



TO: Knoxville-Knox County Planning Commission  
FROM: Whitney Warner, AICP, Planner  
DATE: May 7, 2026  
FILE #: 4-SD-26-F, Agenda #15  
SUBJECT: Final Plat of Mill Branch Ridge Subdivision (Formerly known as Maynardville 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 July 11, 2024, as Planning Case File 7-SB-24-C.

### **Comments**

The concept plan indicating the overall layout and design for this plat was approved on 7/11/2024 as Planning Case 7-SB-24-C/7-D-24-DP. Per Subdivision Regulations, Sections 2.08.A and 2.10.E, the final plat must be in substantial conformance with the approved concept plan and design plan. While the design plan has not been approved, Engineering has confirmed that the items still under review will not affect the road or lot layout in the plat drawing.

### **Associated Case and Decision**

File# 7-SB-24-C: Approved by the Planning Commission (7/11/2024)  
File# 7-D-24-DP: Approved by the Planning Commission (7/11/2024)



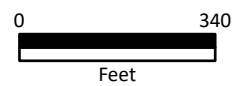
# Exhibit A. Contextual Images



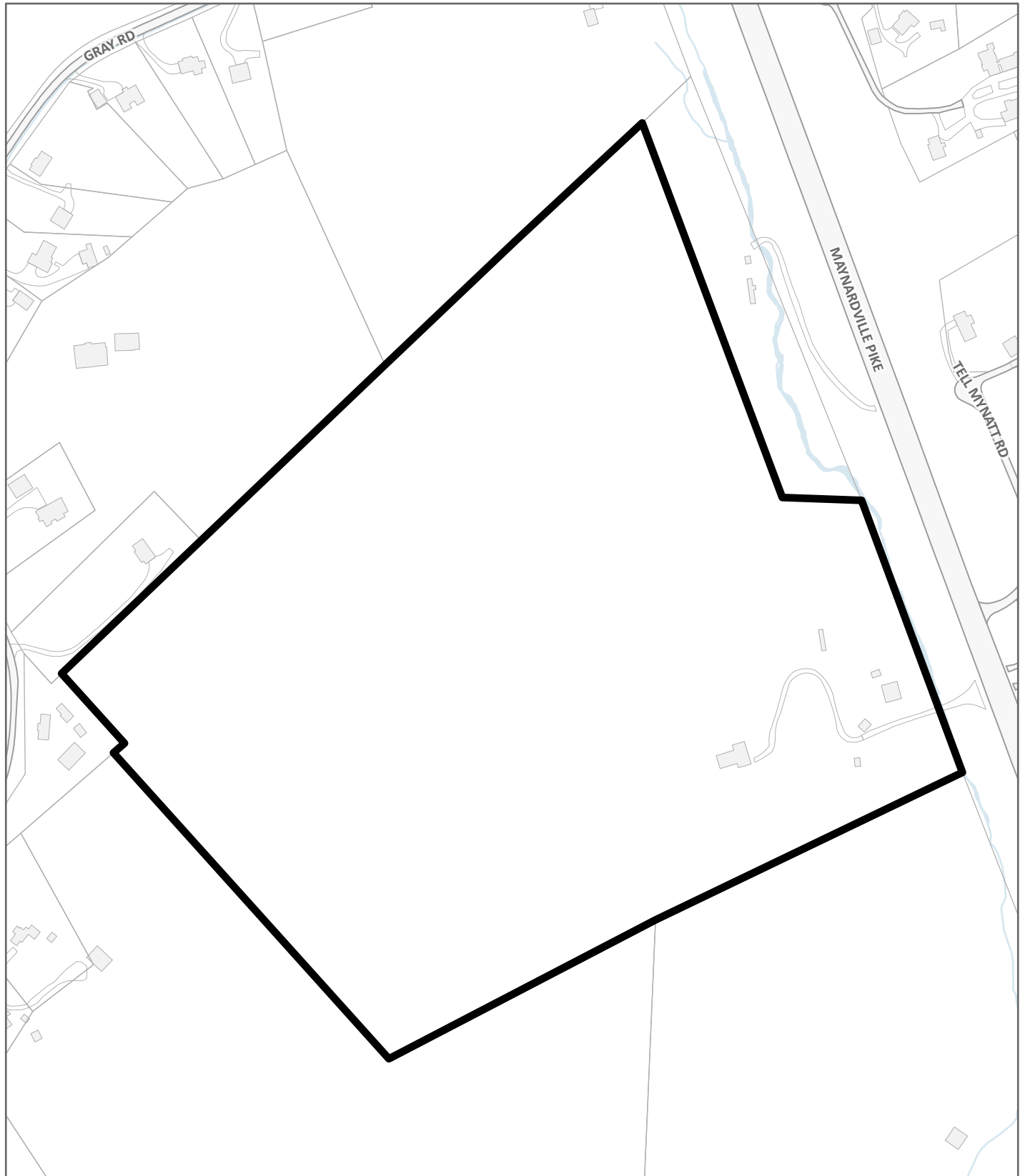
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

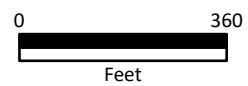


**LOCATION MAP**

**4-SD-26-F**



Case boundary



**TOTAL AREA**  
948,069 sq. ft.  
21.76 Acres  
NUMBER OF LOTS: 56  
NUMBER OF COMMON/OPEN SPACE LOTS: 3

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

KEVIN D B STEVEN W WILSON  
PARCEL 028 248  
DB 1592 PG 100

**Zone:**  
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.  
**City Tax Clerk:** Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
**Knox County Trustee:** Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**Address/Development Confirmation:**  
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 those referenced therein.  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**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 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 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: \_\_\_\_\_

**Consent of Completion of Storm 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: \_\_\_\_\_

**Consent 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: \_\_\_\_\_  
Title: \_\_\_\_\_

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



**Graphic Scale**  
1 inch = 80 ft.  
(IN FEET)  
1 inch = 80 ft.

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KNOX COUNTY, TN

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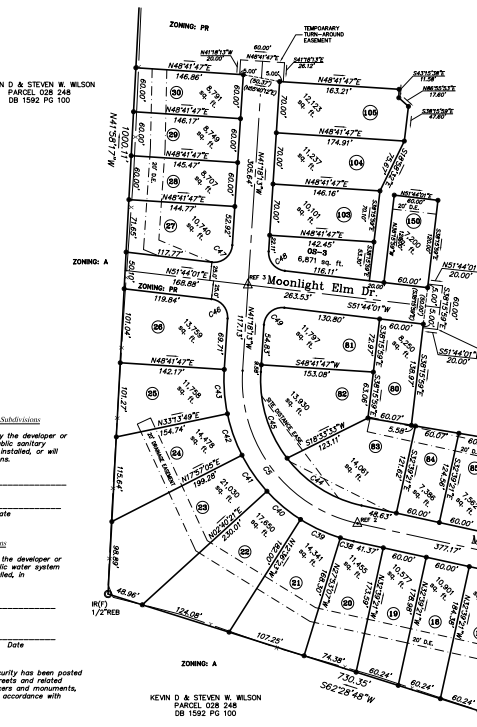


Table with 4 columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curve data for various lot boundaries.

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SYMBOL LEGEND table listing symbols for FOUND MONUMENT, SET MONUMENTATION, CONC. MONUMENT, and NON MONUMENT POINT.

PERMANENT MONUMENTS table listing monument types like IRON PIN IN ASPHALT, IRON PIPE IN ASPHALT, etc.

NOTE: ROAD 'X' IS NOW NAMED MOONLIGHT ELM DRIVE

- List of notes regarding utility easements, drainage easements, and other site-specific details.

ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLE...

LINE LEGEND table listing line styles for PERMANENT SETBACK, DRAINAGE EASEMENT, etc.

NOTE: THIS MAP AND THESE EASEMENTS ARE THE PROPERTY OF LYNCH SURVEYS, LLC...

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REVISIONS table with columns for date, description, and initials.

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PLANNING COMMISSION CERTIFICATE OF APPROVAL FOR RECORDING - FINAL PLAN

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County...

County Planning Commission, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

and that the record plat is hereby approved for recording in the Office of the Knox County Register of Deeds...

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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 and the owner(s) in the simple of the property, and as property owner(s) have no unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner's Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

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

Owner's Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

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

Owner's Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

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

Owner's Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

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

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Owner's Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

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

Owner's Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

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

HERITAGE LAND DEVELOPMENT PARTNERS LLC  
150 LOUISVILLE ROAD  
LOUISVILLE, TENNESSEE 37777

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

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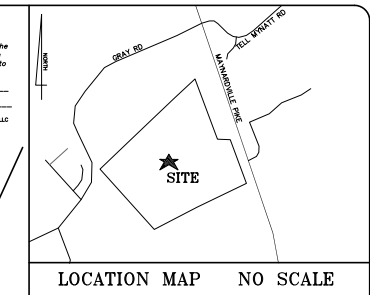
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- NOTES: 1. IRON PINS SET AT ALL CORNERS... 2. ALL TAX MAP 029 PARCEL 001... 3. DEED REFERENCES... 4. THIS PROPERTY IS ZONED PR... 5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE... 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS... 7. NORTH ROTATION: NAD83(NSRS2007)...

- 8. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY... 9. 15' PERMANENT UTILITY EASEMENT 1/2" ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED... 10. 20' DRAINAGE EASEMENT 1/2" ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED... 11. LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY... 12. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE # 2022-0229-0041626... 13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL 029 PARCEL 001 TO CREATE PHASE 1 OF THE DEVELOPMENT PLAN WITH THE ASSOCIATED EASEMENTS, ETC. AS SHOWN HEREON... 14. SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS... 15. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON... 16. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER OF DEEDS OFFICE... IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE... 17. LOT 1 HAS BEEN INTENTIONALLY OMITTED.

CERTIFICATION OF FINAL PLAN - 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 the 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 amended, described and justified in a report filed with the Planning Commission, or the standards and values 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 utility easements as shown on this plat also guarantees 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: \_\_\_\_\_

CERTIFICATION OF CHECK AND ACCEPTANCE OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "C" 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.

Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_

FINAL PLAT OF: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

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



REVISIONS table with columns for date, description, and initials.

Heritage Land Development Partners, LLC  
3571 Louisville Road  
Louisville, Tennessee 37777  
Phone: (865) 851-7373

Mill Branch Ridge Subdivision  
Maynardville Pike  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

PROJECT NO.  
4873-03