



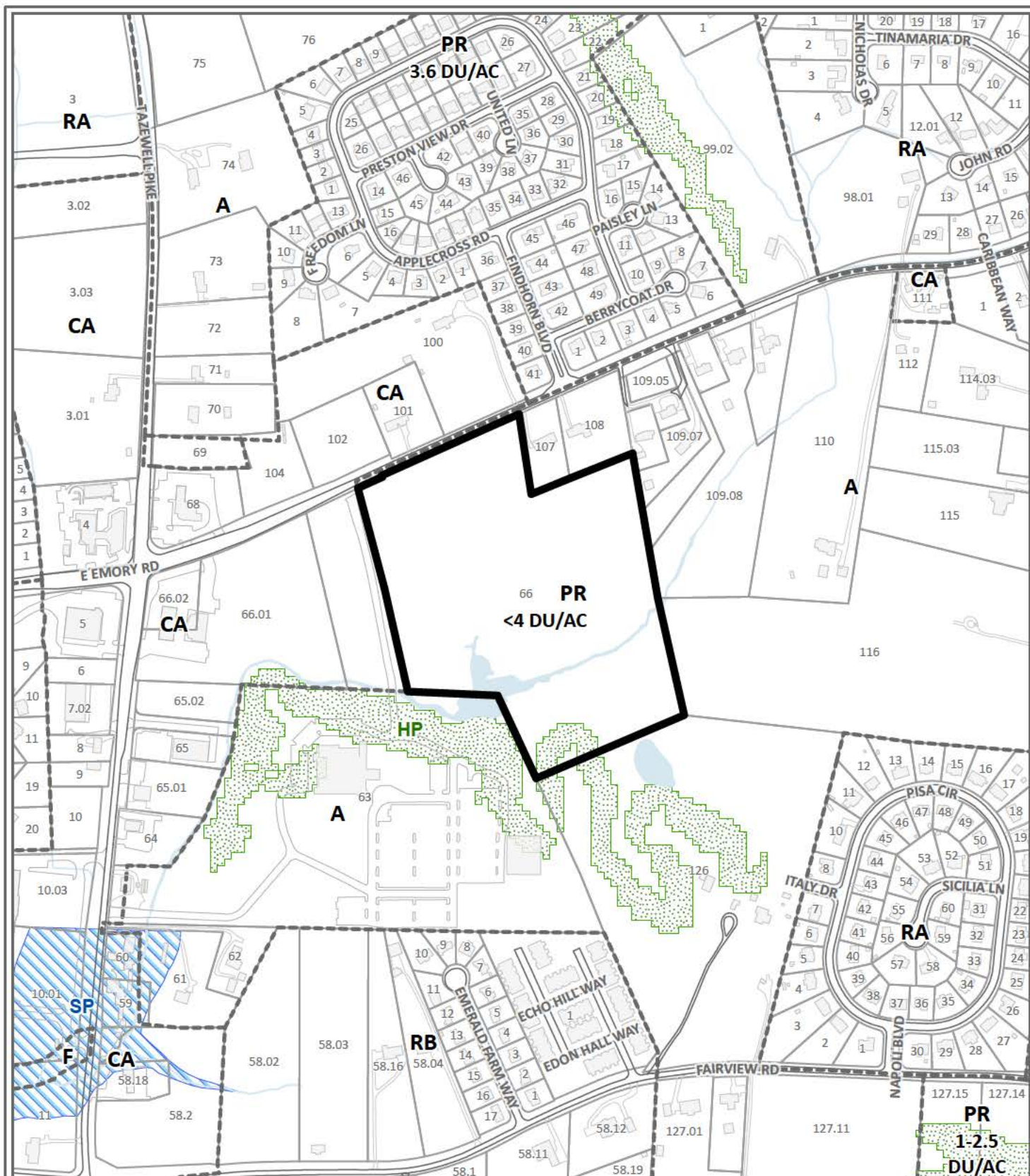
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Senior Planning & Subdivision Specialist
DATE: August 6, 2025
RE: Agenda # 33, File # 8-SA-25-F
Final Plat of Irwin Acres

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



FINAL SUBDIVISION PLAT

8-SA-25-F

Petitioner: Mark C Tucker



Final Plat For: Final Plat of Irwin Acres

Original Print Date: 6/27/2025

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

Map No: 21

Jurisdiction: County

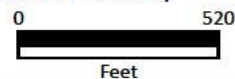
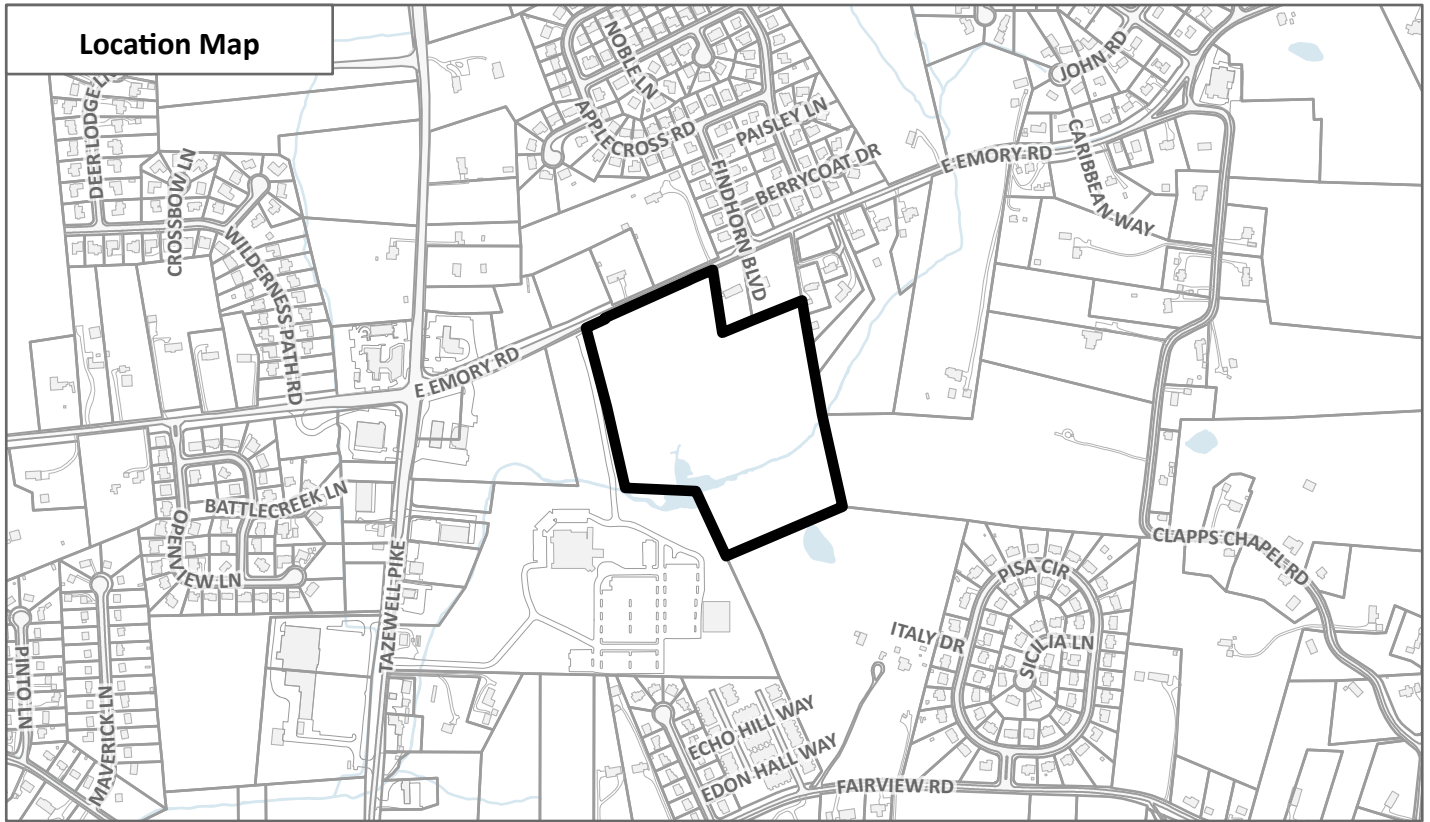
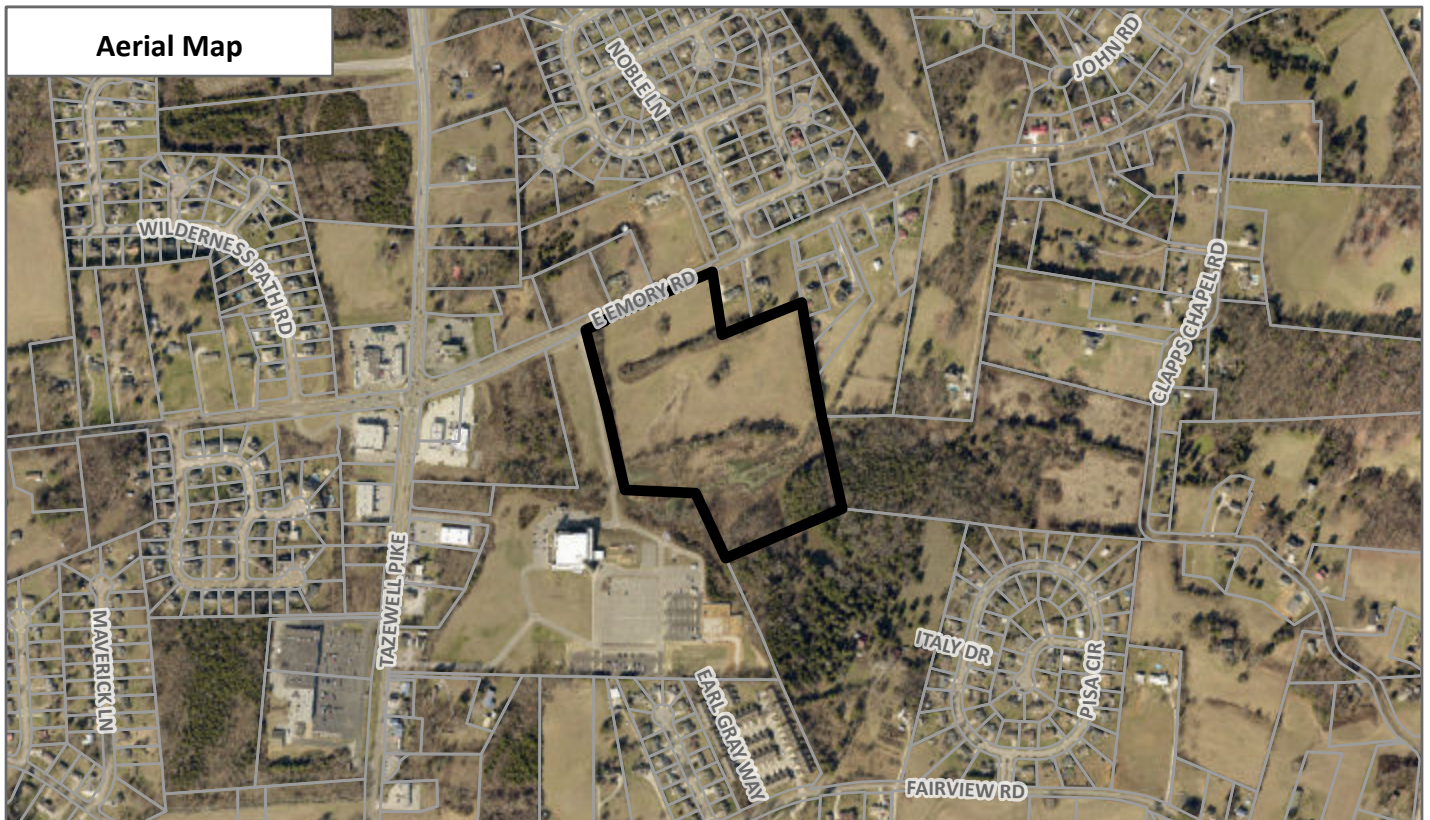


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-SA-25-F



Case boundary

0 930
Feet



Certificates of Ownership and General Dedication

I, (We), the undersigned owner(s) of the property shown herein, hereby attest this as (my/our) 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) as the owner(s) of the property, and as property owner(s) have an unencumbered right to dedicate right-of-way and/or grant easements as shown on this plat.

OWNER(S) Printed Name: C PAUL HARRISON

Signature: _____ Date: _____

Guarantee of Completion of Sewerage Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and dedication of all sewerage facilities as shown on the sewerage plans which were approved this _____ day of _____, 20____.

Signature: _____ Date: _____

Dept: _____ Title: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plan on this the _____ day of _____, 20____.

Engineering Director

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 the _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knoxville-Knox County Register of Deeds. Pursuant to Section 13-3-405 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 Knox County of the dedication of any street or other ground upon the plat.

Signature: _____ Date: _____

APPROVED VARIANCES AND ALTERNATIVE DESIGN STANDARDS

- VARIANCES
- REDUCE THE MINIMUM VERTICAL CURVE ON ROAD "P" FROM K+20 TO K+23.9 AT STATION 2140.0
 - REDUCE THE MINIMUM VERTICAL CURVE ON ROAD "P" FROM K+20 TO K+23.2 AT STATION 2340.0
 - REDUCE THE MINIMUM BROKEN BACK CURVE TANGENT ON ROAD "P" FROM 150 TO 100' BETWEEN STA 25+81.89 AND 28+48.18
- ALTERNATIVE DESIGN STANDARDS REQUIRE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- REDUCE THE MINIMUM HORIZONTAL CURVE FROM 250 TO 100' ON ROAD "P" @ STA 2648.18
 - REDUCE THE MINIMUM HORIZONTAL CURVE FROM 250 TO 100' ON ROAD "P" @ STA 2442.41
 - REDUCE THE MINIMUM HORIZONTAL CURVE FROM 250 TO 100' ON ROAD "P" @ STA 20+38.12
 - REDUCE THE MINIMUM HORIZONTAL CURVE FROM 250 TO 100' ON ROAD "P" @ STA 31+13.41
 - REDUCE THE MINIMUM HORIZONTAL CURVE FROM 100 TO 75' ON ROAD "A" @ STA 11+42.37
- ALTERNATIVE DESIGN STANDARDS REQUIRE KNOX COUNTY ENGINEER AND PUBLIC WORKS APPROVAL
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT ROAD "A" AND E EMORY ROAD
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT ROAD "P" AND ROAD "E"

GPS EQUIPMENT USED: CARLSON BRX7
DATUM: NAD83(2011) NAVD 88
GEOID: CONTINENTAL US NGS 2012B
UNITS: U.S. SURVEY FEET

SURVEY CONTROL ESTABLISHED USING TDDT VRS NETWORK

The Boundary of this tract was surveyed using GNSS equipment using Carlson BRX-7 multi-frequency receivers in real time kinematic, base-rover mode. Redundant observations confirmed a positional precision of 0.03 or less. The GNSS survey work was conducted on 4/14/2022. Control was established on a new point using the TDDT network. 0 fixed stations were used. Final coordinates were computed in the North American Datum of 1983 Tennessee State Plane Coordinates, using Geoid 2012B and a combined grid to geoid scale factor of 1.0000

LEGEND

- EXISTING IRON PIN FOUND
- IRON PIN SET (5/8" BEAR W/CAP)
- WATER VALVE
- FIRE HYDRANT
- MANHOLE
- POWER/TELEPHONE
- GUY WIRE
- EXISTING SEWER LINE
- DRAINAGE EASEMENT
- SIGHT DISTANCE EASEMENT
- EXISTING UTILITY EASEMENT
- DEDICATED RIGHT-OF-WAY
- SEWER EASEMENT

NOTES:

- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGCA.
- THOSE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH UNDER ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. 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.
- A 15' UTILITY EASEMENT EXTENDING 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO. _____.
- THE OWNERS WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA.
- ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS. SIGHT DISTANCE EASEMENTS PROVIDED WHERE NEEDED.
- ALL PINS ARE 5/8" UNLESS SHOWN OTHERWISE.
- 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.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE HAZARDOUS AS SHOWN ON FEMA FLOOD MAP NUMBER 170601016E EFFECTIVE DATE MAY 01, 2007. BASED ON THE FLOOD STUDY PROVIDED BY AURORA GROUP - SOUTH CAROLINA, THE BASE FLOOD ELEVATION RANGE FROM 150' ASL TO 150' ASL. THE MINIMUM FLOOR ELEVATION TO BE 150' ASL. THE LOWEST FINISH FLOOR ELEVATION PER THESE PLANS IS 150' ASL.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE FOR REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING NO. FILES 83-02-02 AND 3-0-03-03 AND 3-0-03-04 APPROVED 5/3/2023.
- THE REMAINING PROPERTY TO THE SOUTH OF BEAVER CREEK IS DESIGNATED AS COMMON AREA 7.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO. _____.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEER AND PUBLIC WORKS ON AUGUST 2, 2024.

CLT MAP: 021

PARCEL: 066

DEED REFERENCE: 2024081400009076

NUMBER OF LOTS: 55

TOTAL AREA: 19.7 ACRES & 854185 SF

RAW AREA: 2.45 ACRES & 106483 SF

PROPERTY ZONED: PR < 4 DU/AC

PLANNING FILE NO.: 8-SA-25-F

FINAL PLAT OF

IRWIN ACRES

DIST NO. NB	SCALE	DRAWN BY
KNOX CO., TN	1"=100'	DLB
SURVEYED BY		
ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE	PROJECT NUMBER	
06/09/2024	21324	

Certification of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the 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.

Utility Provider

Authorized Signature for Utility Date

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

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 accordance with State and local regulations.

Utility Provider

Authorized Signature for Utility Date

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signature: _____ Date: _____

Zoning

Zoning Shown on Official Map Date

By: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signature: _____ Date: _____

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 plat and accompanying 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 amended, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on this final plat. This 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: _____

Tennessee License No.: 8/4/2025

Certification of Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of 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 the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: _____

Tennessee License No.: 1996 Date: 8/4/2025



Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the undisturbed 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.

Registered Land Surveyor: _____

Tennessee License No.: 1996 Date: 8/4/2025

LINE	BEARING	DISTANCE
L1	S 89°45'00" E	60.00
L2	S 89°45'00" E	60.00
L3	S 89°45'00" E	60.00
L4	S 89°45'00" E	60.00
L5	S 89°45'00" E	60.00
L6	S 89°45'00" E	60.00
L7	S 89°45'00" E	60.00
L8	S 89°45'00" E	60.00
L9	S 89°45'00" E	60.00
L10	S 89°45'00" E	60.00
L11	S 89°45'00" E	60.00
L12	S 89°45'00" E	60.00
L13	S 89°45'00" E	60.00
L14	S 89°45'00" E	60.00
L15	S 89°45'00" E	60.00
L16	S 89°45'00" E	60.00
L17	S 89°45'00" E	60.00
L18	S 89°45'00" E	60.00
L19	S 89°45'00" E	60.00
L20	S 89°45'00" E	60.00
L21	S 89°45'00" E	60.00
L22	S 89°45'00" E	60.00
L23	S 89°45'00" E	60.00
L24	S 89°45'00" E	60.00
L25	S 89°45'00" E	60.00
L26	S 89°45'00" E	60.00
L27	S 89°45'00" E	60.00
L28	S 89°45'00" E	60.00
L29	S 89°45'00" E	60.00
L30	S 89°45'00" E	60.00
L31	S 89°45'00" E	60.00
L32	S 89°45'00" E	60.00
L33	S 89°45'00" E	60.00
L34	S 89°45'00" E	60.00
L35	S 89°45'00" E	60.00
L36	S 89°45'00" E	60.00
L37	S 89°45'00" E	60.00
L38	S 89°45'00" E	60.00
L39	S 89°45'00" E	60.00
L40	S 89°45'00" E	60.00
L41	S 89°45'00" E	60.00
L42	S 89°45'00" E	60.00
L43	S 89°45'00" E	60.00
L44	S 89°45'00" E	60.00
L45	S 89°45'00" E	60.00
L46	S 89°45'00" E	60.00
L47	S 89°45'00" E	60.00
L48	S 89°45'00" E	60.00
L49	S 89°45'00" E	60.00
L50	S 89°45'00" E	60.00
L51	S 89°45'00" E	60.00
L52	S 89°45'00" E	60.00
L53	S 89°45'00" E	60.00
L54	S 89°45'00" E	60.00
L55	S 89°45'00" E	60.00
L56	S 89°45'00" E	60.00
L57	S 89°45'00" E	60.00
L58	S 89°45'00" E	60.00
L59	S 89°45'00" E	60.00
L60	S 89°45'00" E	60.00
L61	S 89°45'00" E	60.00
L62	S 89°45'00" E	60.00
L63	S 89°45'00" E	60.00
L64	S 89°45'00" E	60.00
L65	S 89°45'00" E	60.00
L66	S 89°45'00" E	60.00
L67	S 89°45'00" E	60.00
L68	S 89°45'00" E	60.00
L69	S 89°45'00" E	60.00
L70	S 89°45'00" E	60.00
L71	S 89°45'00" E	60.00
L72	S 89°45'00" E	60.00
L73	S 89°45'00" E	60.00
L74	S 89°45'00" E	60.00
L75	S 89°45'00" E	60.00
L76	S 89°45'00" E	60.00
L77	S 89°45'00" E	60.00
L78	S 89°45'00" E	60.00
L79	S 89°45'00" E	60.00
L80	S 89°45'00" E	60.00
L81	S 89°45'00" E	60.00
L82	S 89°45'00" E	60.00
L83	S 89°45'00" E	60.00
L84	S 89°45'00" E	60.00
L85	S 89°45'00" E	60.00
L86	S 89°45'00" E	60.00
L87	S 89°45'00" E	60.00
L88	S 89°45'00" E	60.00
L89	S 89°45'00" E	60.00
L90	S 89°45'00" E	60.00
L91	S 89°45'00" E	60.00
L92	S 89°45'00" E	60.00
L93	S 89°45'00" E	60.00
L94	S 89°45'00" E	60.00
L95	S 89°45'00" E	60.00
L96	S 89°45'00" E	60.00
L97	S 89°45'00" E	60.00
L98	S 89°45'00" E	60.00
L99	S 89°45'00" E	60.00
L100	S 89°45'00" E	60.00
L101	S 89°45'00" E	60.00
L102	S 89°45'00" E	60.00
L103	S 89°45'00" E	60.00
L104	S 89°45'00" E	60.00
L105	S 89°45'00" E	60.00
L106	S 89°45'00" E	60.00
L107	S 89°45'00" E	60.00
L108	S 89°45'00" E	60.00
L109	S 89°45'00" E	60.00
L110	S 89°45'00" E	60.00
L111	S 89°45'00" E	60.00
L112	S 89°45'00" E	60.00
L113	S 89°45'00" E	60.00
L114	S 89°45'00" E	60.00
L115	S 89°45'00" E	60.00
L116	S 89°45'00" E	60.00
L117	S 89°45'00" E	60.00
L118	S 89°45'00" E	60.00
L119	S 89°45'00" E	60.00
L120	S 89°45'00" E	60.00
L121	S 89°45'00" E	60.00
L122	S 89°45'00" E	60.00
L123	S 89°45'00" E	60.00
L124	S 89°45'00" E	60.00
L125	S 89°45'00" E	60.00
L126	S 89°45'00" E	60.00
L127	S 89°45'00" E	60.00
L128	S 89°45'00" E	60.00
L129	S 89°45'00" E	60.00
L130	S 89°45'00" E	60.00
L131	S 89°45'00" E	60.00
L132	S 89°45'00" E	60.00
L133	S 89°45'00" E	60.00
L134	S 89°45'00" E	60.00
L135	S 89°45'00" E	60.00
L136	S 89°45'00" E	60.00
L137	S 89°45'00" E	60.00
L138	S 89°45'00" E	60.00
L139	S 89°45'00" E	60.00
L140	S 89°45'00" E	60.00
L141	S 89°45'00" E	60.00
L142	S 89°45'00" E	60.00
L143	S 89°45'00" E	60.00
L144	S 89°45'00" E	60.00
L145	S 89°45'00" E	60.00
L146	S 89°45'00" E	60.00
L147	S 89°45'00" E	60.00
L148	S 89°45'00" E	60.00
L149	S 89°45'00" E	60.00
L150	S 89°45'00" E	60.00
L151	S 89°45'00" E	60.00
L152	S 89°45'00" E	60.00
L153	S 89°45'00" E	60.00
L154	S 89°45'00" E	60.00
L155	S 89°45'00" E	60.00
L156	S 89°45'00" E	60.00
L157	S 89°45'00" E	60.00
L158	S 89°45'00" E	60.00
L159	S 89°45'00" E	60.00
L160	S 89°45'00" E	60.00
L161	S 89°45'00" E	60.00
L162	S 89°45'00" E	60.00
L163	S 89°45'00" E	60.00
L164	S 89°45'00" E	60.00
L165	S 89°45'00" E	60.00
L166	S 89°45'00" E	60.00
L167	S 89°45'00" E	60.00
L168	S 89°45'00" E	60.00
L169	S 89°45'00" E	60.00
L170	S 89°45'00" E	60.00
L171	S 89°45'00" E	60.00
L172	S 89°45'00" E	60.00
L173	S 89°45'00" E	60.00
L174	S 89°45'00" E	60.00
L175	S 89°45'00" E	60.00
L176	S 89°45'00" E	60.00
L177	S 89°45'00" E	60.00
L178	S 89°45'00" E	60.00
L179	S 89°45'00" E	60.00
L180	S 89°45'00" E	60.00
L181	S 89°45'00" E	60.00
L182	S 89°45'00" E	60.00
L183	S 89°45'00" E	60.00
L184	S 89°45'00" E	60.00
L185	S 89°45'00" E	60.00
L186	S 89°45'00" E	60.00
L187	S 89°45'00" E	60.00
L188	S 89°45'00" E	60.00
L189	S 89°45'00" E	60.00
L190	S 89°45'00" E	60.00
L191	S 89°45'00" E	60.00
L192	S 89°45'00" E	60.00
L193	S 89°45'00" E	60.00
L194	S 89°45'00" E	60.00
L195	S 89°45'00" E	60.00
L196	S 89°45'00" E	60.00
L197	S 89°45'00" E	60.00
L198	S 89°45'00" E	60.00
L199	S 89°45'00" E	60.00
L200	S 89°45'00" E	60.00

Subdivision ☐ Concept Plan* ☒ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment***Development** ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Mark C Tucker

Surveyor

Applicant Name

Affiliation

06/09/2025

8/14/2025

Date Filed

Meeting Date (if applicable)

8-SA-25-F

File Number(s)

~~8-SD-22-C, 3-C-22-UR,~~~~3-G-23-DP & 6-E-04-SP~~

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Mark C Tucker

Robert G Campbell & 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. Suite P-195

865-806-8008

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 E Emory Road

021 066

Property Address

Parcel ID

HPUD

HPUD

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request

IRWIN ACRES

RELATED REZONING FILE NUMBER

1-E-22-RZ

Proposed Subdivision Name

55

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) _____

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**



Mark C Tucker

6/9/2025

Applicant Signature

Print Name / Affiliation

Date

865-947-5996

Phone Number

Email

06/09/2025, SG

Property Owner Signature

Please Print

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0203	\$1,700.00	0208	\$750.00			\$2,450.00