



TO: Knoxville-Knox County Planning Commission

FROM: Frankie Ramos-Castillo, Senior Planning & Subdivision Specialist

DATE: August 6, 2025

RE: Agenda # 33, File # 8-SA-25-F

Final Plat of Irwin Acres

Recommendation

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 8/11/2022 as Planning Case File # 8-SD-22-C.

Associated Case and Decision

File # 8-SD-22-C: Approved by the Planning Commission 8/11/2022 File # 3-G-23-DP: Approved by the Planning Commission 5/3/2023 File # 3-C-22-UR: Approved by the Planning Commission 3/10/2022

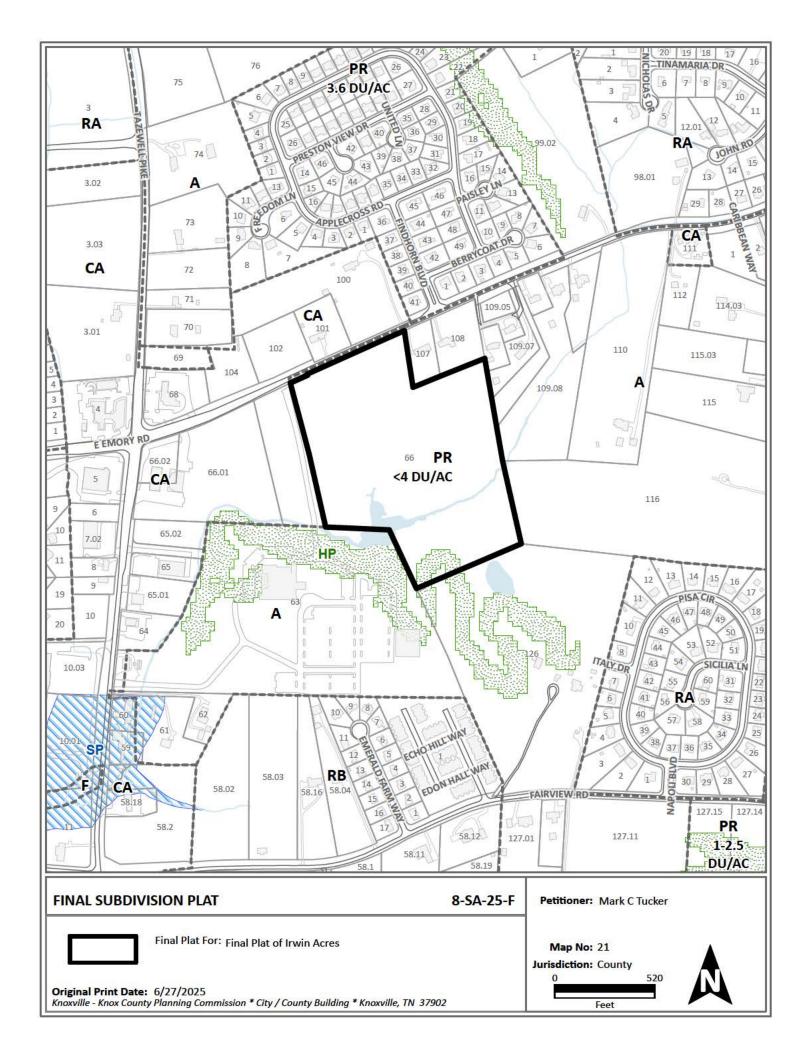
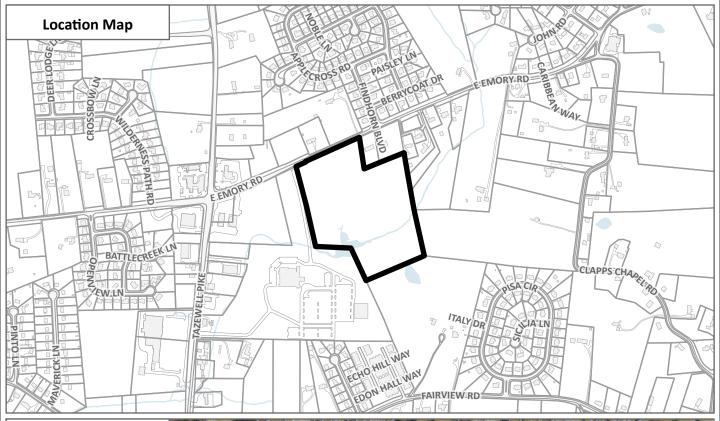


Exhibit A. Contextual Images





CONTEXTUAL MAPS 1 8-SA-25-F

Case boundary





Certificate of Ownership and General Dedication	Guarantee of Completion of Stormwater Facilities	Knox County Department of Engineering and Public Works	Planning Commission Certification of Approval for Recording – Final Plat	APPROVED VARIANCES AND ALTERNATIVE DESIGN STANDARDS		
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as	I the undersioned, hereby certify that a bond or other security has been posted with the	The Knox County Department of Engineering and Public Works hereby approves this plat on this theday of	This is to certify that the subdivision plat shown hereon has been found to comply with	VARIANCES:	GPS EQUIPMENT USED: CARLSON BRX7 DATUM: NAD83(2011) NAVD 88	an an anadron
(I. We), the undersigned owner(s) of the property shown herein, hereby adopt this as (mycor) plan of subdivision and siddicate the stress as shown to the public use forever and hereby certified that (a) me, and show here of the public of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant eastermate as there on this plan.	appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved theday of		the Subdivision Regulations of Knooville and Knoo County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the misuses of the Knooville Knoov County Disease County in the County of	 REDUCE THE MINUMUM VERTICAL CURVE ON ROAD '8' FROM K-25 TO K-23.8 AT STATION 21+00.0 REDUCE THE MINUMUM VERTICAL CURVE ON ROAD '8' FROM K-25 TO K-22.2 AT STATION 	GEOID: CONTINENTAL US NGS 2012B UNITS: U.S. SURVEY FEET	WAS EMORY.
easement as shown on this plat OWNER(s) Printed Name: C PAUL HARRISON	Signed: Date:	Engineering Director	minutes of the Knoxville-Knox County Planning Commission, on this theday 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 13-3-405 of Tennessee Code Annotated, the approval of this cliab by the Planning Commission shall	33-40L0 3) REDUCE THE MINIMUM BROKEN BACK CURVE TANGENT ON ROAD 'B' FROM 150' TO 106' BETWEEN STA 25+81.89 AND 26+88.18	SURVEY CONTROL ESTABLISHED USING TOOT VRS NETWORK	SITE
OWNER(S) Printed Name: Signature: Date:	Dept:Tife:		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 Knox County of the dedication of any street or other ground upon the plat.	ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE KNOX COUNTY PLANNING COMMISSION APPROVAL:		평(시 /
Guarantee of Completion of Streets and Related Improvements			Signed:	 REDUCE THE M N MUM HORIZONTAL CURVE FROM 250' TO 100' ON ROAD '8" @ STA 26488.18 	The Boundary of this tract was surveyed using GNSS equipment using Carlson BrX-7 multi-frequency receivers in real time kinematic, base-rover	3%
I, the undersigned, hereby certify that a bond or other security has been posted with the				24-68.18 REDUCE THE IN NIMIM HORIZONTAL CURVE FROM 25° TO 100 ON ROAD '8" 6 STA 24-24.61 REDUCE THE IN NIMIM HORIZONTAL CURVE FROM 25° TO 100' ON ROAD '8" 6 STA 20-38 52 REDUCE THE IN NIMIM HORIZONTAL CURVE FROM 25° TO 100' ON ROAD '8" 6 STA 20-38 52 REDUCE THE IN NIMIM HORIZONTAL CURVE FROM 25° TO 100' ON ROAD '8" 6 STA	The Boundary of this fact was surveyed using ChSS equipment using Carlson BRA* multi-lequeury receives in real time kinematic, base-rover mode. Redundant observations confirmed a positional precision of 0.03 or rest. The ChSS survey work was conducted on 414-2020; Centrol was established on a rew point using the TDOT network, 0 fixed statistics were used. Final confidence were computed in the North American Datum of 1980 Terressee State Planar Coordinates, using Geord 20128 and a combined (grid to ground) scale lactor of 1.0000.	WELL P
appropriate agency to ensure 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.				20-38 52 REDUCE THE M N MUM HORIZONTAL CURVE FROM 250' TO 100' ON ROAD 'B' @ STA 31-13-41 SHEDUCE THE M N MUM HORIZONTAL CURVE FROM 250' TO 100' ON ROAD 'B' @ STA	established on a new point using the TDOT network, 0 fixed stations were used. Final coordinates were computed in the North American Datum of 1983 Tennescee State Plane Coordinates, using Gerid 2018 and a	- TAZE
Signed:Date:				 REDUCE THE M N MUM HORIZONTAL CURVE FROM 250' TO 100' ON ROAD "B" @ STA 29452 81 REDUCE THE M NIMUM HORIZONTAL CURVE FROM 100' TO 75' ON ROAD "A" @ STA 11+42.37 	combined (grid to ground) scale factor of 1.0000	LOCATION MAP NTS
Dept:Title:				ALTERNATIVE DESIGN STANDARDS REQUIR NG KNOX COUNTY ENGINEER NG AND PUBLIC WORKS APPROVAL		
				1) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT ROAD 'A' AND E EMORY ROAD. 2) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT ROAD 'B' AND ROAD		LEGEND ©EIP EXISTING IRON PIN FOUND
Certification of Approval of Public Water System – Major Subdivisions Thereby certify that the utility provider was contacted by the developer or owner of the				 INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT ROAD 'B" AND ROAD 'B". 	CURVE TABLE CURVE CHORD BEARING CHORD LENGTH RADIUS ARC LENGTH	● IRON PIN SET (SI8* REBAR WICAP)
property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.	LINE BEAR NG DISTANCE			\	C2 S 16°34 W 39.24 99.98 39.50 C3 S 12°54 W 12.92 25.00 13.07 C4 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	W.V. WATER VALVE
Utility Provider	L2 S 22*4546" E 60.06" L3 S 22*4546" E 7.52" L4 S 27*52'35" W 10.07"		UTILITY EASEMENT INST#201410090020395		CS \$73*10' E 28.71' 75.00' 28.89' C8 N\$1152' E 38.14' 75.00' 38.50' C7 N\$7'21' E 1.49' 75.00' 14.9'	
Authorized Signature for Utility Dase	L5 \$62°07'25' E 124.89' L6 \$62°07'25' E 51.19' L7 N 66°47'04' E 48.43'		INST#201410090020395 S 08°57'56" E 24.36"		On 1917 12 20 17 17 19 19 19 19 19 19 19 19 19 19 19 19 19	
	LS N 60 47/04 E 22/30 L9 S (874/36° E 51.50° L10 S (874/36° E 55.00° 11 S (874/36° E 55.00°		N 60'53'96" F		C11 \$45-48 E \$7.11 12-50 37.24 C12 \$23'90'E \$81.2 12-500 \$8.65 C13 \$00'30'E \$50 125.00 \$50 C14 \$50'30'E \$50 125.00 \$50) GUYWIRE
Certification of Approval of Public Sanitary Sewer System - Major Subdivisions	112 S 08*4838* E 102 30 113 S 81*1524* W 30.00 1,14 S 81*1524* W 20.00*		N 65'53'06" E 533.62" S 06'57'56" E 3 4 55	CLT MAP: 021 PARCEL: 109.04	C15 \$71*15'W 27.89' 89.56' 27.87' C16 \$51*56'W 18.95' 69.56' 19.01' C17 \$69*51'W 30.74' 50.00' 31.25'	—— ‰—— EXISTING SEWER LINE
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in a coordance with State and	L15 N.08'46'35' W 30.41' L18 S\$11324' W 45.00' L17 S\$11324' W 55.09'	DEDICATED ROW 16075 SF	MORYRO AREAS THE PROPERTY BE	CLT MAP- 021 PARCEL 108 PARCEL 108 PARCEL 108 CARCAN SUE WILSON SMITH INST: # 202033390074417 PLATC 238A PLAT 2028BA PLAT 2028	C18 S 84*10°W 10.01° \$500° 10.03° C19 N 84*10°W 10.33° \$500° 10.35° C20 N 87*30°W 18.33° \$500° 18.47°	DRAINAGE EASEMENT
local regulations.	L18 S8111324* W 55.20* L19 S8111523* W 55.06* L20 S8110731* W 28.00* 29 N 8110724* F 40.44*	N 65'15'06" E N 65'53'06" E N 24'03'54' W	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	INST. # 202203290074417 PLAT C-238A ## 4	C21 N.3712 W 33.99 50.00 34.68 C22 N.3706 E 34.90 50.00 35.65 C23 N.3706 E 34.90 50.00 35.65 C23 N.3707 E 33.32 50.00 33.37 C24 50.00 32.27 C2	
Utility Provider	15	R=929.00 A=20.53	REAZ IN STATE THE STATE OF THE	68 93	C25 S 64°30′E 7.16′ 75'00′ 7.17′ C26 S 83°30′E 84.58′ 75'00′ 7.17′ C26 S 83°30′E 40.58′ 75'00′ 41.10′ C27′ N 36°22′E 35.27′ 9.50′ 90' 40' 40' 40' 40' 40' 40' 40' 40' 40' 4	SIGHT DISTANCE EASEMENT
Authorized Signature for Utility Date	L25 N 81*13*24* E 1,51* L26 N 81*10811* E 55,34* L27 N 81*1217* E 55,21*	N 64'37'07' E - 25 05 00 MON 1	SEE DETAIL M	A" # 001th 200 901	C28 N 42°50'W 84.01' 75.00' 88.17' C29 N 89°30'W 32.74' 75.00' 33.00' C30 S 72°20'W 14.51' 75.00' 14.54'	EXISTING UTILITY EASEMENT
Addresis Program Conference		T LITY EASEMENT ISTR201407150002858	20 SEE DE TAIL A	38° N 90° Mary 10° Ma	C31 S7*S4 W 22.27 125.00 22.30 C32 S78*0W 501 125.00 501 C33 S872*W 502 125.00 500 C33 S872*W 502 125.00 500	DEDICATED RIGHT-OF-WAY
Addressing Department Certification I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox Courty Street Naming and Addressing Ordinance, the	L32 S 86°4704°W 42.12 L32 S 86°4704°W 29.30° L33 N 82°0725°W 11.52° 194 N 82°0725°W 55.00°	16.77 16.77 18.77		ANDREW & KELSEA LEWIS INST, # 202008260016287	C54 N 65 10 W 44.45 1.55.00 44.67 C53 N 70 70 70 70 70 70 70 70 70 70 70 70 70	SEWER EASEMENT
to the Knoxville or Knox Courty Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	L36 N 82*07/25* W 55:00 L36 N 82*07/25* W 68:44* L37 N 82*07/25* W 6:.05*	3 W.V.S (1) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CO 183.19 38 18 18 18 18 18 18 18 18 18 18 18 18 18	PLAT #202007070001913	C38	NOTES:
Signed:Date:	L38 S 77°25'02' W 48.77 L39 S 77°25'02' W 55.00' L40 S 77°25'02' W 4.72'	24 Par 1/1/ 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ARIA A SERVICE	PARCEL: 109.10 LOGAN & ALEXANDRA YOUNG	C41 S 14"51" E 93.04" 50.00" 119.55" C42 S 85"44" W 53.13" 50.00" 58.01" C43 N 34"41" 46.16" 50.00" 47.97"	1) EXISTING MONUMENTS AS SHOWN, ALL OTHERS SET BY RGC&A.
Zoning	L41 S1273458° E 88.44° L42 S1273458° E 38.18° L43 S1273458° E 38.95° L43 S1273458° E 38.95°	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	O CO	C3 C/O SEP NORRIS PLAT #202006170013326	C44 N 02°32° E 18.91° 50 00° 18.99° C 18.5° C	 THESE REQUIRED UT LITY AND DRA NAGE EASEMENTS SHALL BE TEN (10) FEET N WIDTH INSIDE ALL EXTERIOR LOT L MES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE
Zoning Shown on Official MapDate:	L46 N 12°3458° W 55.00 L46 N 12°3458° W 42.69° L47 N 77°2502° E 41.67°	N 12°35'03" W 33.84"	2 Bat St 20 C C C C C C C C C C C C C C C C C C	200 a	C48 N 09°43 W 12.48 125.00 12.48 C49 N 06°43°E 58.54 125.00 50.09 C50 N 28°57°E 20.27 125.00 20.34	PERLY WIDTH INSIDE ALL EXTERIOR LOT I NESS AUDITIONS OF REET IS AND PRIVATE RIGHTS-OF-WAY. FASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROV DED ALONG BOTH SIDES OF ALL INTERIOR LOT L NES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT L NES.
By	L48 N 77"25'02" E 55.97" L49 N 77"25'02" E 8.86" L50 N 27"52'35" E 34.51"	Start Ting		581-1335 W 58	C51 N.41106 E 32.31 125.00 32.40 C52 N.59152 E 40.14 125.00 40.46 C53 N.74118 E 13.56 125.00 13.57	 A 15' UTILITY EASEMENT EXISTS, 7.5' EACH S DE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
Taxes and Assessments	L51 N 22*45'46' W 68.39' L52 N 22*45'46' W 33.17' L53 S 81*27'28' W 70.37'	FRMANENT MARKER N 657805.46 E 2603285 02	S CSS LIGHT S LIGHT S LIGHT S S S S S S S S S S S S S S S S S S S	Section Sectio	C54 N81*04*E 15.00 125.00 15.01* C55 N56*18*E 23.79 25.00 24.80 C56 N02*33*E 42.77 50.00 44.19	THE PROPERTY OWNERS ARE RESPONS BLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO.:
This is to certify that all property taxes and assessments due on this property have been paid.	L56 S 8112702 W 0.57 L56 S 8112725 W 46.41 L57 S 8112724 W 7.67		507 E 159 15 159 159 159 159 159 159 159 159	1200 5 m CLT MAP- 021 5	C58 N 86°46° E 8.12' 25.00' 8.16'	5) THE OWNERS WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA.
Knox County Trustee: Signed:	L58 S 81*27*24* W 0.89* L59 S 81*27*38* W 46.22* L60 S 81*28*17* W 1.51*	1 1200 E S S SEPTISE	S TO	120.00 RST. # 200811180032771 PLAT #200803140068706	EASEIVIL	6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
Confileration of Since Dist. All Indicated Markers Measurements and Descharation to	L61 S 81°26°17° W 1.80° L82 S 81°26°17° W 3.20° L63 S 81°26°17° W 1.80° CLEAR SP	CLT MAP: 021 PARCEL: 063 PRINGS BAPTIST CHURCH PARCEL: 063 PRINGS BAPTIST	14-45-46 E 18275 LISS (S) 100 S 100	9 PERMANENT MARKER 120.00 N 657824.14	299 8	 SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS. SIGHT DISTANCE EASEMENTS PROVIDED WHERE NEEDED.
Certification of Final Plat - All Indicated Markers, Measuments and Benchmarks to be Set When Construction is Completed	LES 8819217W 1307 LEG 8819217W 1307 LEG 8819217W 3200 LEG 8819217W 3200 LEG 8819217F 0.042 LEG 8819217F 0.042 LEG 8819217F 0.042 LEG 8819217W 2.22 LEG 8819217W 3204 LEG 8819217W 4244 LEG 8819217W 4244 LEG 8819217W 4244	# 201210240026715 # 2003060800808065	C24 125 125	127 128 E 2804319.10 ROADY PASS LN COF ROW		ALL PINS ARE 5.8° UNLESS SHOWN DIFFERENTLY. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF ATITLE SEARCH
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 plat and accompanying drawing droumests, and statements conform to the heat of my knowledge to all	L88 S 81*1725* W 6.84* L69 S 81*1725* W 18.43* L70 N 73*1520* W 11.32*		S S S S S S S S S S S S S S S S S S S	17 (18) 18	OW/ " " \ "	THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AN APPROVED FLOOD STUDY WAS USED TO ESTABLISH THE 100 YEAR, 500 YEAR AND STREAM BUFFERS.
drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning	180 S 811725 W 6.64 180 S 811725 W 16.43 111 N 97137 W 17.44 121 N 97137 W 17.45 122 N 972715 W 46.65 133 N 972715 W 46.65 145 N 97275 W 56.65 146 N 97275 W 17.40 177 N 97275 W 17.40			14 13 20 GAMAGE A	C33 (-1)	11) THIS PROPERTY IS LOCATED IN FLOOD ZONE HARZARD AS SHOWN ON
This cream namicace, customers are justimed in a report time with me mainting. Commission, or for variances and wileview which have been approved as identified on the final plat. The bend or other security that is posted to guarantee the completion of streams and related immovements shall place maintaine the installation of the individual or the installation of the individual.	L74 N 72 5006 W 28.06 L75 N 82 0725 W 12.32 L76 N 82 0725 W 15.09	AREA 5 POND 2	1100 Table 1000 Table	Little B" SEE DETAIL "B"	C34 TM 6	FEMA FLOOD MAP NUMBER 4709300151F EFFECTIVE DATE MAY 02, 2007. BASED ON THE FLOOD STUDY PROVIDED BY ARDURRA GROUP - SOUTH CAROLINA, THE BASE FLOOD ELEVATION RANGE FROM 1091.63 FT TO
streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and morruments, and benchmarks and property morruments upon completion of the subdivision.	L78 N 62 072 5 W 17-56 L78 N 62 072 5 W 37-56 L79 N 62 35 30 W 44 02 L80 S 77 25 02 W 23 12	302736	COMMON PARENT STATE OF THE	1120	ASEMI S SET	BASED ON THE FLOOD STUDY PROVIDED BY ANDURNA GROUP - SOUTH CARCUNA, THE BASE FLOOD ELEVATION RANGE FROM 1991.83 FT TO 1991.78 FT, THE MINIMUM FLOOR ELEVATION TO BE 1993.78, THE LOWEST FINISH FLOOR ELEVATION PER THESES PLAN 1996 5 FT.
monuments upon completion of the subdivision. Registered Land Surveyor MAL C Luvr	L81 8 77°25′02° W 32.81° L82 8 84°23′40° W 17.00° L83 5 26°25′26° W 10.69°	PERMANENT MARKER N 667313.13	I TO COMPONE T SOLIT	OLT MAP: 021		12) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE ON REVIEW, REFER TO THE KNOXVILLE KNOX COUNTY PLANN NG FILES 8-SD-22-C AND 3-G-23-DP AND 3-C-22-UR AND 6-E-04-SP APPROVED 5/3/2023.
Tennessee License No. 1996 Date: 8/4/2025	L84 S 08*46'38* E 42.94* L85 S 08*46'38* E 20.00* L86 S 08*46'38* E 6.79*	E 2603394 92	5 85*16'09' W 1.56 3 124.76	PARCEL: 116 JAMES & BEULAH BRANSON		AND 6-E-04-SP APPROVED 5/3/2023. 13) THE REMAINING PROPERTY TO THE SOUTH OF BEAVER CREEK IS DESIGNATED AS COMMON AREA 7.
Certification of Accuracy of Survey	L88 581*1524*W 55.09 L80 581*1524*W 55.20* L90 581*1524*W 55.20*	1/1/2/	WIFE TO THE REAL PROPERTY OF THE PARTY OF TH		50 S L106 100 S S S S S S S S S S S S S S S S S S	DESIGNATED AS COMMON AREA 7. 14) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNER'S ASSOCIATION IS ESTREIGHED AND RECORDED AS INSTRUMENT NO:
Survey accuracy shall meet the requirements of the current edition of the Rules of	17	SI SI DESPOSERA, SETRAC	SENUT CHEEK	The sale of the sa	L65 L58 L58	ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO:
Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of	Life S 73 4725 W 10.09 Life S 73 4725 W 81.33 Life S 857 6707 W 70.43	2005	COM	ımon / // 등	L71 L69 L57	 THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEER NG AND PUBLIC WORKS ON AUGUST 2, 2024.
the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of	L96 5717244*W 88.25 L96 5717244*W 88.25 L90 8711610*W 154.03 1100 8577924*W 154.03	6 N86°0	2'43" W 333.63" AR	SER EIP	100 L60 L61	
Practice. Registered Land Surveyor MA C Lun.	100 S711810 W 15433 L100 N57 933 W 10533 L101 S713845 W 84.37 L102 S870504 E 63.34 L103 N 425015 W 84.01	SEWER EASEMENT DEED BOOK: 1594 PAGE: 84	The state of the s	i must aw	Lea / I Ling G	
Tennessee License No. 1996 Date: 8/4/2025	L104 S.00°0734° E 101.21° L105 S.00°0734° E 100.93° L108 N.00°0734° W 100.82°	A019	MOTE TO SERVICE METALES	Salay James M.	S L62 / Y MAR 100 100 100 100 100 100 100 100 100 10	CLT MAP: 021
(1000)	L108 S 08°22'15' E 108.40' L108 S 08°22'15' E 108.40' L109 S 08°22'15' E 108.39' L110 S 08°425' F 108.45'	,	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	28	100 L100 T T T T T T T T T T T T T T T T T T	PARCEL: 066 DEED REFERENCE: 2024081400009076
C. TUCK	L111 S 38*4551*E 108.27 L112 N 08*4551*W 112.16* L113 N 08*4535*W 62.34*	20' ESM	DRAINAGE MT #4 3761 SF	3672266 W SA	L107 L107 CODES	
Miles Marie V. M.	L113 N 00°40'35' W 62'34' L114 S 81'140' W 70.02' L115 S 81'140' W 55.00' L116 S 80°455' E 20.00' L117 S 00°455' E 20.00' L117 N 00°455' E 20.00'	MFE 109.21		CLT MAP: 021 PARCEL: 128 MARVIN & PEGDY ADAM DEED BK: 2101 PG: 958	51 1184	NUMBER OF LOTS: 55
	L117 S 0874051" E 20.00" L118 N 81714700" E 55.09" L119 N 81714700" E 70.02"	1117	EIP SHE	DEED BK: 2101 PQ: 998	126	TOTAL AREA: 19.7 ACRES & 854185 SF ROW AREA: 2.45 ACRES & 106483 SF
00 1986 4 8/4/2025	L121 S 08-4551* E 6.81*	St-7-7			121	PROPERTY ZONED: PR < 4 DU/AC
VF TELLS	V 1.5	121		APTER A CASA	-ON 124	
Certification of Category and Accuracy of Survey	<u> </u>	199	97	SETBACKS: FRONT: 20 REAR-15' SIDE-5' PERIPHER	DETAIL "A"	PLANNING FILE NO.: 8-SA-25-F FINAL PLAT OF
I hereby certify that this is a Category 1 survey and the ratio of precision of the	•	TONE MANUAL MANU	•	SIUE - S PERIPHERJ	1"=40' SCALE	IRWIN ACRES
unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — Standards of Practice.	<u>-</u>	OF ILL ZONE			OWNER: C PAUL HARRISON	ST NO. N8 SCALE DRAWN BY
Registered Land Surveyor Factor States 8/4/2025	~			PLAT SIZE 24" x 36"	KNOXVILLE, TN. 27919	OX CO., TN. 1"=100" DLB SURVEYED BY POREPT G. CAMPRELL & ASSOC. L.P.
		DETAIL "B" 1" = 40' SCALE		0 100 200 300	BURN TEXTS THE STATE OF THE ST	ROBERT G. CAMPBELL & ASSOC., L.P. DATE PROJECT NUMBER
		I - TO SOME			PHONE: 865-805-8008 PHONE: 865-947-5998	DATE PROJECT NUMBER 06/09/2024 21324



Development Request

Subdivision	■ Final Plat	Request
Zoning Rezoning	☐ Plan Amendment*	
Development Development Plan*	☐ Planned Development* ☐ Use on Rev	riew / Special Use* 🔲 Hillside Protection COA*
*These application types require a pre-appli	cation consultation with Planning staff.	
Mark C Tucker	Surve	yor
Applicant Name	Affiliation	1
06/09/2025	8/14/2025	8-SA-25-F File Number(s)
Date Filed	Meeting Date (if applicable)	8-SD-22-C, 3-C-22-UR, 3-G-23-DP & 6-E-04-3P
Correspondence Applicant	·	be directed to the approved contact listed below Beginner Architect/Landscape Architect
■ Applicant □ Froperty Owner □ C	Project Surveyor	□ Engineer □ Architecty Landscape Architec
Mark C Tucker	Robert G C	ampbell & Associates
Name	Company	
7523 Taggart Lane	Knoxville	Tn 37938
Address	City	State ZIP
865-947-5996		
Phone	Email	
Current Property Info C Paul Harrison % Drew Staten	1111 N Northshore Dr. Sui	te P-195 865-806-8008
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
E Emory Road	021	
Property Address	Parce	I ID
HPUD	HPUD	
Sewer Provider	Water Provider	Septic (Y/N
Development Request		
☐ Residential ☐ Non-Residential		RELATED CITY PERMIT NUMBER
Proposed Use		

Subdivision Request

IRWIN ACF	RES					RELATED REZONING FILE NUMBER 1-E-22-RZ
Proposed Sul	odivision Name					
Unit / Phase	☐ Com Number	bine Parcels	■ Divide Parcel	Proposed Nu	mber of Lots (to	tal)
☐ Other (sp	ecify)					
Specify if req	uesting: Variance	e 🗌 Altern	ative design standar	d		
Specify if a tr	affic impact study is r	equired: 🗌	Yes (required to be	submitted with	application)	□ No
Zon	ing Request					PENDING PLAT FILE NUMBER
						PENDING PEAT FILE NOWIDER
☐ Zoning Ch	ange Proposed Zoni	ng P	Proposed Density (ur	nits/acre, for PF	R zone only)	
☐ Sector Pla	ın □ One Year Plan	☐ Compre	hensive Plan			
☐ Plan Ame	ndment Change Pro	posed Plan De	esignation(s)			
	county, submit plan ent request with appl	cation P	revious Rezoning Re	quests		
☐ Other (spe	ecify)					
Au	thorization					orrect: 1) He/she/it is the owner of the are being submitted with his/her/its conse
Mh	C Zw	2	Mark C Tuc	cker		6/9/2025
Applicant Signature			Print Name / Affiliation			Date
865-947-5	996					
Phone Number			Email			06/09/2025, SG
Property Owner Signature Please Pr		Please Print			Date Paid	
Staff Use	Only	nistrative Rev	iew	ADDITIONAL R	EQUIREMENTS	☐ Property Owners / Option Holders
FEE 1		FEE 2	ı	FEE 3		TOTAL
0203	\$1,700.00	0208	\$750.00			\$2,450.00