



TO: Knoxville-Knox County Planning Commission  
FROM: Spencer Schmudde, Planning & Subdivision Specialist  
DATE: December 30, 2025  
FILE #: 1-SA-26-F, Agenda #14  
SUBJECT: Final Plat of Thompson Creek (Formerly known as Thompson Creek Phase 1)

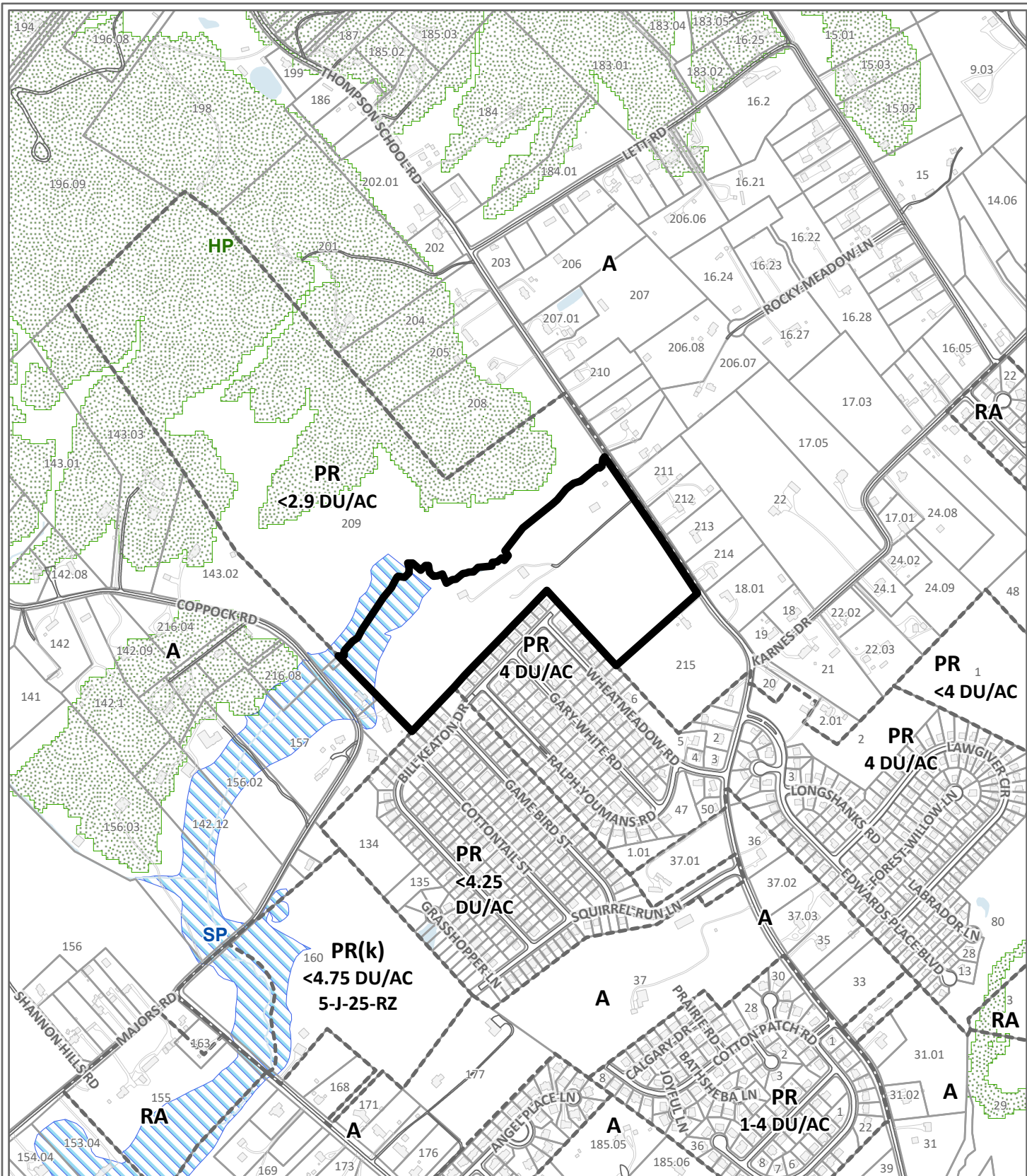
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#### **Recommendation**

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 2/9/2023 as Planning Case # 1-SG-23-C.

#### **Associated Case and Decision**

1-SG-23-C: Approved by the Planning Commission (2/9/2023)  
1-F-23-DP: Approved by the Planning Commission (2/9/2023)



# **FINAL SUBDIVISION PLAT**

**1-SA-26-F**

**Petitioner:** Mark C Tucker



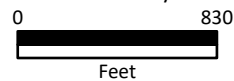
Final Plat For: Final Plat of Thompson Creek Phase 1

**Original Print Date:** 12/2/2025

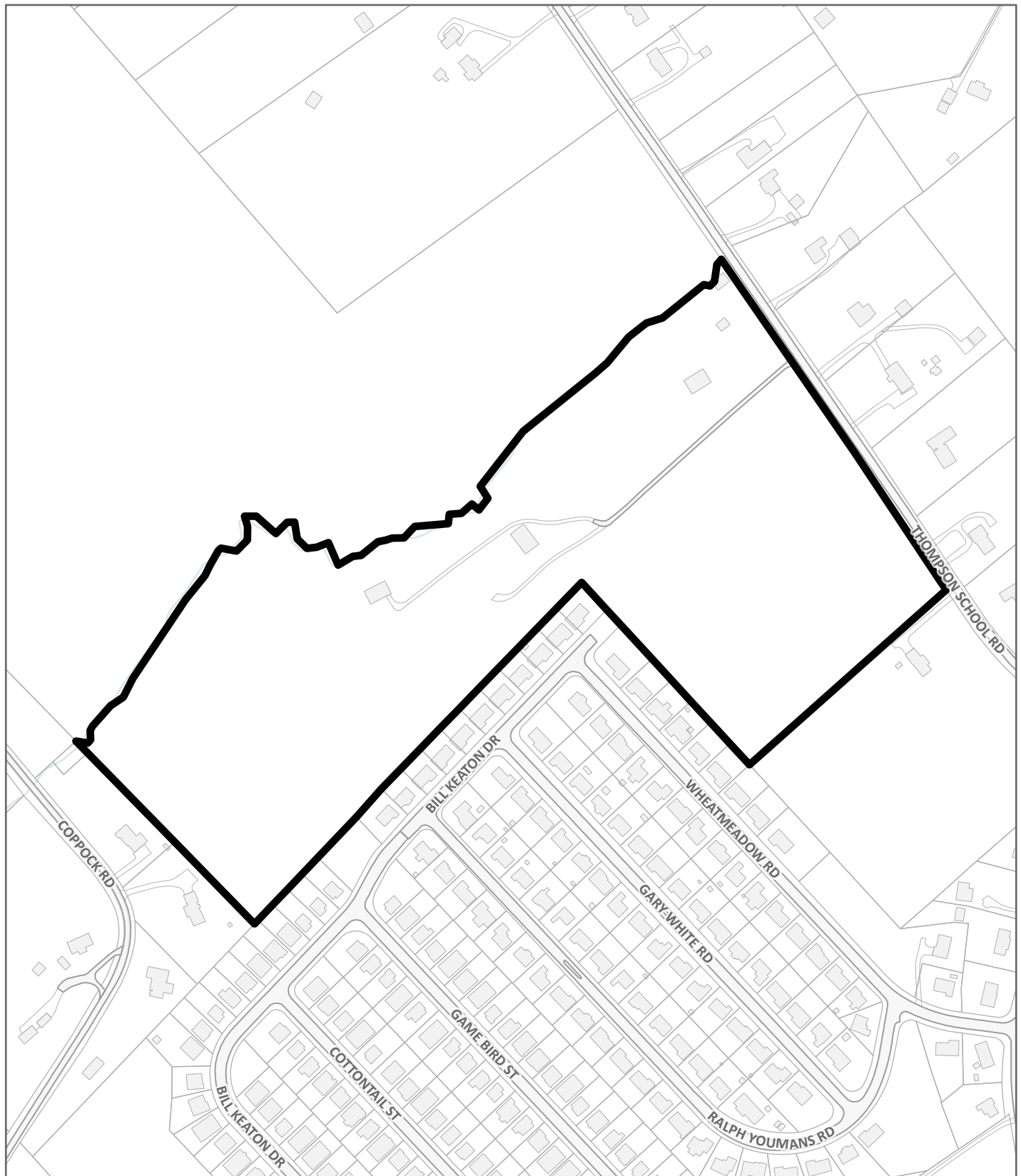
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 12

**Jurisdiction:** County



## Exhibit A. Contextual Images



**LOCATION MAP**

**1-SA-26-F**



Case boundary





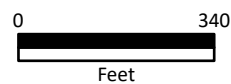
## Exhibit A. Contextual Images



### AERIAL MAP



Case boundary





**Certificate of Ownership and General Dedication**

I, (we), 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 are) the owner(s) in fee simple 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: HAWLAND PARTNERS, LLC (CHRISTIAN HICKS)  
Signature: \_\_\_\_\_ 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.  
Signed: \_\_\_\_\_ 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: 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: \_\_\_\_\_

**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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**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: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**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 limited, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final 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, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: MBC Lutz  
Tennessee License No. 1596 Date: 12-17-2025

**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: MBC Lutz  
Tennessee License No. 1596 Date: 12-17-2025



**Certification of Competency 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: MBC Lutz  
Tennessee License No. 1596 Date: 12-17-2025

**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 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 affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Knox County Department of Engineering and Public Works**

The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director: \_\_\_\_\_

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL WAS APPROVED ON 2/3/2023**

REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 100' AT CURVE C1 ON ROAD "B"  
REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 100' AT CURVE C2 ON ROAD "B"

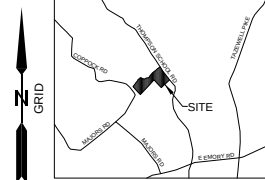
**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL WAS APPROVED ON 2/3/2023**

INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "A" AT THOMPSON SCHOOL ROAD  
INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "B" AT ROAD "A" AT STA 30+00  
INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "B" AT ROAD "A" AT STA 40+00  
INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD "C" AT ROAD "B" AT STA 50+00  
INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "C" AT ROAD "B" AT STA 53+74  
INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "D" AT ROAD "A"



GPS EQUIPMENT USED: CARLSON BRX7  
DATUM: NAD83(2011) NAVD83  
GEOID: CONT NENTAL US NGS 20128  
UNITS: U.S. SURVEY FEET  
SURVEY CONTROL ESTABLISHED  
USING TDO7 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 June 29, 2022. Control was established on a new point using the TDO7 network, no fixed stations were used. Final coordinates were computed in the North American Datum of 1983 Tennessee State Plane Coordinates, using Geoid 20128 and a combined (grid to ground) scale factor of 1.0000.



LOCATION MAP NTS

**LEGEND**

- |     |                                          |         |                                 |
|-----|------------------------------------------|---------|---------------------------------|
| --- | 50' MINIMUM NO BUILD STREAM BUFFER       | ○ EIP   | EXISTING IRON PIN FOUND         |
| --- | 25' MINIMUM DO NOT DISTURB STREAM BUFFER | ● IPS   | IRON PIN SET (SIF REBAR W/ CAP) |
| --- | TOP OF BANK                              | □ W     | WATER VALVE                     |
| --- | EDGE OF WATER                            | □ WM    | WATER METER                     |
| --- | EDGE OF EXISTING PAVEMENT                | ○       | MANHOLE                         |
|     |                                          | ○-○     | LIGHT POLE                      |
|     |                                          | → P/T   | POWER/TELEPHONE                 |
|     |                                          | → P/T/C | POWER/TELEPHONE/CABLE           |
|     |                                          | →       | CUT WIRE                        |
|     |                                          | □ MB    | MAIL BOX                        |
|     |                                          | □ CD    | CLEAN OUT                       |

- NOTES:
- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGCA.
  - STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET N WIDTH INSIDE 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.
  - ALL PINS ARE 50' UNLESS SHOWN DIFFERENTLY.
  - THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS.
  - ALL LOT AREA, WIDTH, DEPTH AND MINIMUM BUILDING SETBACK LINE FOR RESIDENTIAL OR NON-RESIDENTIAL USE SHALL MEET THE MINIMUM STANDARDS REQUIRED BY THE KNOX COUNTY ZONING ORDINANCE OR THE KNOXVILLE ZONING ORDINANCE.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 1-SG-23-C AND 1-F-23-DR. THE VARIANCES AND ALTERNATIVE DESIGN STANDARDS FROM THESE FILES APPROVED SPECIFICALLY FOR PHASE 2 ARE NO LONGER APPLICABLE AS A NEW CONCEPT PLAN AND DEVELOPMENT PLAN (11-H-25-C AND 11-H-25-DR) HAVE BEEN APPROVED FOR PHASE 2.
  - THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO. \_\_\_\_\_.
  - HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO. \_\_\_\_\_.
  - ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
  - SITE DISTANCE HAS BEEN EVALUATED BASED ON 3.04 J.S. OF THE MINIMUM SUBDIVISION REGULATIONS. A SIGHT DISTANCE OF 800 FT TO THE EAST AND 2100 FT TO THE WEST IS AVAILABLE FOR THE INTERSECTION OF BABBLER BROOK LANE AND THOMPSON SCHOOL ROAD.
  - THE PURPOSE OF THIS PLAT IS TO DIVIDE A PORTION OF CLT MAP 012 PARCEL 209 INTO 91 LOTS.
  - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 4/17/2024.
  - ALL EXISTING BUILDINGS HAVE BEEN REMOVED FROM THIS SITE.

CLT MAP: 012  
PART OF PARCEL: 209  
DEED INSTR.: 202208240012623

NUMBER OF LOTS: 91  
TOTAL AREA: 30.30 ACRES  
PROPERTY ZONED: PR

PLANNING FILE NO.: 1-SA-26-F  
SHEET 1 OF 3 INDEX MAP

|                                                                                                                                        |  |                         |                 |
|----------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|-----------------|
| FINAL PLAT OF<br>THOMPSON CREEK                                                                                                        |  |                         |                 |
| DIST NO. EIGHT<br>KNOX CO., TN.                                                                                                        |  | SCALE<br>1"=100'        | DRAWN BY<br>DED |
| SURVEYED BY<br> ROBERT G. CAMPBELL & ASSOC., L.P. |  |                         |                 |
| DATE<br>10/29/2025                                                                                                                     |  | PROJECT NUMBER<br>22020 |                 |

SETBACKS:  
FRONT: 20'  
SIDE: 5'  
30' FOR LOTS 72-77  
REAR: 15'  
30' PERIPHERAL APPLIES



OWNERSURVEY FOR:  
HAWLAND PARTNERS, LLC  
612 FOX DEN LANE  
LAKELLETTE, TN 37086  
CONTACT: CHRISTIAN HICKS  
PHONE: 865-561-1702

ENGINEER:  
ROBERT G. CAMPBELL & ASSOC., L.P.  
7523 TAGGART LANE  
KNOXVILLE, TN 37918  
PHONE: 865-947-5996

Certificate of Ownership and General Dedication

I, (we, the undersigned owner(s) of the property shown herein, hereby adopt this as (physical) plat of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple 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: HAIL LAND PARTNERS, LLC (CHRISTIAN HICKS)

Signature: \_\_\_\_\_ 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.

Signed: \_\_\_\_\_ 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: 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: \_\_\_\_\_

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: \_\_\_\_\_

Dept: \_\_\_\_\_ Title: \_\_\_\_\_

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: \_\_\_\_\_

Dept: \_\_\_\_\_ Title: \_\_\_\_\_

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, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations, recent as has been amended, described and justified in a report filed with the Planning Commission, or the variance and waivers which have been approved as identified on the final 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, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: *Mark C. Lutz*

Tennessee License No. 1296 Date: 12-17-2025

Certification of Accuracy of Survey

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

Registered Land Surveyor: *Mark C. Lutz*

Tennessee License No. 1296 Date: 12-17-2025



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 herein and that said survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: *Mark C. Lutz*

Tennessee License No. 1296 Date: 12-17-2025

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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the second 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 this plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director: \_\_\_\_\_

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL WAS

APPROVED ON 2/20/23

REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 100' AT CURVE C1 ON ROAD "B"

REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 100' AT CURVE C2 ON ROAD "B"

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEER NG AND PUBLIC WORKS APPROVAL WAS

APPROVED ON 2/20/23

INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "A" AT THOMPSON SCHOOL ROAD

INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "B" AT ROAD "A" AT STA 30+00

INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "B" AT ROAD "A" AT STA 4+61

INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "C" AT ROAD "B" AT STA 6+00

INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "C" AT ROAD "B" AT STA 53+74

INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD "C" AT ROAD "A" AT STA 53+74

GPS EQUIPMENT USED: CARLSON BRX7

DATUM: NAD83(2011) NAD83

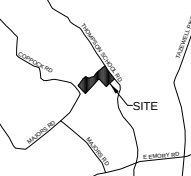
GEOID: CONTINENTAL US NGS 2012B

UNITS: U.S. SURVEY FEET

SURVEY CONTROL ESTABLISHED

USING TDOOT VRS NETWORK

The Boundary of this tract was surveyed using GNSS equipment using Carlson BRX7 multi-frequency receivers in real time kinematic, base-station mode. Redundant observations confirmed a positional precision of 0.03 or less. The GNSS survey work was conducted on June 29, 2022. Control was established on a new point using the TDOOT network, no 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 ground) scale factor of 1.0000.



LOCATION MAP NTS

LEGEND

- 50' MINIMUM STREAM BUFFER
- 25' MINIMUM DO NOT DISTURB STREAM BUFFER
- TOP OF BANK
- EDGE OF WATER
- EDGE OF EXISTING PAVEMENT
- EXISTING IRON PIN FOUND
- IRON PIN SET (SIF REBAR WCAP)
- WATER VALVE
- WATER METER
- MANHOLE
- LIGHT POLE
- POWER/TELEPHONE
- POWER/TELEPHONE/CABLE
- GUY WIRE
- MAIL BOX
- CLEAN OUT

NOTES:

- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RG&A.
- STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJACENT 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.
- ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
- THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS.
- ALL LOT AREA, WIDTH, DEPTH AND MINIMUM BUILDING SETBACK LINE FOR RESIDENTIAL OR NON RESIDENTIAL USE SHALL MEET THE MINIMUM STANDARDS REQUIRED BY THE KNOX COUNTY ZONING ORDINANCE OR THE KNOXVILLE ZONING ORDINANCE.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 1-50-23-C AND 1-7-23-01. THE VARIANCES AND ALTERNATIVE DESIGN STANDARDS FROM THESE FILES APPROVED SPECIFICALLY FOR PHASE 2 ARE NO LONGER APPLICABLE AS A NEW CONCEPT PLAN AND DEVELOPMENT PLAN (11-14-25-C AND 11-14-25-01) HAVE BEEN APPROVED FOR PHASE 2.
- THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO. \_\_\_\_\_.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNERS ASSOCIATION IS RECORDED AND RECORDED AS INSTRUMENT NO. \_\_\_\_\_.
- ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- SITE DISTANCE HAS BEEN EVALUATED BASED ON 3.0+1.5 OF THE MINIMUM SUBDIVISION REGULATIONS. A SIGHT DISTANCE OF 800 FT TO THE EAST AND 2100 FT TO THE WEST IS AVAILABLE FOR THE INTERSECTION OF BABBLING BROOK LANE AND THOMPSON SCHOOL ROAD.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE A PORTION OF CLT MAP 012 PARCEL 209 INTO 91 LOTS.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 4/17/2024.
- ALL EXISTING BUILDINGS HAVE BEEN REMOVED FROM THIS SITE.

CLT MAP: 012  
PART OF PARCEL: 209  
DEED INSTR.: 202208240012623

NUMBER OF LOTS: 91

TOTAL AREA: 30.30 ACRES

PROPERTY ZONED: PR

PLANNING FILE NO.: 1-SA-26-F

SHEET 2 OF 3

| FINAL PLAT OF THOMPSON CREEK      |                |          |
|-----------------------------------|----------------|----------|
| DIST NO. EIGHT                    | SCALE          | DRAWN BY |
| KNOX CO., TN.                     | 1"=50'         | DED      |
| SURVEYED BY                       |                |          |
| ROBERT G. CAMPBELL & ASSOC., L.P. |                |          |
| DATE                              | PROJECT NUMBER |          |
| 10/29/2025                        | 22020          |          |



# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

12/27/2025

Date to be Posted

1/9/2026

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Mark C Tucker

Applicant Name

11/12/2025

Date