



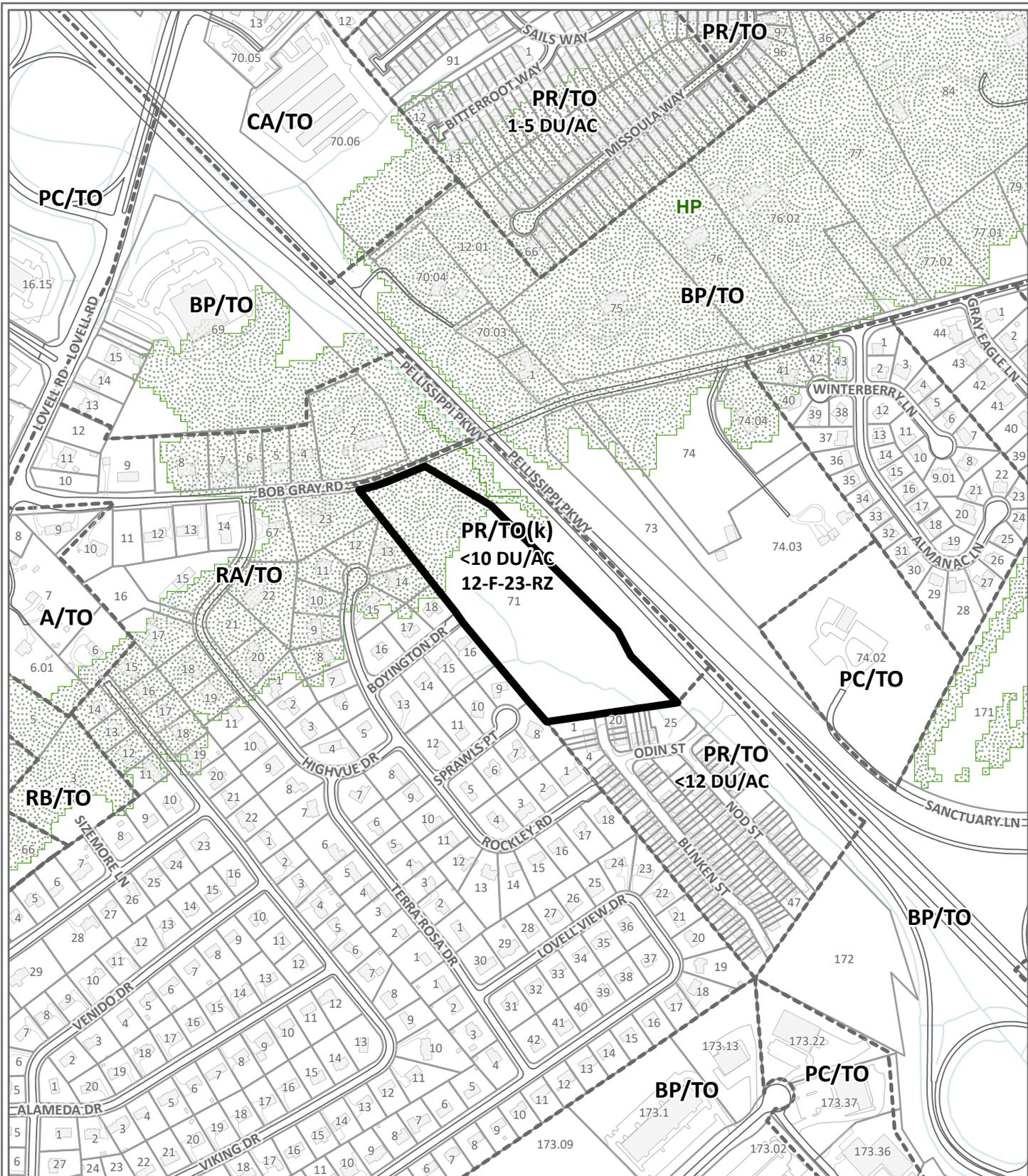
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmudde, Planning & Subdivision Specialist
DATE: February 20, 2026
FILE #: 3-SB-26-F, Agenda # 19
SUBJECT: Final Plat of Evergreen Manor Phase 1

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 9/12/2024 as Planning Case File # 6-SB-24-C.

Associated Case and Decision

File # 6-SB-24-C: Approved by the Planning Commission 9/12/2024
File # 6-E-24-DP: Approved by the Planning Commission 9/12/2024



FINAL SUBDIVISION PLAT

3-SB-26-F

Petitioner: BOB GRAY DEVELOPERS LLC



Final Plat For: Final Plat of Evergreen Manor Phase 1

Map No: 118

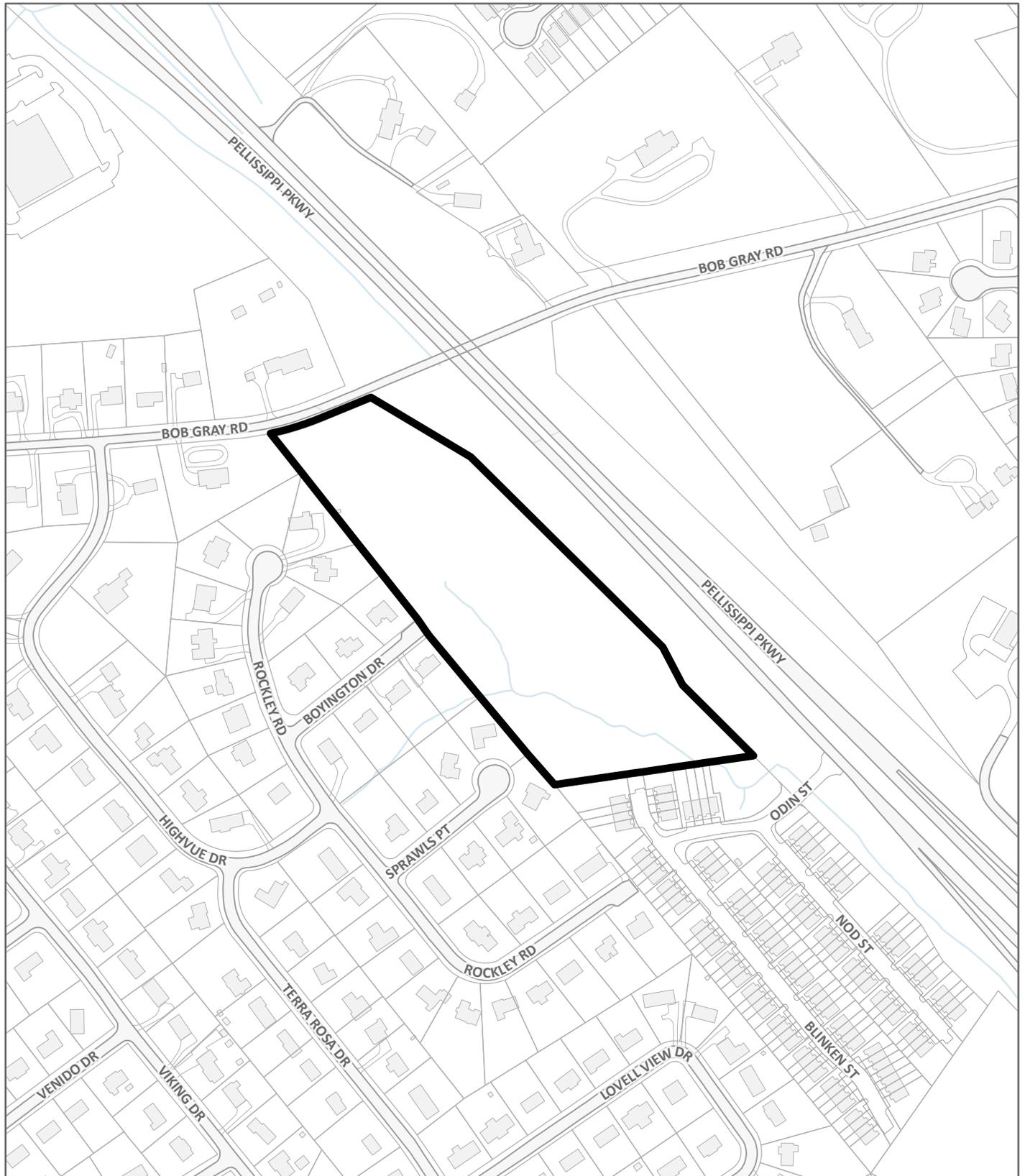
Jurisdiction: County

Original Print Date: 1/26/2026

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



Exhibit A. Contextual Images



LOCATION MAP

3-SB-26-F



Case boundary

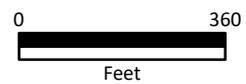


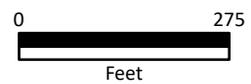
Exhibit A. Contextual Images

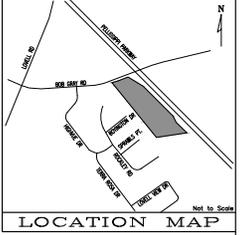
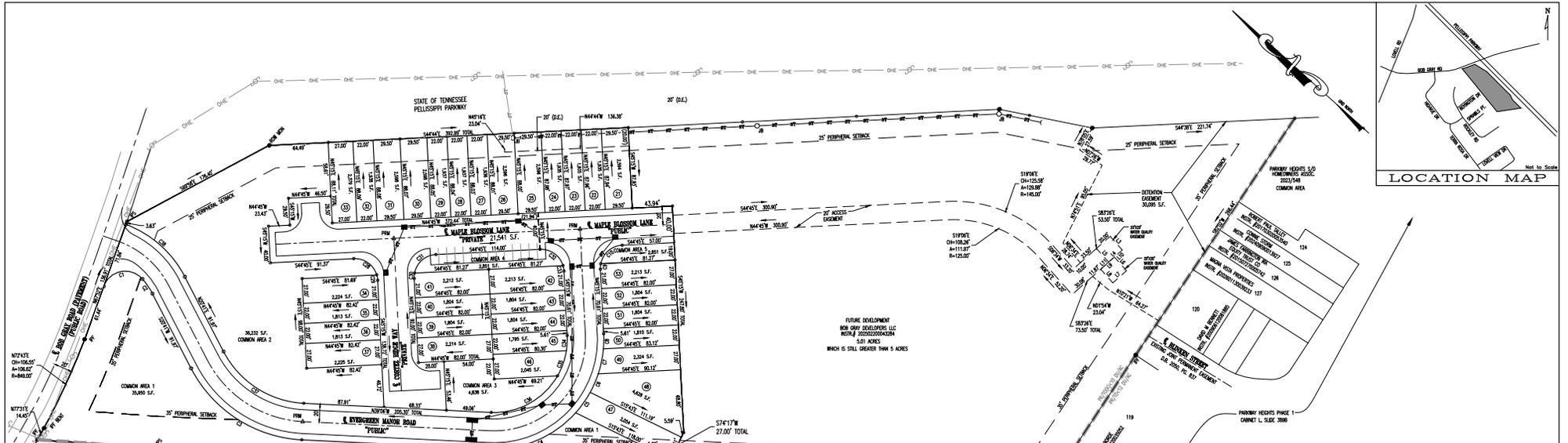


AERIAL MAP



Case boundary





- NOTES:
1. BEN PMS FOUND (PV) SHOWN ON PLAN. ALL OTHER PROPERTY COMMENTS SET BY BMAP, UNLESS NOTED OTHERWISE ON PLAN.
 2. THE REQUIRED UTILITY AND DRAINAGE EXISTENCE SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXISTING LOT LINES EXCEPT STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING JOINT PERMANENT EASEMENTS. EXISTENCES OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXISTING LOT LINES, AND EXISTENCES ARE REQUIRED WHERE EXISTING LOT LINES EXISTING HAS BEEN APPROVED.
 3. SANITARY SEWER EXISTENCE OF 15" 7.5' EACH SIDE OF SEWER AS INSTALLED WHERE APPLICABLE.
 4. THE PROPERTY OWNER HAS ACRES SURVEYED INTO 33 SINGLE FAMILY ATTACHED LOTS AND 3 COMMON AREAS.
 5. THE PROPERTY IS ZONED PD70 (D-10) DUAL.
 6. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 30'
REAR - 10'
SIDE - 5' (OF UNDER BUILDING)
(OVERSEEN SETBACKS OF 3' & 5' SET MAP FOR LOCATIONS)
 7. FOR APPROVED SUBDIVISION MANIPULATES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE KNOXVILLE COUNTY PLANNING COMMISSION'S FILE # 2-24-24-C.
 8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #
 9. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE CONDITIONS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #
 10. THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0605-05 "ACCURACY OF SURVEYS" IN THE RULES OF TENNESSEE CIVIL BOARD OF COMMISSIONERS FOR LAND SURVEYING.
 11. THE PURPOSE OF THIS PLAN IS TO CREATE A 33 LOT SUBDIVISION.
 12. QUALITY OF SURVEY IS BASED ON ORIGINAL POSITIONS SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODESIC REFERENCE NETWORK. AN INSTR. # GEODESIC ACCURACY RELATIVE TO THE NATIONAL GEODESIC SURVEY MONITORING IS HAS NOT BEEN REDUCED TO GRID.
 13. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS AT THEIR SEPTEMBER 12, 2024 MEETING ARE AS FOLLOWS:
a) INTERSECTION GRACE FROM 1+026 TO 3+026 STA 9+13 TO STA 9+45 CORNER MARK RD
b) INTERSECTION GRACE FROM 1+026 TO 3+026 STA 9+40 TO STA 9+68 EVERGREEN MANOR RD
c) INTERSECTION GRACE FROM 1+026 TO 3+026 STA 9+10 TO STA 1+30 EVERGREEN MANOR RD
d) GEODESIC POINT OF ANY POINT FROM 50' TO 40'
 14. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY PLANNING AT THEIR SEPTEMBER 12, 2024 MEETING ARE AS FOLLOWS:
a) FRONTAGE GRACE FROM 1+026 TO 3+026 STA 1+30 TO STA 9+40 ROAD EVERGREEN MANOR RD
b) REDUCING STREET FRONTAGE FROM 22' TO 22'
 15. MANIPULATES APPROVED BY KNOX COUNTY PLANNING COMMISSION AT THEIR SEPTEMBER 12, 2024 MEETING ARE AS FOLLOWS:
a) PROPOSED A TURNAROUND OTHER THAN A C&C OR SAC AT THE TERMINUS OF MAPLE BLOSSOM LANE.
b) VERTICAL CURVE LENGTH REDUCTION FROM 300' TO 240', STATION 1+30 EVERGREEN MANOR RD (X VALUE FROM 30 TO 30)
 16. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON DECEMBER 11, 2024.
 17. ALL LOTS WILL HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
 18. THE PRIVATE RIGHT-OF-WAY IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY. THE MAINTENANCE JURISDICTION FOR THE PRIVATE RIGHT-OF-WAY IS RECORDED AS INSTRUMENT #

BLK	LOT	AREA	PERM						
1	1	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	2	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	3	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	4	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	5	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	6	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	7	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	8	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	9	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	10	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
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1	12	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
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1	14	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	15	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	16	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	17	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	18	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	19	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	20	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
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1	26	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	27	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	28	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	29	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	30	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
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1	33	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
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1	35	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
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1	99	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23
1	100	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
2	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
3	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
4	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
5	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
6	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
7	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
8	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
9	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
10	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
11	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
12	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
13	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
14	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
15	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
16	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
17	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
18	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
19	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
20	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
21	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
22	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
23	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
24	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
25	N 10° 00' 00" W	100.00	S 89° 59' 59" E	100.00
26	N 10° 00' 00" W	100.00	S 89° 59'	