



TO: Knoxville-Knox County Planning Commission  
FROM: Whitney Warner, AICP, Planner  
DATE: July 1, 2026  
FILE #: 7-SA-26-F, Agenda #23  
SUBJECT: Final Plat of Troutt Landing Subdivision (Formerly known as 8007 Millertown Pike Subdivision)

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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 May 8, 2025, as Planning Case File 5-SC-25-C.

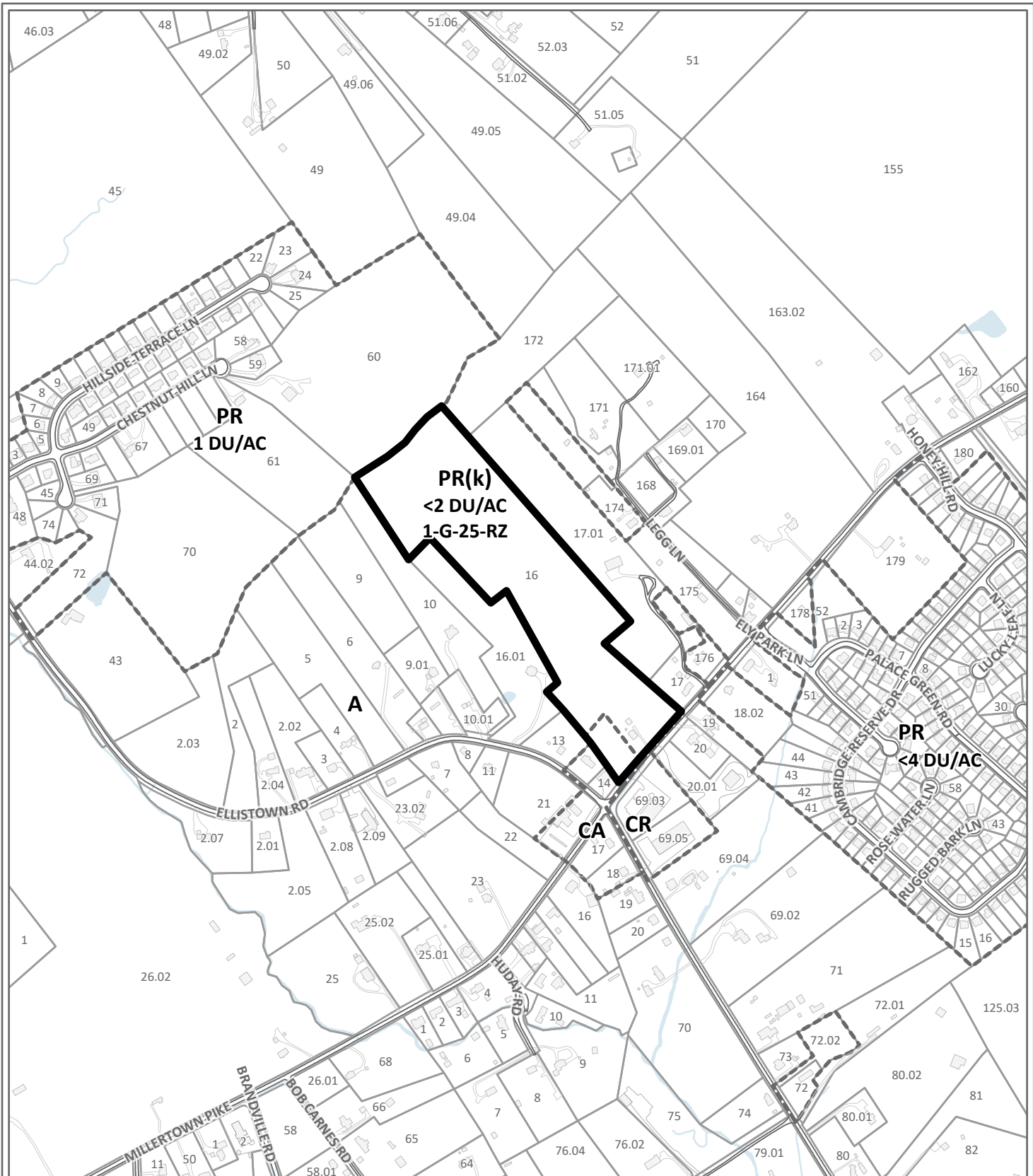
### **Comments**

The last revision of the final plat was received after the corrections deadline as the street name had not been approved by the Addressing department. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

### **Associated Case and Decision**

File# 5-SC-25-C: Approved by the Planning Commission (5/8/2025)

File# 5-H-25-DP: Approved by the Planning Commission (5/8/2025)



**FINAL SUBDIVISION PLAT**

**7-SA-26-F**

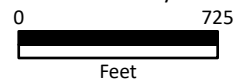
**Petitioner:** Ryan Lynch



Final Plat For: Final Plat of Trout Landing

**Map No:** 51

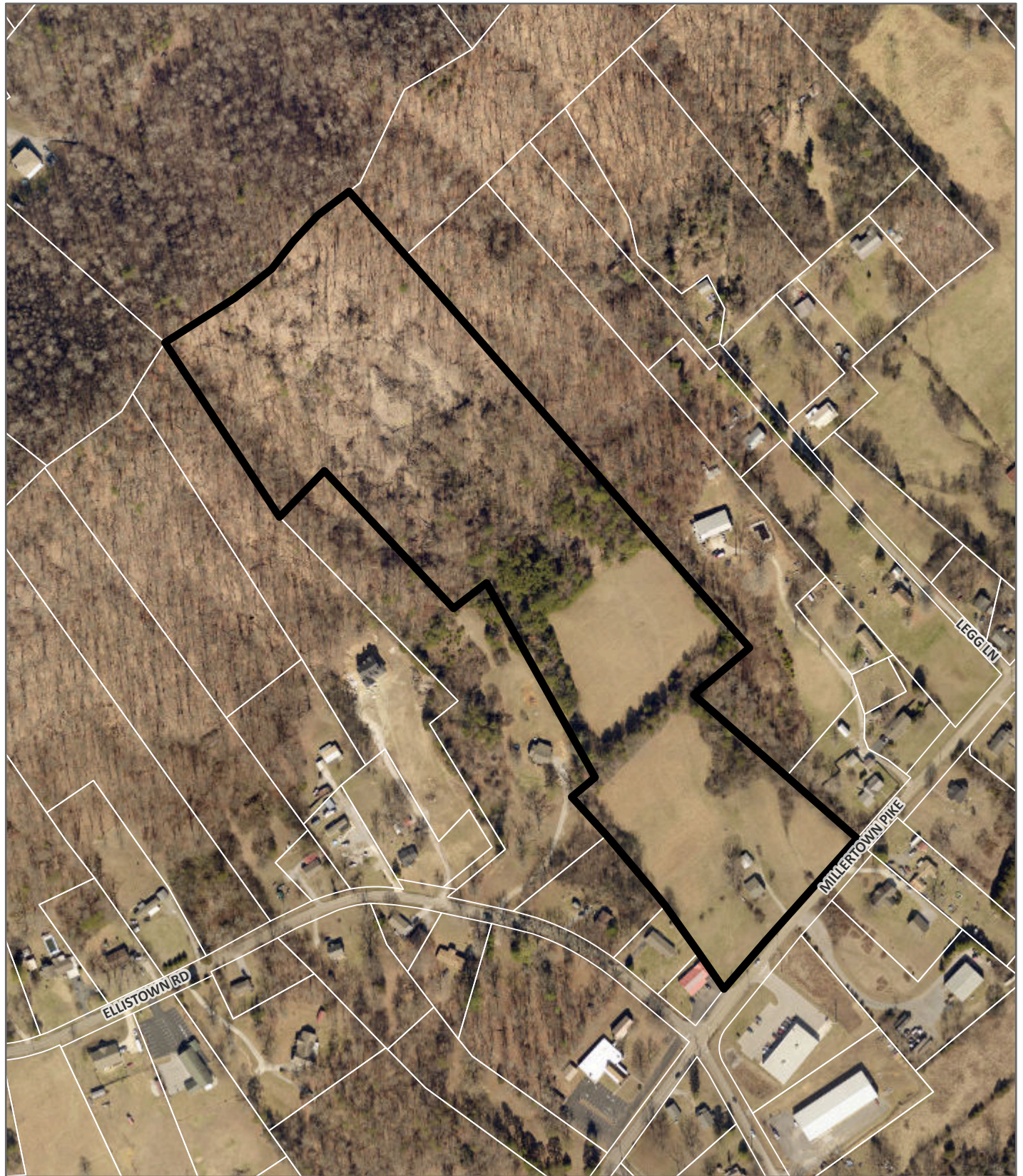
**Jurisdiction:** County



**Original Print Date:** 5/29/2026

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

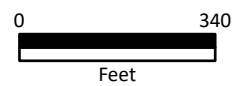
# Exhibit A. Contextual Images



## AERIAL MAP



Case boundary





TOTAL AREA  
22.89 ACRES  
(987,844 sq.ft.)

TOTAL LOTS=47  
BUILDING LOTS= 44  
COMMON AREA/ OPEN SPACE LOTS: 3

PAMELA G & LARRY E DAVENPORT  
041P0606  
201701001722  
LOT 23  
CHESTNUT RIDGE SUBDIVISION  
20020529097931

DEANNA L & DAVID L SURBER  
041 172  
20210720005081

AMANDA LOUISE & JUSTIN EDWARD  
MACKSAME  
041P0601  
20230617008832  
LOT 19  
CHESTNUT RIDGE SUBDIVISION  
20020529097932

KELLI & SPENCER SNYDER  
051 01210  
20260112000806  
EXEMPT TRACT  
RESUBDIVISION OF PART OF THE PLAT  
OF THE PROPERTY OF JERRY WOOD JR.  
20250724004889

MOISES A. SAUZO BAUTISTA & SARAH M.  
SAUZO  
051 010  
2023030101917  
LOT 2  
RESUBDIVISION OF PROPERTY OF RONALD  
CLAIBORNE AND ADJACENT TRACT  
20220407007139

NICELY PROPERTIES LLC  
051 01818  
20191003002491  
LOT 1  
PROPERTY OF NICELY PROPERTIES LLC  
202003120060205

VALLEY FAMILY PROTECTION TRUST  
051 017  
202602130045132  
LOT 1  
RESUBDIVISION OF PART OF THE PLAT  
OF THE PROPERTY OF JERRY WOOD JR.  
20250724004889

CATHLEEN R & MEGHAN HAMMACK  
051 013  
201910040030550

JERRY L JENKINS III  
051 01401  
202409020012809  
PROPERTY OF WILLIAM EDWARD  
BRANCH  
CAB G SLIDE 324C

MILLETTOWN MARKET LLC  
051 014  
20170506008943

LINE LEGEND	
---	DRAINAGE EASEMENT
---	BUFFER ZONE
---	TOP OF BANK
---	PERIPHERAL SETBACK
---	ZERO SETBACK LINE
---	CENTERLINE OF DRIVE

SYMBOL LEGEND	
○	FOUND MONUMENTATION
●	SIZE & TYPE
●	IRON ROD SET
●	SEE NOTE 1
□	CONC. MONUMENT
⊕	SIGHT DISTANCE EASEMENT
⊕	DRAINAGE EASEMENT
⊕	SANITARY SEWER EASEMENT
⊕	MONUMENT FOUND
⊕	PERMANENT MONUMENT (MAG. N.W. WITH DISK OR IRON SPIKE)

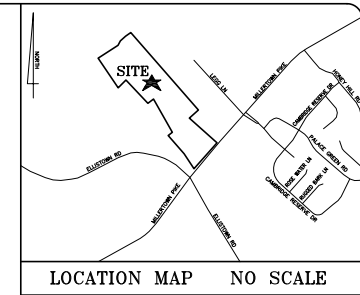
Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument # \_\_\_\_\_

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 hereon and hereby certify that I (we, we are) 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: \_\_\_\_\_  
OWNER:  
TROUT LANDING LLC  
P. O. BOX 69  
ANDERSONVILLE, TN 37705



- NOTES:
- IRON PINS SET AT ALL CORNERS BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
  - CLT TAK MAP 019 PARCEL 016.
  - DEED REFERENCE - 20250326004801 PLAT REFERENCE - TROUT PROPERTY - MILLERTOWN PIKE 20231227-0201820
  - THIS PROPERTY IS ZONED PM -C1/DU/AC MINIMUM 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: 47093C0158F EFFECTIVE DATE: MAY 02, 2007.
  - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - NORTH ROTATION: NAD83(2011)
  - THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
  - 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 SWALES AS CONSTRUCTED.
  - SURVEYOR HEREBY CERTIFIES THAT THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS PER SECTION 3.04.J.5.
  - HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT \_\_\_\_\_
  - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 2/17/2026
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNERS FILES S-50-25-C AND 3-18-25-01.
  - THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE SUBJECT PARCEL OF LAND INTO A SUBDIVISION CONSISTING OF SINGLE FAMILY LOTS AND OPEN SPACE/COMMUNITY LOTS WITH THE REQUIRE EASEMENTS, ETC., AS SHOWN HEREON.
  - ALL LOTS SHALL HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.



Zoning Shown on Official Map: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

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

Utility Provider \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

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

Utility Provider \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

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: \_\_\_\_\_

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 installation of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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: \_\_\_\_\_

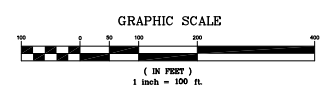
Knox County Department of Engineering and Public Works hereby approves this plat on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director  
Title and Assurances

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: \_\_\_\_\_



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

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK RECEIVER WAS USED (ELLS) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TROT GNS NETWORK NAD83(2011) VERTICAL DATUM IS NAVD83 GEODETIC PRESSION OF THE GPS WORK RPA. A CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

VARIANCES:  
1. Reduce the intersection spacing between the site entrance and Division Road from 400 ft to 350 ft.  
ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL.  
Note:  
ALTERNATE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED).  
1. Increase the centerline grade from 1% to 2% of Road A and Millertown Pike.

NOTE: NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR AND THESE CONDITIONS AND/OR COVENANTS NOT APPLICABLE TO THIS SURVEY AS IT WAS NOT REVIEWED BY A TITLE OFFICER.

REVISIONS	
DRAWN BY: M. STRANGE	1 06/23/2026 PS COMMENTS
CHECKED BY: R. LYNCH	2 06/23/2026 REV. NAME & RD NAME
APPROVED BY: R.S.L.	3 06/25/2026 PS COMMENTS
SCALE: 1"=100'	4
DATE: 05/14/2026	5
	6

**Eagle Bend Development LLC**  
1920 Ebenezer Road  
Knoxville, Tennessee 37922  
Phone: (865) 806-8008

**Trout Landing**  
Millertown Pike  
Knoxville, Tennessee  
District 8, Knox County, Tennessee

PROJECT NO.  
5151-01  
SHEET NO.  
1 of 2

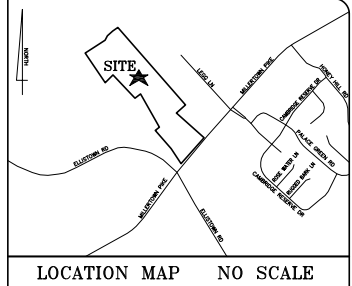


LINE LEGEND	
---	DRAINAGE EASEMENT
---	PERIPHERAL BUFFER ZONE
---	TOP OF BANK
---	PERIPHERAL SETBACK
---	ZERO SETBACK LINE
---	CENTERLINE OF CREEK

SYMBOL LEGEND	
○	FOUND MONUMENTATION
●	6" SIZE IRON PIPE
●	IRON ROD SET
○	SEE NOTE 1
□	CONC. MONUMENT
⊕	SIGHT DISTANCE EASEMENT
⊕	DRAINAGE EASEMENT
⊕	SANITARY SEWER EASEMENT
⊕	MONUMENT FOUND
⊕	PERMANENT MONUMENT
⊕	(RANG. VAL. WITH DISK OR IR SPIKE)

REF #1	N 637023.54	E 261626.33
REF #2	N 637405.11	E 261607.18
REF #3	N 637872.70	E 261576.17

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # \_\_\_\_\_



NOTE: THIS TITLE REPORT WAS FURNISHED TO THIS CLIENT AND ANY OTHERS WHOSE NAMES ARE LISTED HEREIN BY TITLE SEARCH BY A TITLE INSURANCE COMPANY.

OS-2  
597,486 sq. ft.  
13.72 Acres.

KELLY & SPENCER GRAYDER  
051 017.01  
20200102003665  
EXEMPT TRACT  
RESUBDIVISION OF PART OF THE PLAT  
OF THE PROPERTY OF JERRY WOOD JR.  
202007240004889

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S43°27'24"E	48.88	250.00	69.18
C2	S32°52'54"W	28.46	250.00	28.47
C3	N04°54'40"W	36.35	250.00	40.70
C4	N85°05'02"E	34.13	250.00	37.84
C5	S43°17'24"E	62.07	250.00	62.26
C6	S43°17'24"E	75.88	275.00	76.10
C7	S32°25'54"E	31.30	275.00	31.52
C8	S32°25'54"E	25.81	225.00	25.63
C9	N12°15'51"W	5.00	75.00	5.00
C10	N87°04'40"W	62.57	75.00	64.54
C11	S89°05'02"E	13.66	50.00	15.64
C12	S00°35'20"E	28.92	50.00	28.34
C13	S34°32'26"W	28.36	50.00	28.65
C14	S89°24'26"W	28.11	50.00	28.49
C15	N81°12'20"W	28.11	50.00	28.50
C16	N89°12'22"W	27.68	50.00	27.83
C17	N41°12'22"W	3.99	50.00	3.99

Confirmation 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 Tennessee Surveying Code and the Rules of the Tennessee Board of Examiners for Land Surveyors and that I am a member in good standing with the Tennessee Board of Examiners for Land Surveyors. I warrant and warrant that I have been approved as identified on the final plat. The bond or other security that is posted to guarantee the correction of errors and return of instruments 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. \_\_\_\_\_  
Date: \_\_\_\_\_

Confirmation of Class and Accuracy of Survey

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

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. \_\_\_\_\_  
Date: \_\_\_\_\_

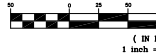


7-SA-26-F

SEE SHEET 1 OF 2 FOR PLAT NOTES AND CERTIFICATIONS.  
ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

JERRY J. JENKINS III  
051 014.01  
202009030022899  
PROPERTY OF WILLIAM EDWARD GRANDSON  
CAB G SLIDE 324C

MILLERTOWN MARKET LLC  
051 014  
201705160069943



Eagle Bend Development LLC  
1920 Ebenezer Road  
Knoxville, Tennessee 37922  
Phone: (865) 806-8008

TROUTT LANDING  
Millertown Pike  
Knoxville, Tennessee  
District 8, Knox County, Tennessee

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

DRAWN BY: M. STRANGE	1 06/23/2026 PFS COMMENTS
CHECKED BY: R. LYNCH	2 06/23/2026 REVISED NAME AND ROAD NAME
APPROVED BY: R.S.L.	3 06/25/2026 PFS COMMENTS
SCALE: 1"=50'	4
DATE: 05/14/2026	5
	6

PROJECT NO. 5151-01  
SHEET NO. 2 of 2