



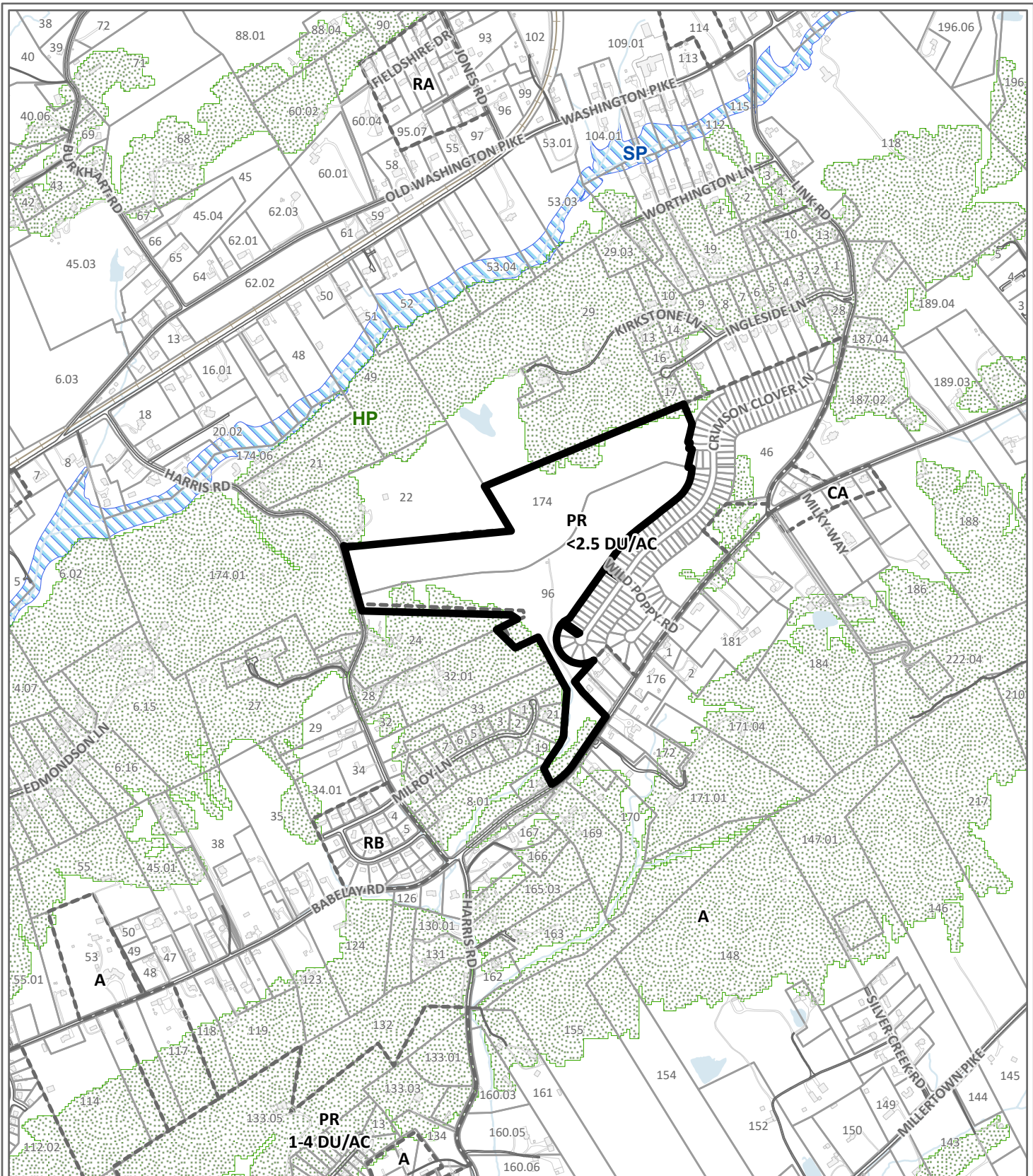
TO: Knoxville-Knox County Planning Commission
FROM: Samiul Haque, Planner
DATE: April 2, 2026
FILE #: 4-SF-26-F, Agenda # 28
SUBJECT: Final Plat of Harvest Meadow, Unit 3 & Resubdivision of OS-4 of Harvest Meadow, Unit 1

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 11/9/2023 as Planning Case File # 11-SA-23-C.

Associated Case and Decision

File 11-SA-23-C: Approved by the Planning Commission (11/9/2023)
File 11-B-23-DP: Approved by the Planning Commission (11/9/2023)



FINAL SUBDIVISION PLAT

4-SF-26-F

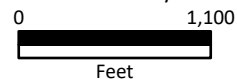
Petitioner: Ryan Lynch



Final Plat For: Final Plat of Harvest Meadow, Unit 3 & Resubdivision of OS-4 of Harvest Meadow, Unit 1

Map No: 50

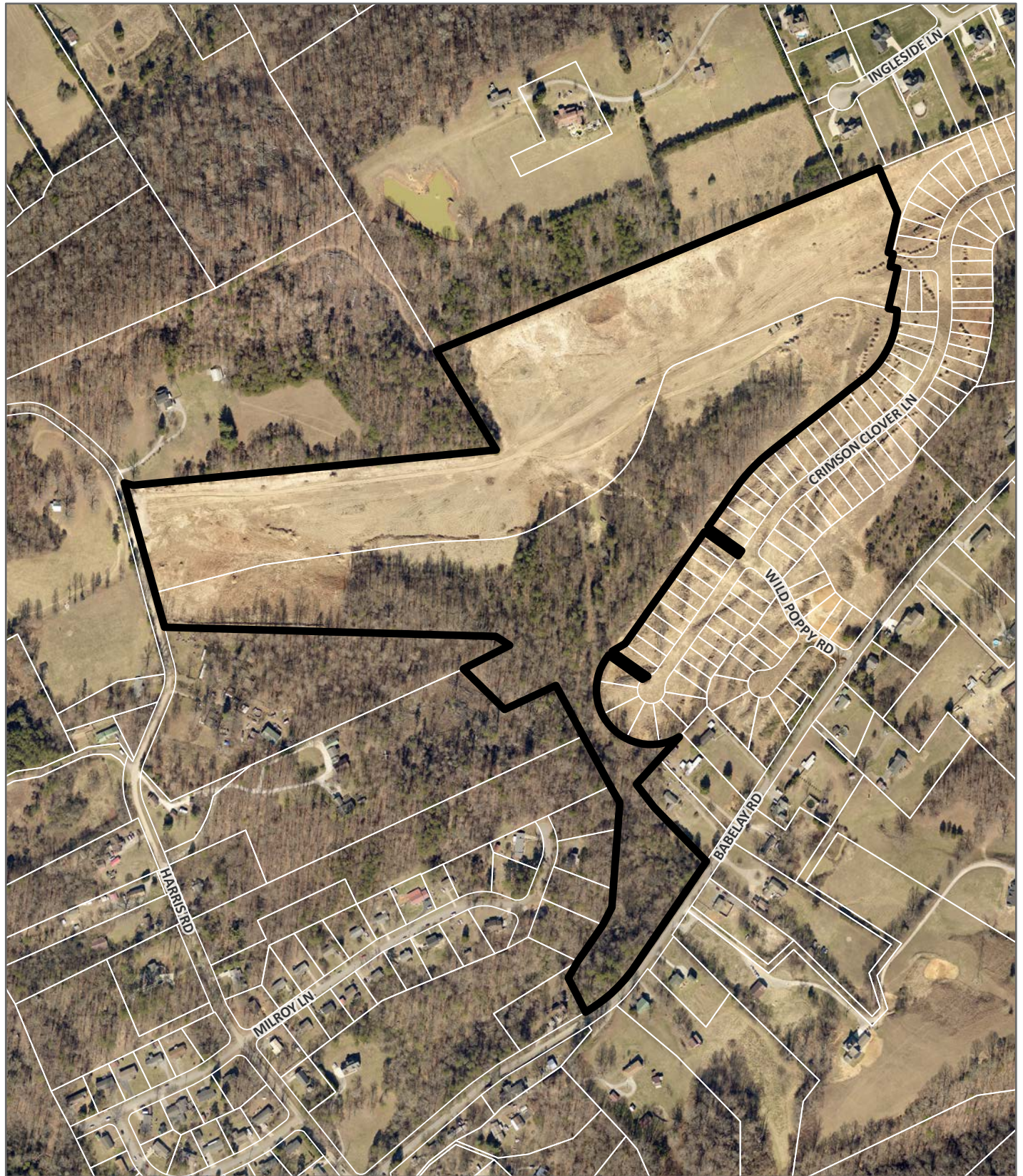
Jurisdiction: County



Original Print Date: 3/9/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

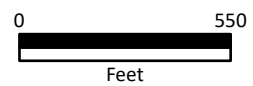
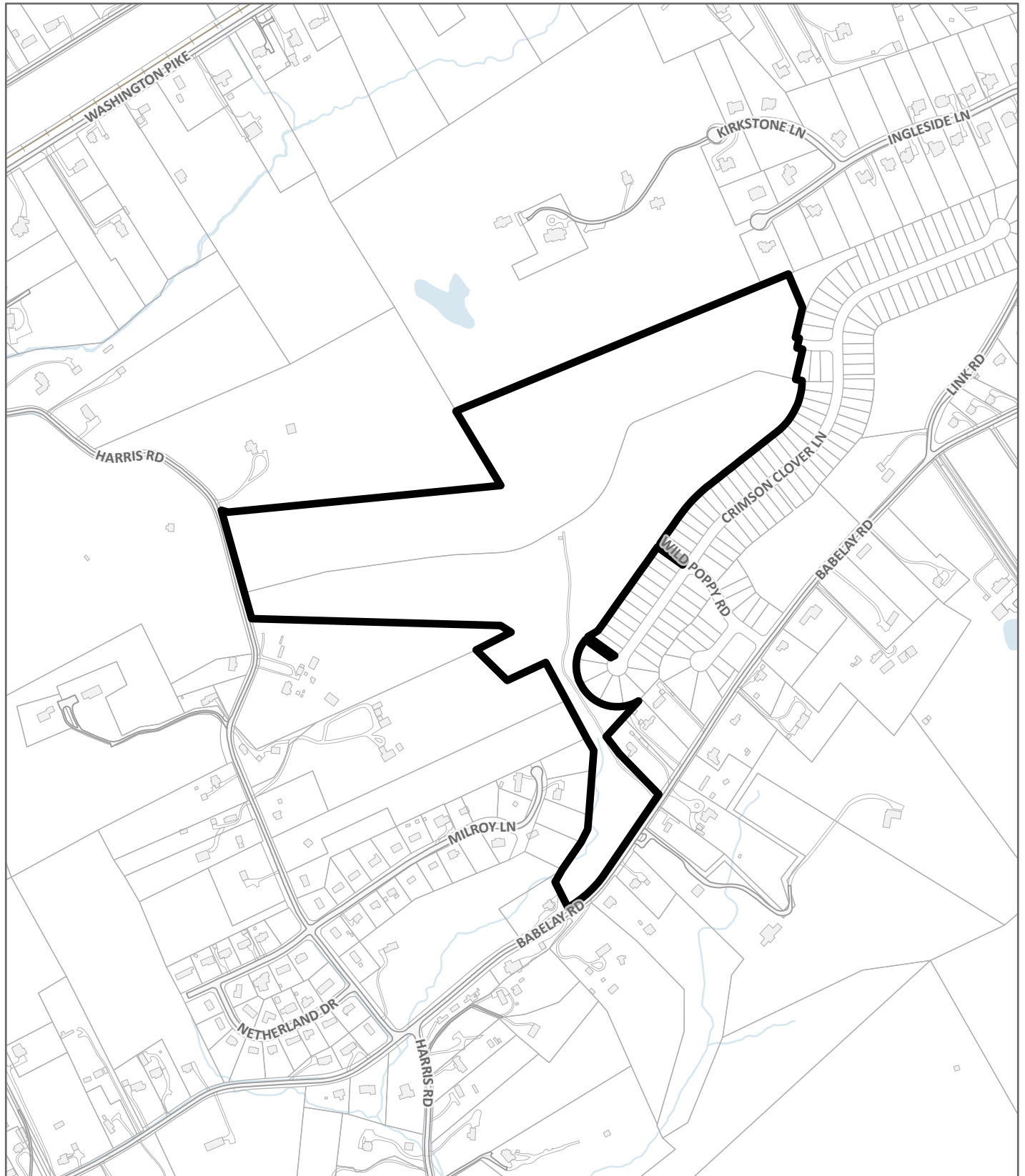


Exhibit A. Contextual Images



LOCATION MAP

4-SF-26-F



Case boundary



TOTAL AREA = 14.19 ACRES
 818,107 sq. ft.
 TOTAL LOTS
 BUILDING LOTS: 66
 OPEN SPACE/COMMUNITY LOTS: 3

LINE LEGEND	
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	35' PERENNIAL WATER TRACK RETAINING WALL EASEMENT

Property owners are responsible for maintenance of stormwater facilities. The owner for maintenance of stormwater facilities is recorded as instrument # 20251200037212 &

SYMBOL LEGEND	
	FOUND MONUMENT
	WATER LINE EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	MONUMENT FOUND
	PERMANENT MONUMENT
	UNMONUMENTED POINT

Addressing Department Certification

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

Signed: _____ Date: _____

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: _____

Zoning

Zoning shown on Official Map: _____

Date: _____ By: _____

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision that shows hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing ordinances, with the exception of any variances and waivers planned 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 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.

Signed: _____ Date: _____

City Tax Clerk Signed: _____ Date: _____

Knox County Trustee Signed: _____ Date: _____

Knox County Trustee Signed: _____ Date: _____

Zoning

Zoning shown on Official Map: _____

Date: _____ By: _____

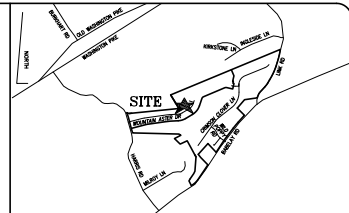
Certificate of Ownership and General Plativity

I, the undersigned owner(s) of the property shown hereon, 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, or) 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: _____

HERITAGE LAND DEVELOPMENT PARTNERS LLC
 287 LOUISVILLE ROAD
 LOUISVILLE, TN 37777

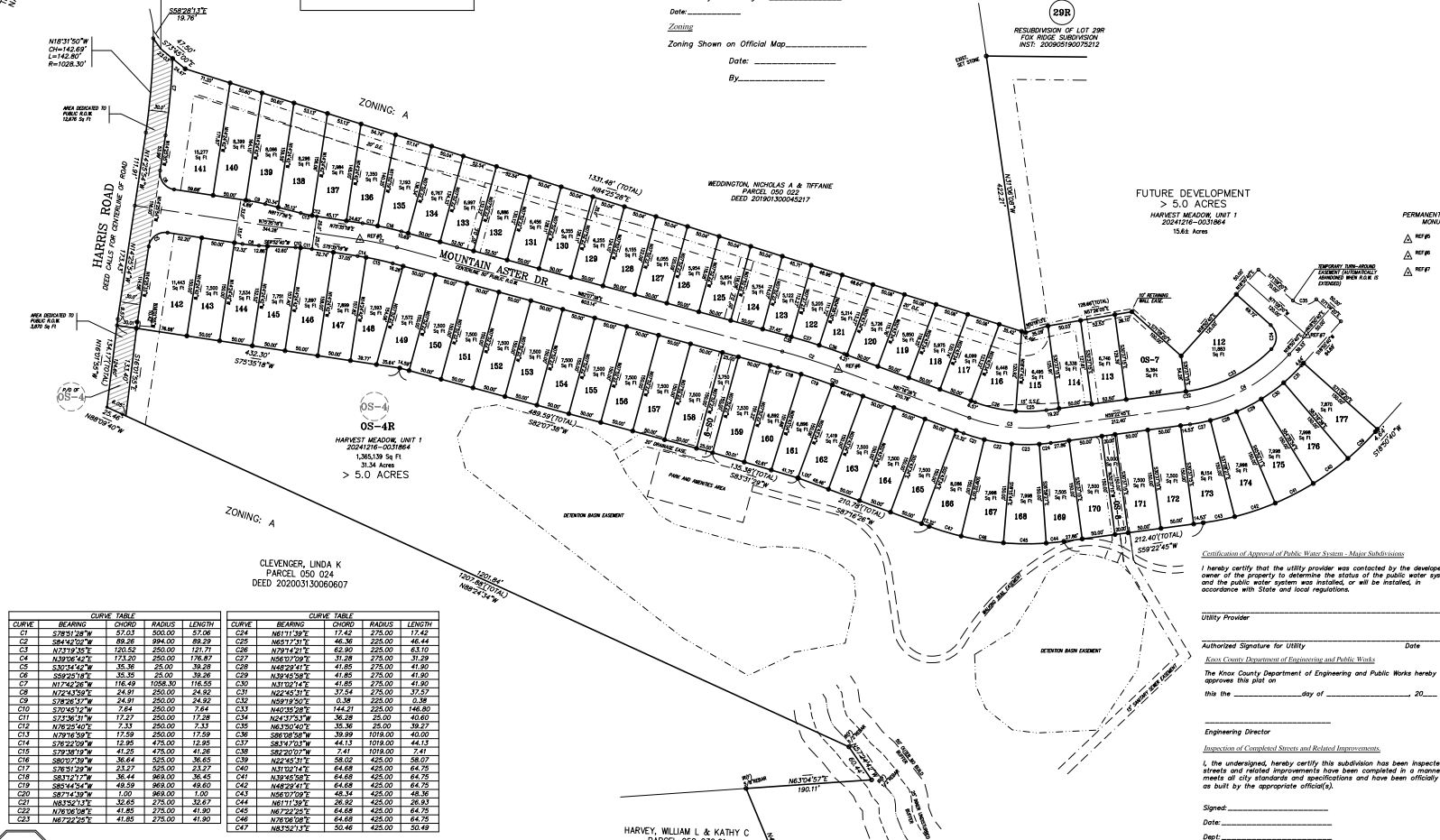


LOCATION MAP NO SCALE

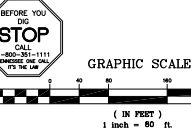
- IRON PINS SET AT ALL CORNERS. BY THIS SURVEY, UNLESS OTHERWISE NOTED, ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" IRON IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- Q.L.T. TAX MAP 050 PARCEL 174 AND 050F "B" 096.
- DEED REFERENCE - 050 174, 20250401-008471 050F "B" 096: 20232404-0021177
- PLAT REFERENCE - COX FARM AT BARELAY ROAD 20230310-000033 HARVEST MEADOW, UNIT 1 20241216-0031864
- THE PROPERTY IS ZONED PR-0.5 DU/AC SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47063C00160 EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(USGSD2007)
- ALL UTILITIES ARE NOT REFERENCED TO ANY PART OF THIS PLAT.
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PERMANENTLY APPROVED VERT PERMANENT EASEMENTS(PE), EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND 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 SPRALES AS CONSTRUCTED.
- FOR APPROVED SUBVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-BEHALF, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-54-23-C AND 11-8-23-C-06.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- THE PURPOSE OF THIS PLAT IS TO CREATE UNIT 3 OF THE HARVEST MEADOW RESUBDIVISION CONSISTING OF OPEN SPACE LOTS, RESUBDIVISION OPEN SPACE LOT 4 OF HARVEST MEADOW UNIT 1 TO ADD R.O.W. DEDICATION TO A DETENTION BASIN EASEMENT AS SHOWN HEREON.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 5/29/2024.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT 202505300063146
- OS-9 WILL ALSO ACT AS A WALKING TRAIL EASEMENT.
- THE PROPERTY OWNER, OF THEIR OWN REQUEST AND NOT AS A CONDITION IMPOSED BY THE COUNTY PLANNING DEPARTMENT, DEDICATES THE RIGHT-OF-WAY AREA SHOWN HEREON.
- SURVEYOR HEREBY CERTIFIES THAT THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS PER SECTION 3.04.1.5.

PERMANENT REFERENCE

	EASEMENT
	EASEMENT
	EASEMENT



CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S28°28'28"W	57.03	500.00	57.06	C24	N67°11'38"E	17.42	275.00	17.42
C2	S84°02'22"W	89.36	924.00	89.29	C25	N65°17'17"E	46.36	225.00	46.44
C3	N73°18'52"E	120.52	250.00	121.77	C26	N72°14'21"E	62.90	225.00	63.10
C4	N89°58'42"E	173.20	250.00	175.87	C27	N66°07'09"E	31.28	275.00	31.29
C5	S30°45'54"W	35.36	25.00	36.28	C28	N46°29'41"E	41.85	275.00	41.90
C6	S89°20'17"E	35.35	25.00	36.26	C29	N39°42'58"E	41.85	275.00	41.90
C7	N17°21'29"W	116.49	1506.00	116.55	C30	N31°52'17"E	41.85	275.00	41.90
C8	N72°43'59"E	24.91	250.00	24.92	C31	N22°45'11"E	37.54	275.00	37.57
C9	S78°45'17"W	24.91	250.00	24.92	C32	N59°19'20"E	0.38	225.00	0.38
C10	S20°45'17"W	7.64	250.00	7.64	C33	N40°16'28"E	144.21	225.00	146.80
C11	S72°08'31"W	17.67	250.00	17.68	C34	N24°23'20"W	36.28	250.00	40.80
C12	N70°28'50"E	7.43	250.00	7.44	C35	N62°50'02"E	35.36	25.00	35.29
C13	N79°16'59"E	17.59	250.00	17.59	C36	S86°50'58"W	39.99	1019.00	40.00
C14	S79°22'09"W	12.95	475.00	12.95	C37	S41°17'01"W	44.13	1019.00	44.13
C15	S79°28'19"W	41.25	475.00	41.26	C38	S82°20'07"W	7.41	1019.00	7.41
C16	S80°11'38"W	36.64	525.00	36.65	C39	N64°45'11"E	68.02	425.00	68.07
C17	S80°11'38"W	23.27	525.00	23.27	C40	N41°52'14"E	64.68	425.00	64.75
C18	S83°17'27"W	36.44	869.00	36.45	C41	N39°42'58"E	64.68	425.00	64.75
C19	S85°14'24"W	49.59	869.00	49.60	C42	N46°29'41"E	64.68	425.00	64.75
C20	S87°43'39"W	1.00	869.00	1.00	C43	N56°07'09"E	48.34	425.00	48.36
C21	N82°52'17"E	32.65	275.00	32.67	C44	N67°11'38"E	28.92	425.00	28.93
C22	N76°28'08"E	41.85	275.00	41.90	C45	N67°22'25"E	64.68	425.00	64.75
C23	N67°22'25"E	41.85	275.00	41.90	C46	N79°08'28"E	64.68	425.00	64.75
					C47	N65°24'12"E	35.46	425.00	35.49



4-SF-26-F

HARVEY, WILLIAM L & KATHY C
 PARCEL 050 032.01
 DEED 1792 PG 1033
 HARVEY HILLS
 20150173-0002875

Certification of Approval of Public Sanitary Sewer System - Major Subdivision

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 will be installed, in accordance with State and local regulations.

Utility Provider: _____ Date: _____

Authorized Signature for Utility: _____ Date: _____

Certification of Approval of Public Water System - Major Subdivision

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 will be installed, or will be installed, in accordance with State and local regulations.

Utility Provider: _____ Date: _____

Authorized Signature for Utility: _____ Date: _____

The Knox County Department of Engineering and Public Works hereby approves this plat on

this the _____ day of _____, 20____.

Engineering Director: _____ Date: _____

Inspection of Completed Streets and Related Improvements:

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as such by the appropriate official(s).

Signed: _____ Date: _____

Date: _____

Dept: _____

Title: _____

Approved the _____ day of _____, 20____.

Signed: _____ Date: _____

Date: _____

Dept: _____

Title: _____

Registered Land Surveyor

Tennessee License No. 2447

Date: 9-22-2025

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "M" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certification of the 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. 2447

Date: 9-22-2025

FINAL PLAT OF:

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

REVISIONS	
DRAWN BY: M.STRANGE	1 03/24/2026 P.S. COMMENTS
CHECKED BY: R. LYNCH	2 03/27/2026 P.S. + CLOSURE
APPROVED BY: R.S.L.	3
SCALE: 1"=80'	4
DATE: 02/13/2026	5
	6

HERITAGE LAND DEVELOPMENT PARTNERS LLC
 3571 Louisville Road
 Louisville, Tennessee 37777
 Phone: (865) 851-7373

Harvest Meadow, Unit 3 and Resubdivision of OS-4 of Harvest Meadow, Unit 1
 District 8, Knox County, Tennessee

PROJECT NO. 4617-07
 SHEET NO. 1 of 1

