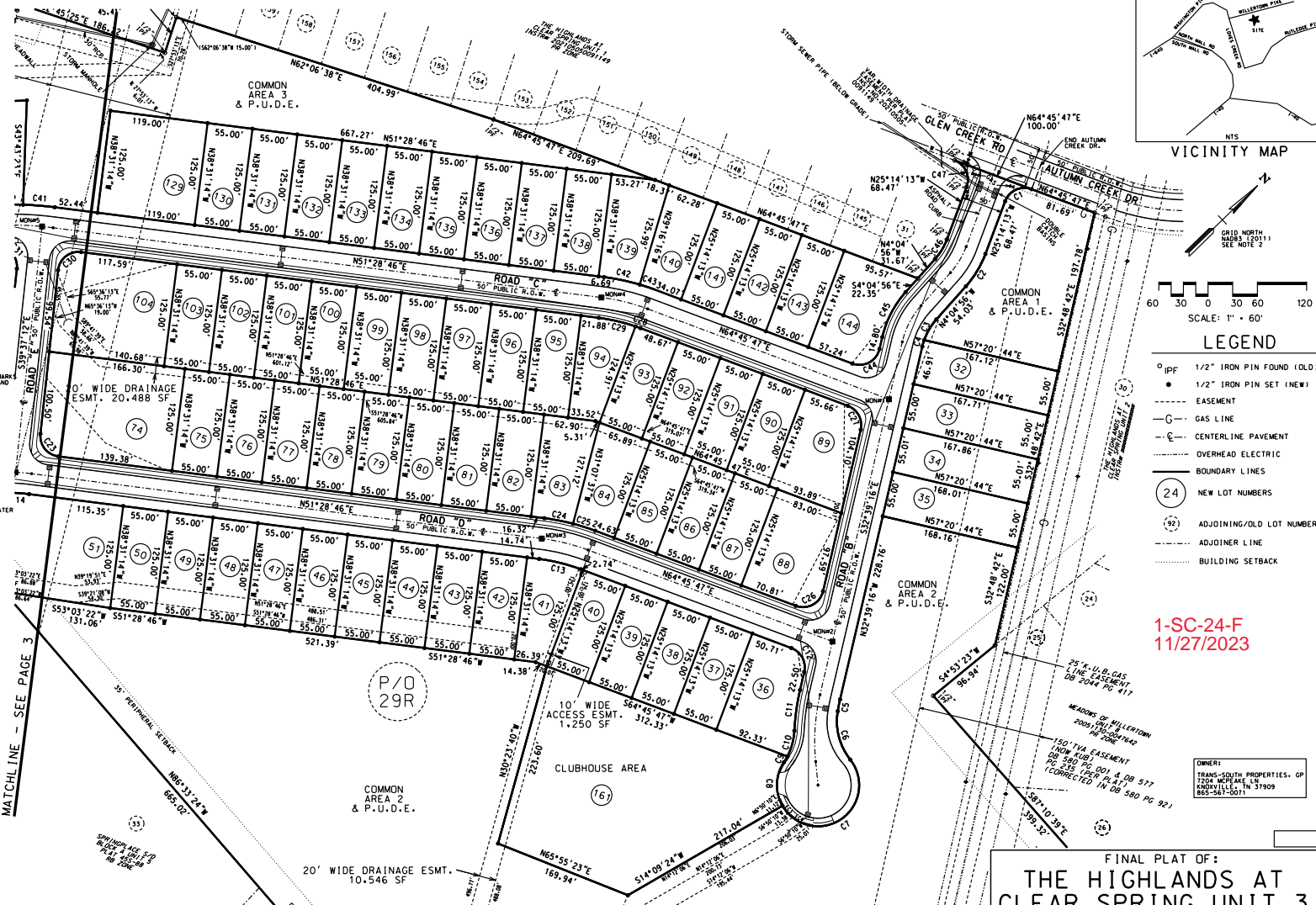
SIGNED: _____ DATE: _____
 DEPT: _____ TITLE: _____
 CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED
 I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I 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 HOUSING UTILITY SUBDIVISION REGULATIONS WHICH HAVE BEEN IDENTIFIED OR DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. I HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

SIGNED: _____ DATE: _____
 DEPT: _____ TITLE: _____
 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: _____
 HOUSING DEPARTMENT CERTIFICATION
 ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE HOUSING UTILITY SUBDIVISION REGULATIONS AND BENCHMARKS AND PROPERTY MONUMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

SIGNED: _____ DATE: _____
 DEPT: _____ TITLE: _____
 CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS A PERMANENT PUBLIC USE 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): _____

SIGNED: _____ DATE: _____
 DEPT: _____ TITLE: _____
 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 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.
 BY _____ WRITTEN _____ NOTARY _____
 MY COMMISSION EXPIRES _____ YEAR "SEAL"

SIGNED: _____ DATE: _____
 DEPT: _____ TITLE: _____
 ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED
 CONSISTENT AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION ON OFFICIAL MAP
 ZONING SHOWN ON OFFICIAL MAP
 DATE: _____
 BY _____



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

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



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

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 HEREON 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 REGISTER OF DEEDS. ANY AMENDMENTS TO THIS PLAT SHALL BE MADE BY A SUPPLEMENTAL PLAT. 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.
NORTHEAST HOCH 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.D.: _____
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 ENCUMBRANCES 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. NO RECORDS HAVE BEEN TITLED 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.

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, PROFESSIONAL STANDARDS OF PRACTICE. THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10000 AS SHOWN HEREON. 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 IN ACCORDANCE WITH 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 STREET(S) AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT THE OWNER(S) IN FULL AND COMPLETE SURRENDER 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 OF _____ COUNTY OF _____ TENNESSEE, ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED _____ WHO SEEMED TO ME 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: _____

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 ENCUMBRANCES 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. NO RECORDS HAVE BEEN TITLED 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.

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, PROFESSIONAL STANDARDS OF PRACTICE. THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10000 AS SHOWN HEREON. 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.

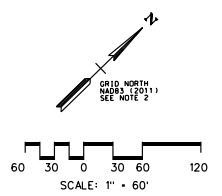
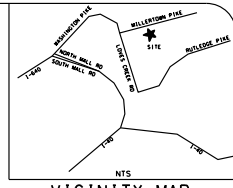
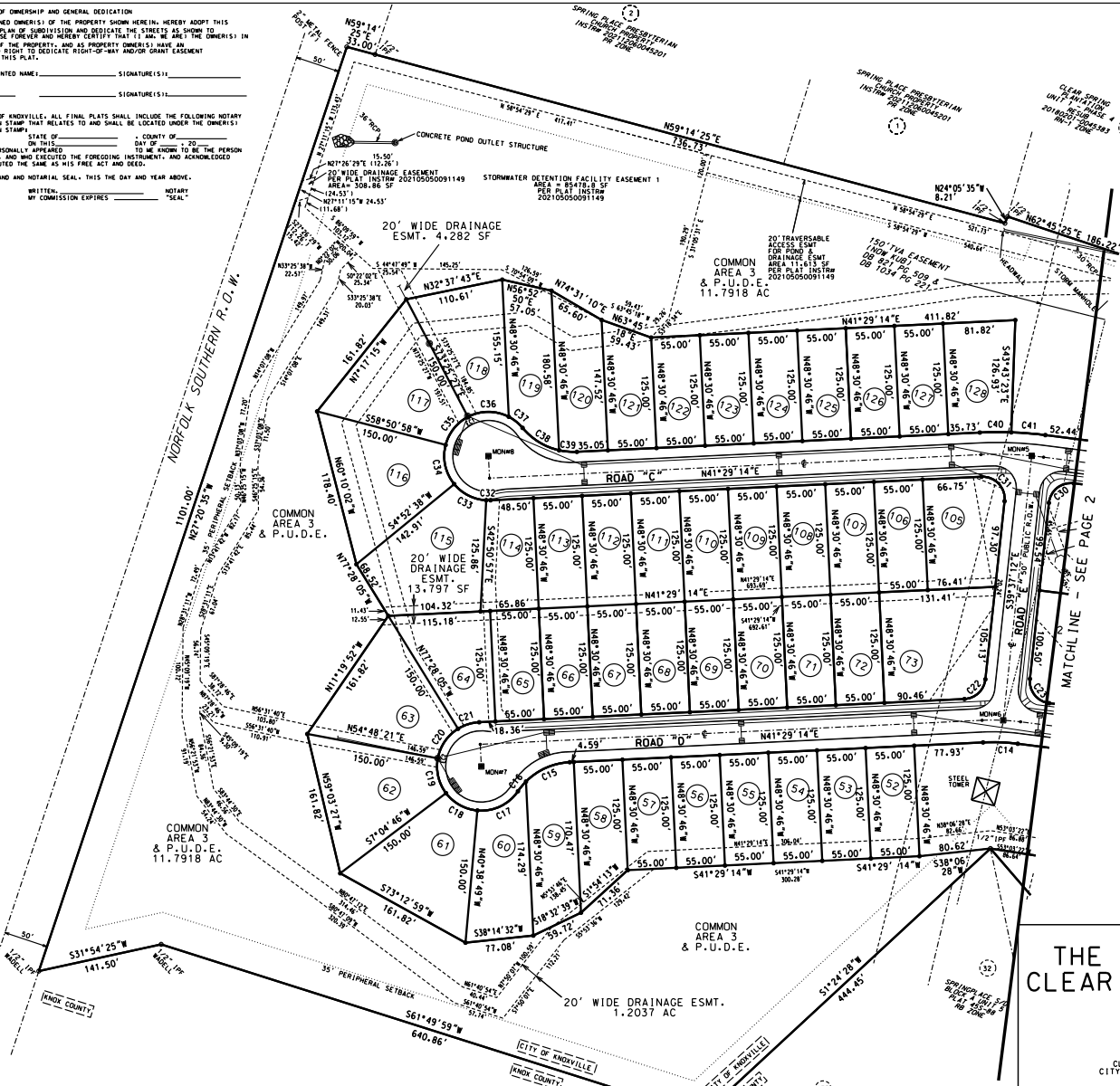
CITY TAX CLERK: _____ SIGNED: _____ DATE: _____
KNOX COUNTY TRUSTEE: _____ SIGNED: _____ DATE: _____

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 IN ACCORDANCE WITH 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: _____

Owner's Responsibility Note
The property owner(s) is (are) responsible for maintaining stormwater facilities on this property. See Comprehensive Document describing this responsibility as set forth in the State of Tennessee Code Annotated, Title 26, Chapter 1100-1100-1100.



- Legend symbols for:
 - 1/2" IRON PIN FOUND (OLD)
 - 1/2" IRON PIN SET (NEW)
 - EASEMENT
 - GAS LINE
 - CENTRAL LINE PAVEMENT
 - OVERHEAD ELECTRIC
 - BOUNDARY LINES
 - NEW LOT NUMBERS
 - ADJOINING/OLD LOT NUMBERS
 - ADJOINER LINE
 - BUILDING SETBACK

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

OWNER: TRANS-SOUTH PROPERTIES, GP
7208 MCPHAIL 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/O 103-01
CITY OF KNOXVILLE WARD 32 BLOCK 32546
DATE: NOV. 21, 2023



W. SCOTT WILLIAMS & ASSOCIATES
4538 Annals Way, Knoxville, Tennessee 37921
P: 865.642.8899
E: williams@wscottwilliams.com
CONSULTING CIVIL ENGINEERING AND SURVEYING

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 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 HANCO COUNTY AND WITH EXISTING RECORD PLATS. THE PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE 2023 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.
 NORTHWEST 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 HAVE APPROVED THE ____ DAY

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 FILED, 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.

SIGNED: _____

DATE: _____

DEPT: _____

TITLE: _____

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 FURTHER CERTIFY THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:100,000 AS SHOWN HEREON. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

SIGNED: _____

DATE: 11/21/23

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: _____

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 MAP CONFORM 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: _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPt THIS AS AN UTILITY 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.

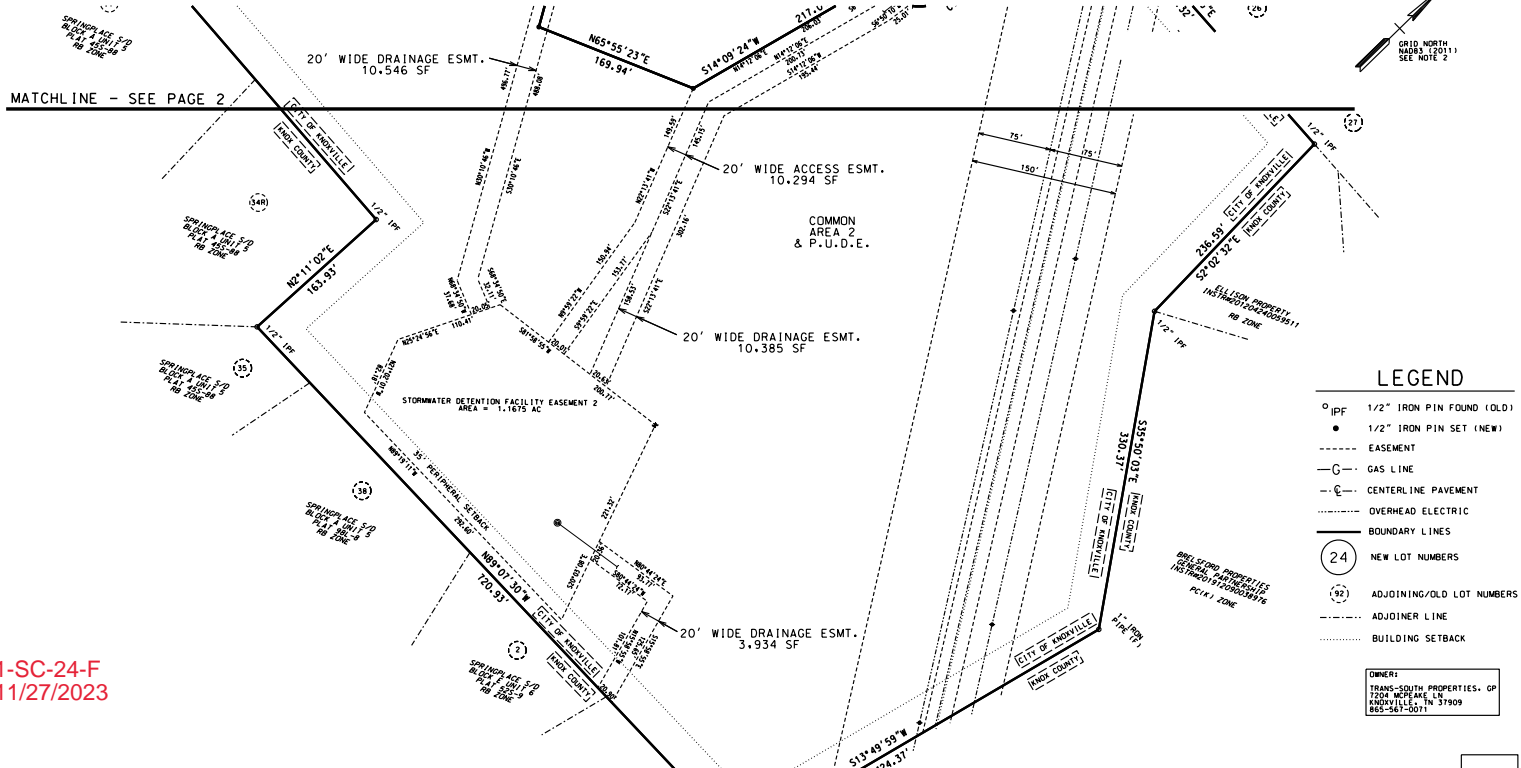
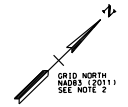
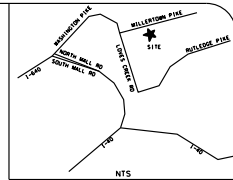
STATE OF _____ COUNTY OF _____
 I, _____ DO hereby certify that I am the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

WRITTEN: _____ NOTARY SEAL

Owner's Responsibility Note
 The property owner(s) is/are responsible for pointing/staking/staking facilities on this property. See Governmental records with the Register of Deeds for Instrument Nos. 2080109002206 & 20200110041670.

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



LEGEND

- IPF 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
- 38 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

4538 Annalee Way
 Knoxville, Tennessee 37921
 P O #1 865-642-8889
 E-MAIL: wsw@wscottwilliams.com

CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING



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

Part of Parcel (Y/N)?

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

City

Council District 4

RN-1 (Single-Family Residential Neighborhood), HP

County District

Zoning District

Existing Land Use

Northeast County

Urban Growth Area (Inside City Limits)

Planning Sector

Sector Plan Land Use Classification

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