



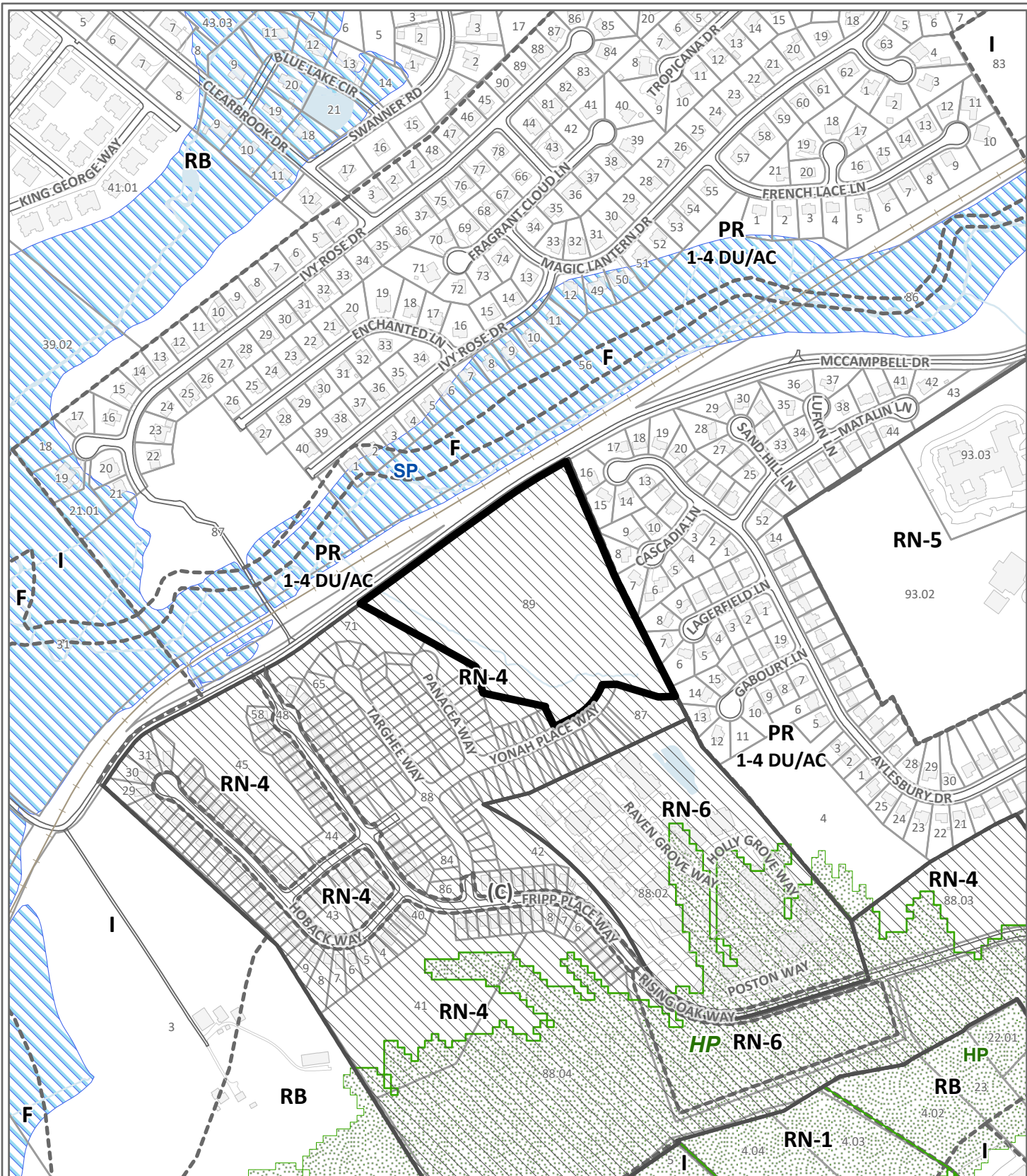
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE: March 27, 2026
FILE #: 2-SA-26-F, Agenda # 5
SUBJECT: Final Plat of The Highline at Washington Pike Phase 3 Unit 4

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 8/9/2018 as Planning Case File # 8-SC-18-C. The original three-year vesting period for the concept plan has been extended per *Tennessee Code Annotated* Section 13-3-413 as the developer has commenced site preparation and maintained applicable permits.

Associated Case and Decision

File #8-SC-18-C: Approved by the Planning Commission 8/9/2018
File #8-D-18-UR: Approved by the Planning Commission 8/9/2018



FINAL SUBDIVISION PLAT

2-SA-26-F

Petitioner: Garrett M Tucker



Final Plat For: Final Plat of The Highline at Washington Pike Phase 3 Unit 4

Map No: 49

Jurisdiction: City

Original Print Date: 1/6/2026

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

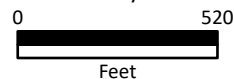


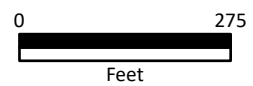
Exhibit A. Contextual Images



AERIAL MAP



Case boundary



Certification of Ownership and General Dedication

I, the undersigned owner(s) of the property shown herein, hereby adopt 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 and the owner(s) in full compliance of the property, and as property owners have an unrestricted right to dedicate any and/or portion easement as shown on this plat.

OWNER(S) Printed Name: _____
Signature: _____ Date: _____

Certification of Necessity

Before the personally appeared _____ to me, a Notary Public in and for the State of Tennessee, 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 of _____, 20____.

Written: _____ Notary
My Commission expires: _____ Seal

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 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.

Signed: _____ Date: _____
Dear: _____ 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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

Signed: _____ Date: _____
Dear: _____ Title: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the provisions of Knox County Board of Planning and Addressing Ordinances, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____
Dear: _____ Title: _____

Taxes and Assessments

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

Knox City Clerk: Signed: _____ Date: _____
City Tax Collector: Signed: _____ Date: _____

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: _____

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: 3-11-2026

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set Within Commission is Complied

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, documents, and easements 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 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, benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
Tennessee License No. 1996: Date: 3-11-2026

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plan on this _____ day of _____, 20____.

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville 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 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 this plat.

Signed: _____ Date: _____

By executing this plat, the City Engineering Department hereby approves the following waivers:

- 1) To waive the standard drainage and utility easements along all lot lines, excluding along the private right of ways. (See General Note #2)
- 2) To reduce the standard drainage and utility easement, along McCampbell Drive, within the detention basin easement, from 10 feet to 0 feet as shown hereon



NOTE: LINES L1 - L6 NOT USED

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L66 with their respective bearings and distances.

LEGEND

- EP IRON P IN FOUND (6" IRON ROD)
- IRON PIN SET (6" REBAR W/ CAP)
- GAS VALVE
- MANHOLE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- POWER/TELEPHONE
- GUY W/ RE
- STREAM
- TOP OF BANK
- PERIPHERAL SETBACK LINE
- DRAINAGE EASEMENT
- SIGHT DISTANCE EASEMENT
- UTILITY EASEMENT
- RIPARIAN BUFFER ZONE
- DETENTION POND EASEMENT
- PERMANENT REFERENCE MONUMENT

LOT AREA TABLE

Table with columns: LOT #, AREA. Lists lots 1 through 66 with their corresponding areas in square feet.

NOTE: CURVES C1 & C3 NOT USED

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH. Lists curves C1 through C12.

EASEMENT CURVE TABLE

Table with columns: CURVE, CHORD BEAR, CHORD LENGTH, RADIUS, ARC LENGTH. Lists easement curves EC1 through EC7.

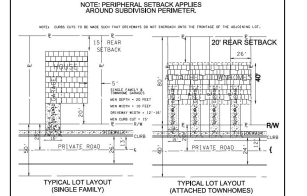
EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists easement lines EL1 through EL7.

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists easement lines EL8 through EL16.

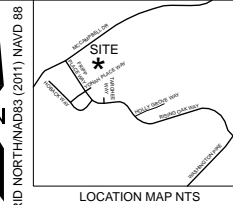
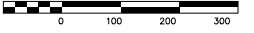
NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERMITS



PERMANENT REFERENCE MONUMENTS

Table with columns: POINT #, NORTHING, EASTING, ELEV. Lists points S2441, S2442, S2443, S2444 with their coordinates and elevations.

PLAT SIZE IS 24" x 36" GRAPHIC SCALE 1"=100'



NOTES:

- 1) EXISTING MONUMENTS AS SHOWN, ALL OTHERS SET BY RGCCA.
- 2) THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTHS ON ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT EASEMENT EASEMENTS). THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT HAS APPROVED TO WAIVE THE STANDARD DRAINAGE AND UTILITY EASEMENTS ALONG ALL LOT LINES, EXCLUDING ALONG THE PRIVATE RIGHT OF WAYS. SEE CITY OF KNOXVILLE WAIVER NOTED ON THIS PLAT.
- 3) A 15' UTILITY EASEMENT, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- 4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES (E.G. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT 202200414007887).
- 5) THE OWNER WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREAS.
- 6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- 7) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN IN USE ON RECORD, REFER TO THE PLANNING COMMISSIONS FILE 8-D-18-UR & S-C-18-SUB APPROVED AT THE KNOX COUNTY PLANNING MEET NG 08/08/2018
- 8) THE PRIVATE RIGHT-OF-WAYS ARE NOT PUBLIC STREET AND WILL BE MAINTAINED BY THE CITY OF KNOXVILLE. THE PRIVATE RIGHT-OF-WAY SHALL ALSO FUNCTION AS A UTILITY EASEMENT. THE PRIVATE SIDEWALKS ARE NOT PUBLIC SIDEWALKS AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE. DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT FOR UNIT 1 RECORDED AS INSTRUMENT NUMBER 2022020033788 AND AMENDED FOR UNIT 1 AND 2 RECORDED AS INSTRUMENT NUMBER 202308056955 THE SHARED MAINTENANCE AGREEMENT FOR PHASE 2 UNITS 3 AND 4 EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 2023080562047 THE DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT FOR PHASE 2 UNITS 3 AND PHASE UNIT 4 RECORDED AS INSTRUMENT NO. 2023072020448
- 9) PURPOSE OF THIS PLAT IS TO DIVIDE 12.46 ACRES INTO 65 LOTS, COMMON AREA, AND PRIVATE RIGHT-OF-WAYS.
- 10) ALL P N ARE 1/2" UNLESS SHOWN DIFFERENTLY.
- 11) REFERENCE IS MADE TO A HYDROLOGIC REPORT RECORDED IN THE DEPARTMENT OF ENGINEERING AS NUMBER L31014-4 WHICH DECLARES THAT THE CONCEPT PLAN WAS APPROVED UNDER THE RP-1 ZONING AND THE RP-1 ZONING REGULATIONS (APPROVED BY PLANNING COMMISSION 8/9/2018)
- 12) THE DESIGN PLAN WAS APPROVED BY THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT ON MARCH 5, 2025.
- 13) THIS PROPERTY IS ZONED RN-4 BUT WAS PREVIOUSLY RP-1 PRIOR TO THE ADOPTION OF THE NEW ZONING CODE. THE CONCEPT PLAN WAS APPROVED UNDER THE RP-1 ZONING AND THE RP-1 ZONING REGULATIONS (APPROVED BY PLANNING COMMISSION 8/9/2018)
- 14) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO. 202507310082622.
- 15) THE INSTALLATION OF SIDEWALKS AS DENTIFIED ON THE CONCEPT PLAN, SIDEWALKS SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE KNOXVILLE DEPARTMENT OF ENGINEERING AND SHALL BE INSTALLED AT THE TIME THE STREETS ARE INSTALLED.

CLT MAP: 049N GROUP: F PARCEL: 089

DEED INSTR.: 202503250049508 PLAT INSTR.: 20250811008343

CITY OF KNOXVILLE CITY WARD: 33 CITY BLOCK: 33192

NUMBER OF LOTS: 65

TOTAL AREA: 12.46 ACRES PRIVATE ROW AREA: 1.50 ACRES

PROPERTY ZONED: RN-4

PLANNING FILE NO.: 2-SA-26-F

FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 3 UNIT 4 RESUBDIVISION OF THE HIGHLINE AT WASHINGTON PIKE PHASE 2 UNIT 3 - LOT 2R-3R2

DIST NO. SIX KNOX CO., TN. SCALE 1"=100' DRAWN BY GJM/DED SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P. DATE 12/22/2025 PROJECT NUMBER 21118



OWNER'S DEVELOPER: CO. ANDY, A PHASE 3 LLC 630 WASHINGTON, DC 20008 CONTACT: JEFF FURLLOW (706) 424-0958 ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P. 1000 W. WASHINGTON, SUITE 200 KNOXVILLE, TN 37988 PHONE: (865) 599-9999 FAX: (865) 941-7556