Planning
KNOXVILLE | KNOX COUNTY

TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE: June 26, 2026
FILE #: 7-SB-26-F, Agenda #24
SUBJECT: Final Plat of Catatoga Subdivision Phase 2A

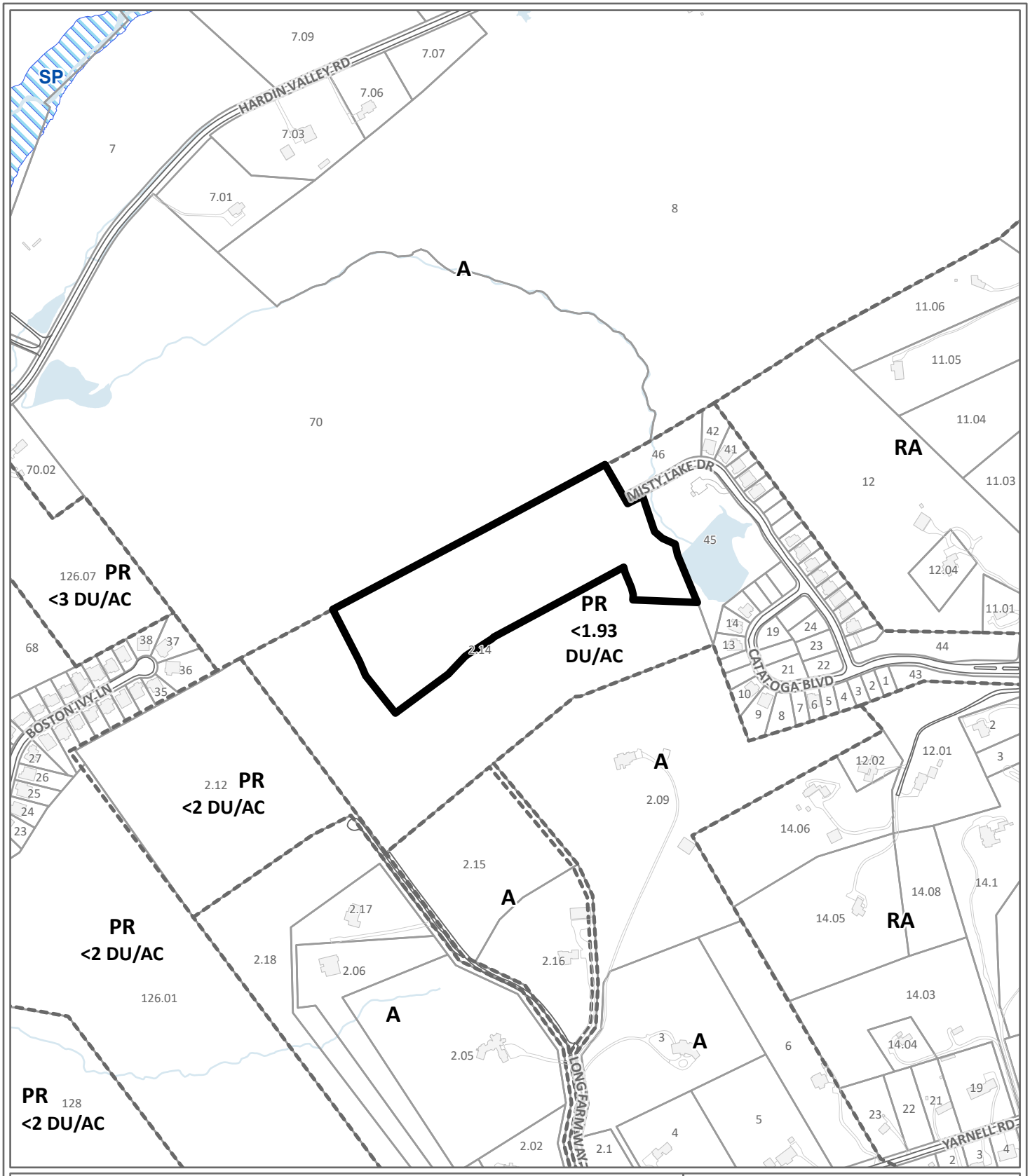
Recommendation

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 5/13/2021 as Planning Case 5-SB-21-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

5-SB-21-C: Approved by the Planning Commission 5/13/2021
5-D-21-UR: Approved by the Planning Commission 5/13/2021



FINAL SUBDIVISION PLAT **7-SB-26-F**

Petitioner: Ryan Lynch

Final Plat For: Final Plat of Catatoga Subdivision Phase 2

Map No: 130

Jurisdiction: County

0 620

Feet

N

Original Print Date: 6/8/2026

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

Exhibit A. Contextual Images

AERIAL MAP

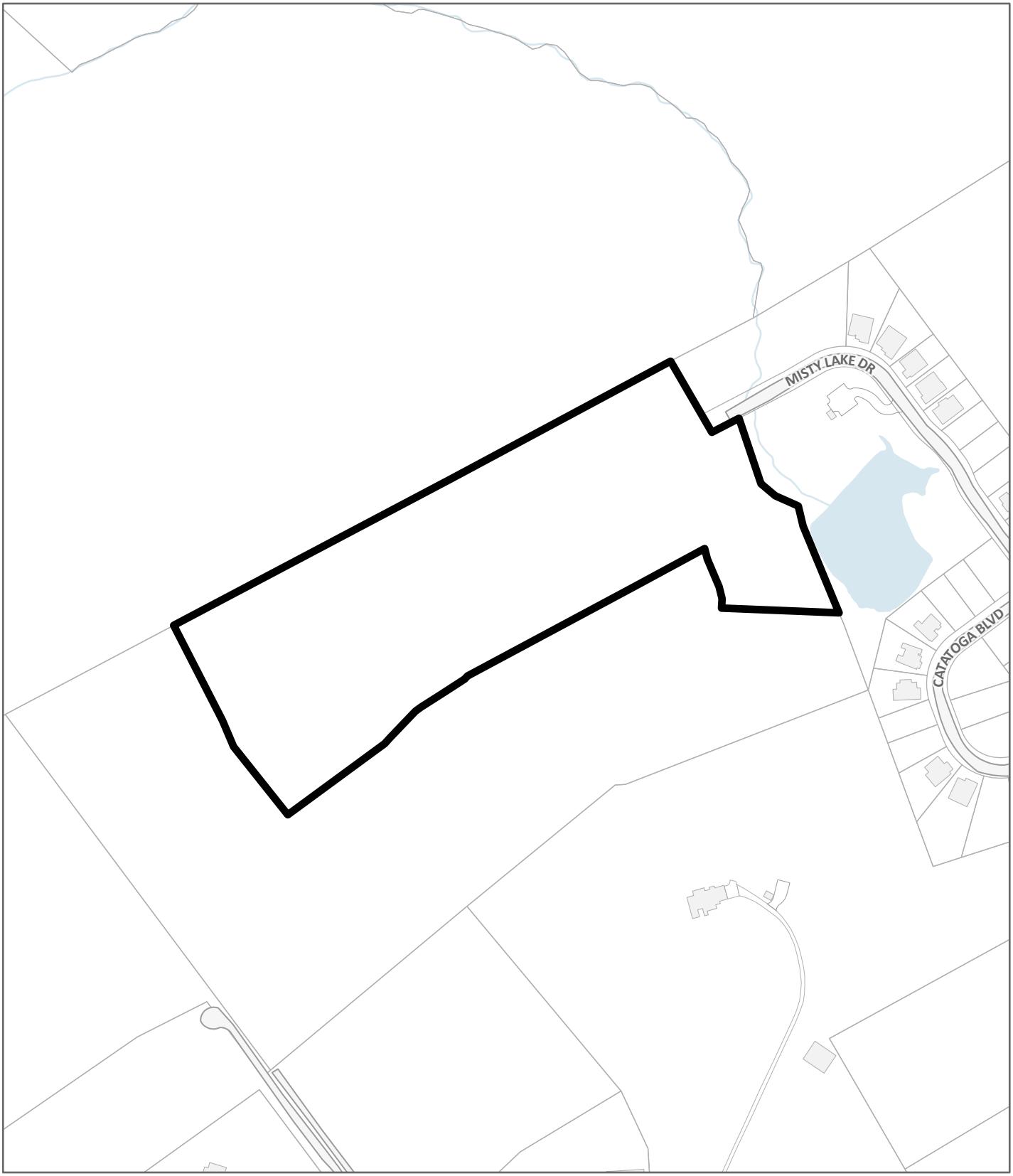
Case boundary

0 275

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **7-SB-26-F**

Case boundary

0 360

Feet

N

TOTAL AREA
40.20 Acres
1,751,079 sq. ft.
INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 46
OPEN SPACE/COMMUNITY LOTS: 4
BUILDING LOTS: 42

TN-GRID NAD83 (NSRS2007)

VARIANCES:
1) REDUCE THE K VALUE FROM 25 TO 15 AT THE INTERSECTION OF ROAD 'A' AND N. CAMPBELL STATION ROAD.
2) REDUCE THE K VALUE FROM 25 TO 20 BETWEEN ROAD 'B' STATIONS 1+02.83 AND 2+50.34.
3) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50' TO 25' BETWEEN STATIONS 16+42.82 AND 16+68.28.
4) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50' TO 31' BETWEEN STATIONS 19+86.39 AND 20+18.12.
5) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50' TO 45' BETWEEN STATIONS 48+16.38 AND 48+62.33.
6) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50' TO 44' BETWEEN STATIONS 49+09.15 AND 49+53.62.
7) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50' TO 39' BETWEEN STATIONS 26+95.89 AND 27+35.05.
8) REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 99' BETWEEN STATIONS 29+72.53 AND 30+71.78.
9) REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 43' BETWEEN STATIONS 32+82.68 AND 33+26.05.
10) REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 113' BETWEEN STATIONS 34+28.69 AND 35+42.33.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
ROAD 'A':
1) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 3+53.81 AND 3+91.67.
2) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 4+72.37 AND 5+10.22.
3) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 10+64.35 AND 12+55.31.
4) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 13+62.62 AND 15+23.22.
ROAD 'B':
1) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 15+61.50 AND 16+42.82.
2) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 19+45.16 AND 19+86.39.
3) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 45+75.28 AND 48+16.38.
4) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 25+97.12 AND 26+95.89.
5) REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 35+42.33 AND 36+31.41.
6) REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 10+64.94 AND 12+47.06.
7) REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 20+ 18.12 AND 21+32.23.
8) REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 21+94.76 AND 22+53.90.
9) REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 27+35.05 AND 29+72.53.
10) REDUCE THE CENTERLINE RADIUS FROM 250' TO 100' BETWEEN STATIONS 16+68.28 AND 17+20.50.
11) REDUCE THE CENTERLINE RADIUS FROM 250' TO 100' BETWEEN STATIONS 33+26.05 AND 34+28.69.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:
1) INCREASE THE INTERSECTION GRADE FROM 1 % TO 3% AT THE INTERSECTION OF ROAD 'A' AND N. CAMPBELL STATION ROAD.
2) INCREASE THE INTERSECTION GRADE FROM 1 % TO 2% AT THE INTERSECTION OF ROAD 'A' AND ROAD 'B'.
3) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.99% AT THE INTERSECTION OF ROAD 'B' AND ROAD 'B'.
4) INCREASE THE INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD 'B' AND ROAD 'C'.
5) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'B' AND ROAD 'D'.

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 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 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

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

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:_________________________

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:____________

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 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:___________________________________

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202401090033625.

Zoning

Zoning Shown on Official Map_______________

Date: _______________

By_________________

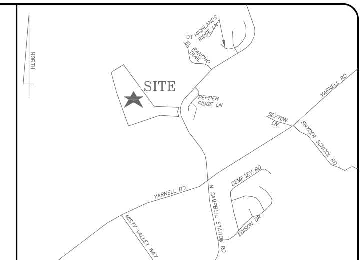
Certificate of Ownership and General Dedication

(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 unrestricted right to dedicate right–of–way and/or grant easement as shown on this plat

Owner(s) Printed Name: _________________ Signature(s): _______________

_________________ _______________

Date: ______________________



LOCATION MAP NO SCALE

SYMBOL LEGEND

IR(F)	FOUND MONUMENTATION WITH SIZE & TYPE
●	SET MONUMENTATION SEE NOTE 1
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
△	PERMANENT REFERENCE MARKER 'MAG' NAIL w/DISK OR RR SPIKE
OS-#	COMMUNITY / OPEN SPACE LOT

1. 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".
2. CLT TAX MAP 130A GROUP'A' PARCEL 002.14.
3. DEED REFERENCES –20210104–0053576

   PLAT REFERENCES – FINAL PLAT LONG ESTATE 20100830–0012898
   DAVID BOLUS PROPERTY CAB O SLIDE 220B
   CATATOGA S/D PHASE 1 202402290041732
4. THIS PROPERTY IS ZONED PR <1.93 DU/AC
   MINIMUM SETBACKS:
   FRONT: 20 FEET SIDE: 5 FEET REAR: 15 FEET
   PERIPHERY: 35 FEET
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0237G EFFECTIVE DATE: AUGUST 5, 2013.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(2011)
8. 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS(JPEs). 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.
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE–ON–REVIEW, REFER TO KNOXVILLE–KNOX COUNTY PLANNING'S FILES 5–SB–21–C AND 5–D–21–UR.
12. ALL LOTS TO HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
13. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED AS INSTRUMENT NUMBER ___________________________.
14. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON:

CATATOGA S/D PHASE 1 202402290041732

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S46°37'22"W	80.33	150.00	81.32
C2	N37°27'06"E	22.15	100.00	22.20
C3	N52°24'50"E	29.92	100.00	30.03
C4	S53°08'30"W	41.10	150.00	41.23
C5	N61°36'43"E	112.57	200.00	114.11
C6	S69°29'14"W	58.92	200.00	59.13
C7	S51°27'31"W	83.02	250.00	83.41
C8	N60°45'56"E	97.00	150.00	98.78
C9	S51°37'46"W	187.80	200.00	195.49
C10	N30°01'21"W	139.21	250.00	141.08
C11	S18°19'38"E	38.98	250.00	39.02
C12	N10°09'50"W	65.62	150.00	66.15
C13	S46°37'22"W	66.94	125.00	67.77
C14	S48°26'12"W	82.99	175.00	83.79

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C15	S32°54'22"W	11.08	175.00	11.08
C16	N46°03'16"E	38.73	75.00	39.17
C17	S08°11'31"E	31.66	25.00	34.28
C18	N83°41'45"W	28.88	25.00	30.79
C19	S57°39'46"W	20.48	175.00	20.49
C20	S49°47'16"W	27.59	175.00	27.62
C21	S55°53'02"W	22.37	125.00	22.40
C22	S48°00'32"W	11.96	125.00	11.96
C23	N48°56'31"E	22.44	175.00	22.45
C24	N65°17'15"E	76.77	175.00	77.40
C25	N49°34'20"E	33.79	225.00	33.82
C26	N63°28'32"E	75.03	225.00	75.38
C27	N75°30'55"E	19.18	225.00	19.18
C28	S69°29'14"W	51.55	175.00	51.74

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C29	S74°44'56"W	25.19	225.00	25.20
C30	S66°16'43"W	41.27	225.00	41.33
C31	S60°30'31"W	4.88	275.00	4.88
C32	S50°57'01"W	86.51	275.00	86.87
C33	S51°27'31"W	74.72	225.00	75.07
C34	N47°01'52"E	31.30	175.00	31.34
C35	N62°43'31"E	64.16	175.00	64.53
C36	N76°27'35"E	19.36	175.00	19.37
C37	N72°48'43"E	29.68	125.00	29.75
C38	N53°56'48"E	52.18	125.00	52.56
C39	S77°42'27"W	15.10	225.00	15.10
C40	S65°29'16"W	80.44	225.00	80.87
C41	S42°10'59"W	101.29	225.00	102.17
C42	S73°27'10"W	37.66	175.00	37.74

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C43	S54°52'49"W	75.13	175.00	75.72
C44	S29°04'34"W	81.17	175.00	81.91
C45	N41°02'37"W	61.62	275.00	61.75
C46	N26°46'25"W	75.00	275.00	75.23
C47	N16°23'46"W	24.37	275.00	24.38
C48	N31°07'56"W	133.64	225.00	135.69
C49	S14°48'24"E	7.47	225.00	7.47
C50	S19°16'40"E	27.63	225.00	27.65
C51	S18°19'38"E	42.88	275.00	42.92
C52	N21°28'49"W	8.05	175.00	8.05
C53	N08°46'16"W	69.13	175.00	69.58
C54	N10°16'07"W	54.24	125.00	54.67

PERMANENT REFERENCE MARKERS

#1	N 582769.28 E 2502801.99
#2	N 582614.66 E 2502907.18
#3	N 582413.88 E 2502141.08

LINE LEGEND

— — —	DRAINAGE EASEMENT
— · · —	PERIPHERAL SETBACK

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 itemized, 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.

7-SB-26-F
5/27/2026

Registered Land Surveyor___________________________

Tennessee License No.___________________________

Date: _________________

Certification of Class and Accuracy of Survey

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

Certification of the Accuracy of Survey

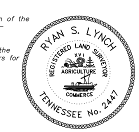
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

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 RYAN S. LYNCH

Tennessee License No. 2447

Date: 11–21–2023



BEFORE YOU DIG
STOP
CALL 1–800–351–1111
TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(2011) VERTICAL DATUM IS NAVD88, GEOID18. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

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
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 05/20/2026	5
	6

OWNER/SURVEY FOR:
HMH DEVELOPMENT INC.
2926 Swafford Road
Knoxville, Tennessee 37932
Phone: (865) 693-3232

FINAL PLAT OF:
CATATOGA SUBDIVISION PHASE 2
N. CAMPBELL STATION ROAD
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4800–03