



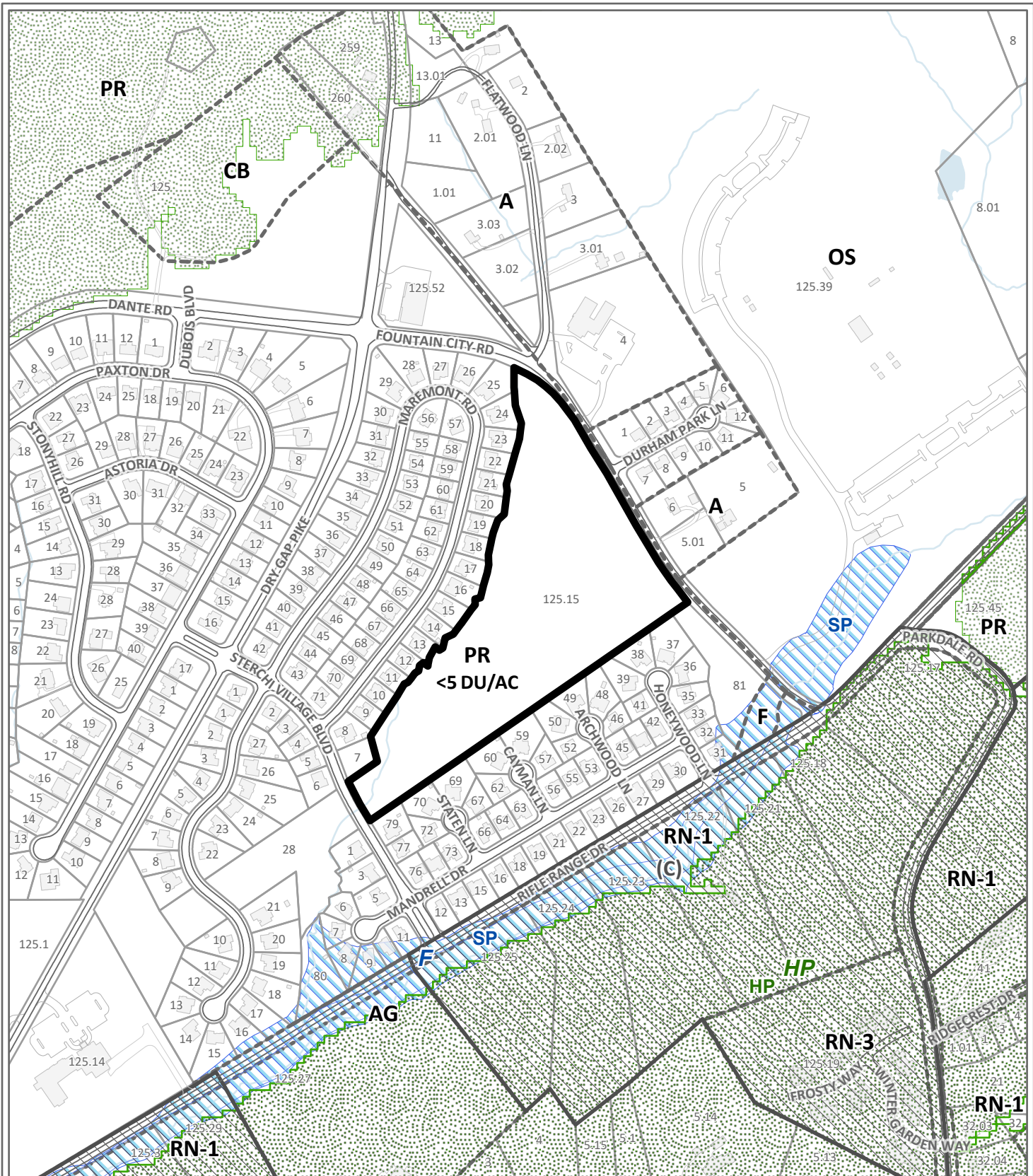
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning and Subdivision Specialist
DATE: January 4, 2024
RE: File 1-SF-24-F, Agenda #46
Final Plat of The Highlands at Clear Spring, Unit 3

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 2/10/2022 as Planning Case 2-SA-22-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. Planning staff affirms that this plat is in substantial conformance and recommends approval.

Associated Case and Decision

2-SA-22-C: Approved by the Planning Commission (2/10/2022)
2-B-22-UR: Approved by the Planning Commission (2/10/2022)



FINAL SUBDIVISION PLAT

1-SF-24-F

Petitioner: Ryan Lynch



Final Plat For: Fountain Pointe Subdivision

Map No: 57

Jurisdiction: County

Original Print Date: 12/18/2023

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

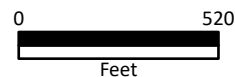
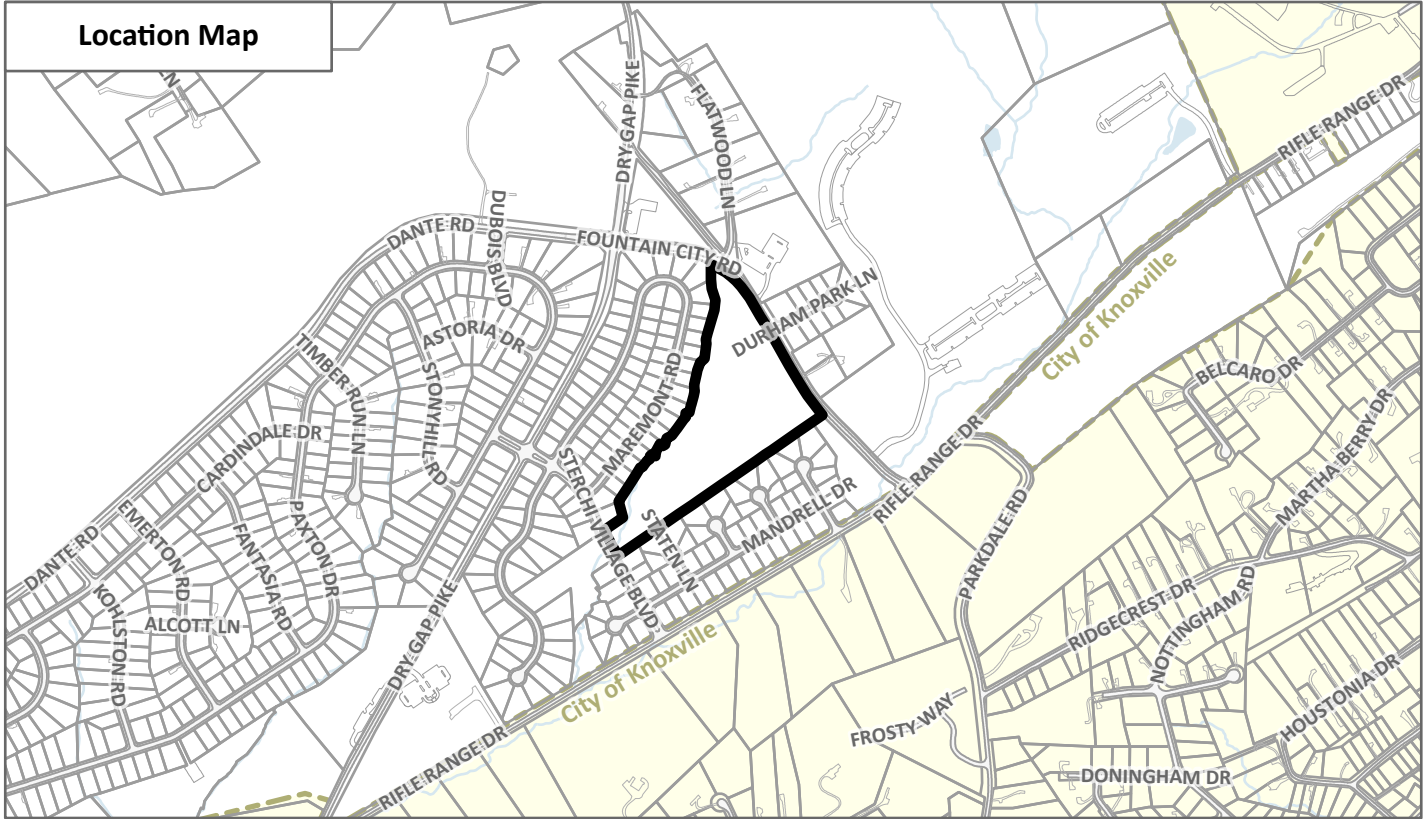
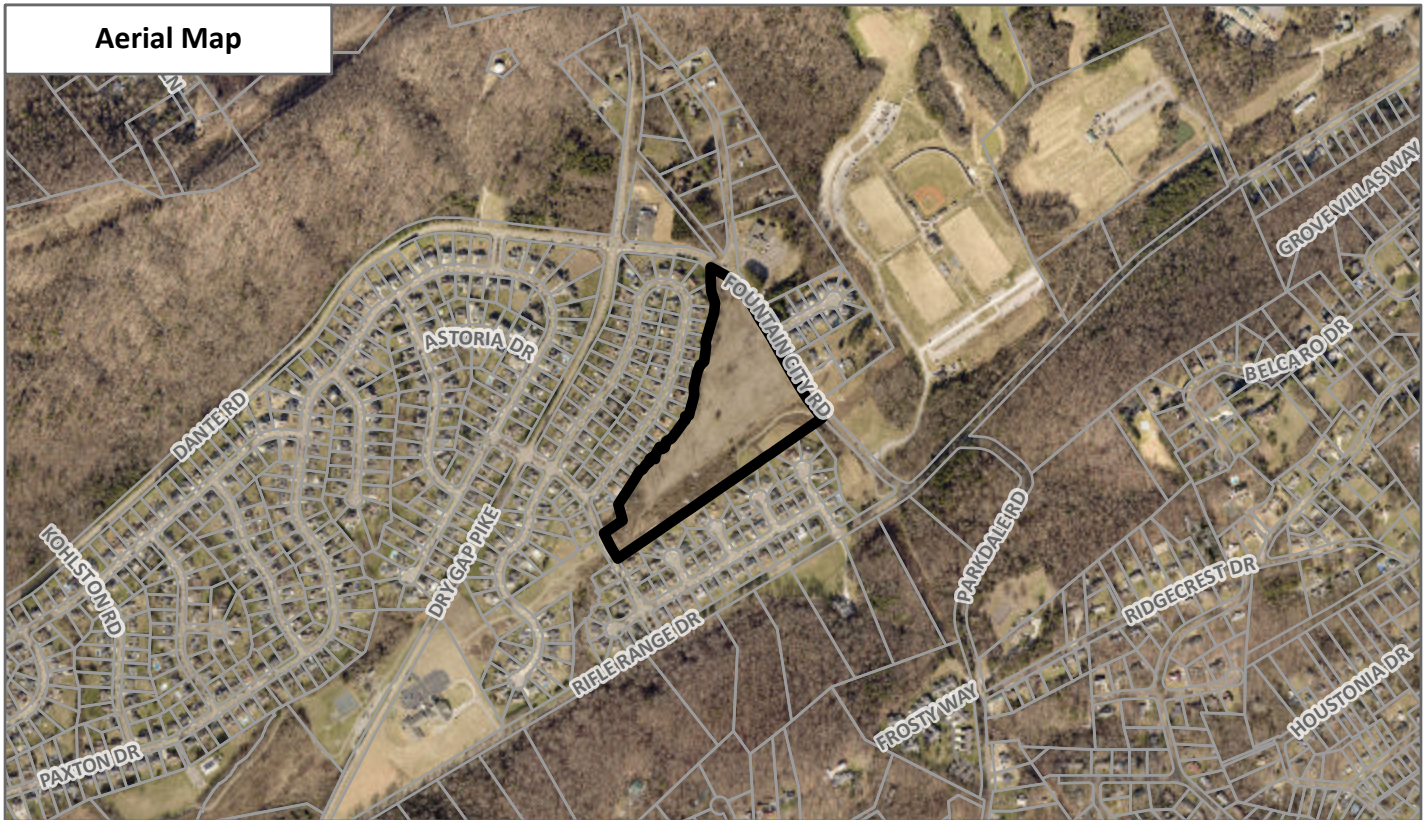


Exhibit A. Contextual Images

Location Map



Aerial Map



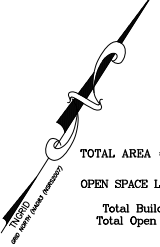
CONTEXTUAL MAPS 1

1-SF-24-F



Case boundary





TOTAL AREA = 16.64 ACRES
 OPEN SPACE LOTS: 9.28 Acres
 Total Building Lots: 35
 Total Open Space Lots: 1

Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of 20____

Engineering Director _____

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 _____

Utility Provider
 Authorized Signature for Utility _____ Date _____

Utility Provider
 Authorized Signature for Utility _____ Date _____

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S89°23'56"W	108.29	150.00	112.19
C2	N46°24'59"E	182.51	500.00	183.54
C3	N54°41'28"W	178.40	265.00	178.57
C4	N71°21'44"E	66.83	465.00	66.83
C5	N42°50'24"W	74.10	485.00	74.18
C6	N41°41'30"E	36.20	235.00	40.64
C7	N59°11'42"E	9.51	175.00	8.51
C8	N50°10'37"E	64.48	175.00	45.59
C9	N42°56'30"E	47.30	175.00	47.44
C10	N62°34'26"E	28.31	175.00	28.34
C11	N19°41'07"E	33.12	425.00	33.20
C12	N22°34'24"E	60.79	475.00	60.83
C13	N42°18'26"E	51.07	475.00	51.10
C14	N46°38'51"E	20.59	475.00	20.59
C15	N48°10'46"E	30.63	75.00	30.85
C16	N43°15'45"E	28.38	50.00	28.82
C17	S69°29'14"W	100.00	50.00	107.37
C18	S84°54'45"E	69.78	75.00	41.08
C19	S18°43'08"W	23.71	75.00	23.20
C20	S62°31'54"W	47.89	50.00	47.89
C21	S82°42'11"W	25.38	25.00	39.27
C22	S17°24'59"W	0.80	525.00	0.80
C23	S82°42'11"W	49.13	525.00	49.15
C24	N43°39'53"W	47.43	75.00	48.26
C25	N48°24'07"W	27.81	50.00	23.11
C26	N44°45'17"E	39.14	50.00	40.27
C27	S01°12'48"W	35.62	50.00	36.64
C28	S09°22'24"W	35.42	50.00	36.74
C29	S42°02'25"E	35.40	50.00	36.79
C30	S80°35'20"E	47.10	50.00	49.04
C31	N89°22'56"E	47.43	75.00	48.26
C32	S17°02'58"E	35.58	25.00	39.12
C33	S17°24'48"E	35.42	25.00	39.12
C34	S62°02'21"W	6.77	125.00	6.77
C35	N14°43'01"W	45.06	25.00	38.86
C36	S42°56'26"E	98.07	125.00	98.10
C37	S48°41'23"E	74.91	460.00	74.99

LINE #	DIRECTION	LENGTH
L1	S89°23'56"W	14.90'
L2	S89°31'17"W	13.30'
L3	S89°34'19"W	14.90'
L4	S89°37'21"W	16.50'
L5	S89°40'23"W	18.10'
L6	S89°43'25"W	19.70'
L7	S89°46'27"W	21.30'
L8	S89°49'29"W	22.90'
L9	S89°52'31"W	24.50'
L10	S89°55'33"W	26.10'
L11	S89°58'35"W	27.70'
L12	S89°61'37"W	29.30'
L13	S89°64'39"W	30.90'

Planning Commission 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 Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission on this _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds, pursuant to Section 131-3-403 of Tennessee Code, Annotated. The approval of this plat by the Planning Commission shall not be deemed to constitute or grant an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed _____ Date _____

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 the stormwater plans which were approved the _____ day of _____, 20____.

Utility Provider
 Authorized Signature for Utility _____ Date _____

Utility Provider
 Authorized Signature for Utility _____ Date _____

Verification of Ownership and General Dedication
 I, We, the undersigned owner(s) of the property shown hereon, hereby adopt this as (his, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, or we) 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 easements as shown on this plat.

Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

Zoning
 Zoning Shown on Official Map: _____
 By: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

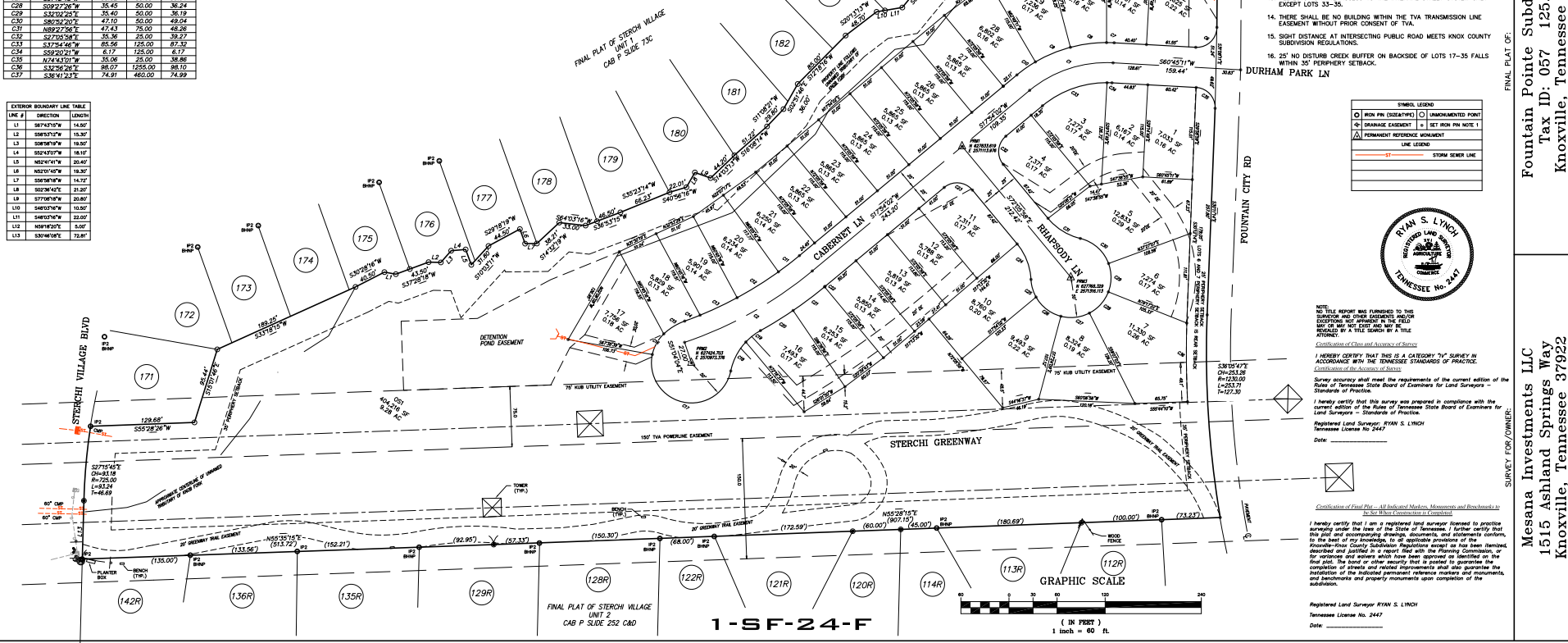
Signed _____ Date _____

Utility Provider
 Authorized Signature for Utility _____ Date _____

SPRINT SURVEY NOTE:
 ALL BENCHMARKS AND SURVEY CONTROL HAS BEEN REGENERATED USING GPS RECEIVER (SPRINT) WITH A NETWORK MODELS. ONLY RECENTLY USED (L1/L2) GPS SURVEY FREQUENCIES AND NETWORK QUANTIZED REAL TIME CORRECTED BASED ON THE GPS WORK AREA. 1.00 PLUS 50 PARTS PER MILLION BASED ON THE DISTANCE BETWEEN THE BENCHMARK AND THE SURVEY POINT. THE DISTANCE BETWEEN THE TWO POINTS BEING TESTED, DISTANCES HAVE NOT BEEN REDUCED TO ZERO.

Property owners are responsible for maintenance of Stormwater Facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # _____.

- NOTES:
- IRON PINS SET AT ALL CORNERS. BY THIS SURVEY, UNLESS OTHERWISE NOTED, ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REAR IRON PINS WITH PLASTIC CAP STAMPED "L1NCH 2447".
 - CLT TAX MAP 057 PARCEL 125.15
 - DEED REFERENCE - 202104070028.04
 - THIS PROPERTY IS ZONED PR-(PLANNED RESIDENTIAL) MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT 15 FEET
 SIDE 5 FEET
 REAR 15 FEET
 PERMITS: 35 FEET (25 FEET FOR LOTS 1, 5, 6, AND 7)
 - ACCORDING TO FLOOD INSURANCE RATE MAP #17030SD17, EFFECTIVE DATE: MAY 2, 2000, THIS PROPERTY DOES NOT LIE WITHIN ANY SHAD.
 - 35 FOOT SHARED PERMANENT EASEMENT AND PERIPHERY SETBACK ALONG LOTS 33-35 WILL ALSO FUNCTION AS A JOINT DRIVEWAY, UTILITY, AND DRAINAGE EASEMENT
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NAD83/NAD8300
 - THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE DRIVEWAYS INCLUDING PERVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (PEA). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
 - 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SHALLES AS CONSTRUCTED.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-OCCUPY, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE # 24-20-C-4 AND 2-B-22-UR APPROVED FEBRUARY 10, 2022.
 - ALL LOTS TO HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY EXCEPT LOTS 33-35.
 - THAT SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT PRIOR CONSENT OF TVA.
 - SIGHT DISTANCE AT INTERSECTING PUBLIC ROAD MEETS KNOX COUNTY SUBDIVISION REGULATIONS.
 - 25' NO DISTURB CREEK BUFFER ON BACKSIDE OF LOTS 17-35 FALLS WITHIN 50' PERIPHERY SETBACK.



1-SF-24-F
 (IN FEET)
 1 inch = 60 ft.

SYMBOL LEGEND

IRON PIN (DIMENSION)	UNMANAGED PINS
DRAINAGE EASEMENT	SET IRON PIN W/ITE 1
PERMANENT REFERENCE MONUMENT	

LINE LEGEND

STORM SEWER LINE



THIS REPORT WAS PREPARED BY THE SURVEYOR AND UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AND HAS FOUND THAT THE SURVEY ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SURVEY AND HAS NOT FOUND THAT THE SURVEY ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND.

1. I HEREBY CERTIFY THAT THIS IS A CATEGORY "D" SURVEY AS ACCORDING WITH THE STANDARDS OF PRACTICE.

Survey accuracy shall meet the requirements of the current edition of the Rules of Professional Conduct for Land Surveyors - Tennessee.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Professional Conduct for Land Surveyors - Tennessee.

Registered Land Surveyor: RYAN S. LYNCH
 Tennessee License No. 2447
 Date: _____

Confirmation of Final Plat - (If Subdivision, Map, and Boundary Lines are to be Placed on a Plat)

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, to the best of my knowledge, to all applicable provisions of the Subdivision Regulations apply and that the subdivision shown, described and justified in a report filed with the Planning Commission, or the plat and notes which have been approved as described on the plat, and on the spot map, have been prepared in accordance with the provisions of the Subdivision Regulations and that the subdivision shown, described and justified in a report filed with the Planning Commission, or the plat and notes which have been approved as described on the plat, and on the spot map, have been prepared in accordance with the provisions of the Subdivision Regulations and that the subdivision shown, described and justified in a report filed with the Planning Commission, or the plat and notes which have been approved as described on the plat, and on the spot map, have been prepared in accordance with the provisions of the Subdivision Regulations.

Registered Land Surveyor RYAN S. LYNCH
 Tennessee License No. 2447
 Date: _____

PROJECT NO. _____
 SHEET 1
 4532-FP

REVISIONS

1	TPS COMMENTS 12-05-2023
2	
3	
4	
5	

DESIGNED BY: R. LYNCH
 CHECKED BY: R. LYNCH
 APPROVED BY: R. LYNCH
 SCALE: 1"=60'
 DATE: 11/27/2023

Mesana Investments LLC
 1515 Ashland Springs Way
 Knoxville, Tennessee 37922
 Phone 865-806-8008

LYNCH SURVEYS LLD
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD., KNOXVILLE, TENN. 37912
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.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

Ryan Lynch

Applicant Name

Affiliation

11/29/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-SF-24-F

File Number(s)

CORRESPONDENCE

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

Cody Vitkus Lynch Surveys LLC

Name / Company

4405 Coster Road Knoxville TN 37912

Address

865-584-2630 / cody@lynchsurvey.com

Phone / Email

CURRENT PROPERTY INFO

Mesana Investments LLC

Owner Name (if different)

1515 Ashland Rd Knoxville TN 37922

Owner Address

865-806-8008

Owner Phone / Email

6585 Fountain City Rd.

Property Address

57 125 15

Parcel ID

16.64 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

W of Fountain City Rd, SW of Maremon Rd

General Location

City **Commission District 7 PR (Planned Residential) <5 du/ac**

County District

Zoning District

Existing Land Use

North City

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

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

Fountain Pointe Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
<u>2</u> Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<u>35</u> 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 <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$1,700.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	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	Ryan Lynch Please Print	11/29/2023 Date
---------------------	-----------------------------------	---------------------------

Phone / Email		
Property Owner Signature	Mesana Investments LLC Please Print	11/29/2023 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

Ryan Lynch

Land Surveyor

Applicant Name

Affiliation

11/27/2023

01/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

1-SF-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

Ryan Lynch

Lynch Surveys

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

(865) 584-2630

rlynch@lynchsurvey.com

Phone

Email

CURRENT PROPERTY INFO

Mesana Investments LLC

1515 Ashland Springs Way Knoxville, TN

865-806-8008

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Fountain City Road Knoxville, TN 37918

057 125.15

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

W of Fountain City Rd, SW of Maremon Rd

16.64 acres

General Location

Tract Size

City County

7
District

PR <5 du/ac
Zoning District

AgForVac
Existing Land Use

North City
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Fountain Pointe Subdivision

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel 35 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change Proposed Zoning _____ Pending Plat File Number

Plan Amendment Change Proposed Plan Designation(s) _____

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	\$1,200	
Fee 2		
0208	\$500	\$1,700
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

 Ryan Lynch 11/27/2023
Applicant Signature Please Print Date

(865) 584-2630 rlynch@lynchsurvey.com
Phone Number Email

N/A

Property Owner Signature Please Print 11/28/2023 OI Date Paid