



TO: Knoxville-Knox County Planning Commission
FROM: Samiul Haque, Planner
DATE: May 7, 2026
FILE #: 5-SG-26-F, Agenda #21
SUBJECT: Final Plat of McAnnally View Subdivision (Formerly known as 7514 Millertown Pike)

Recommendation

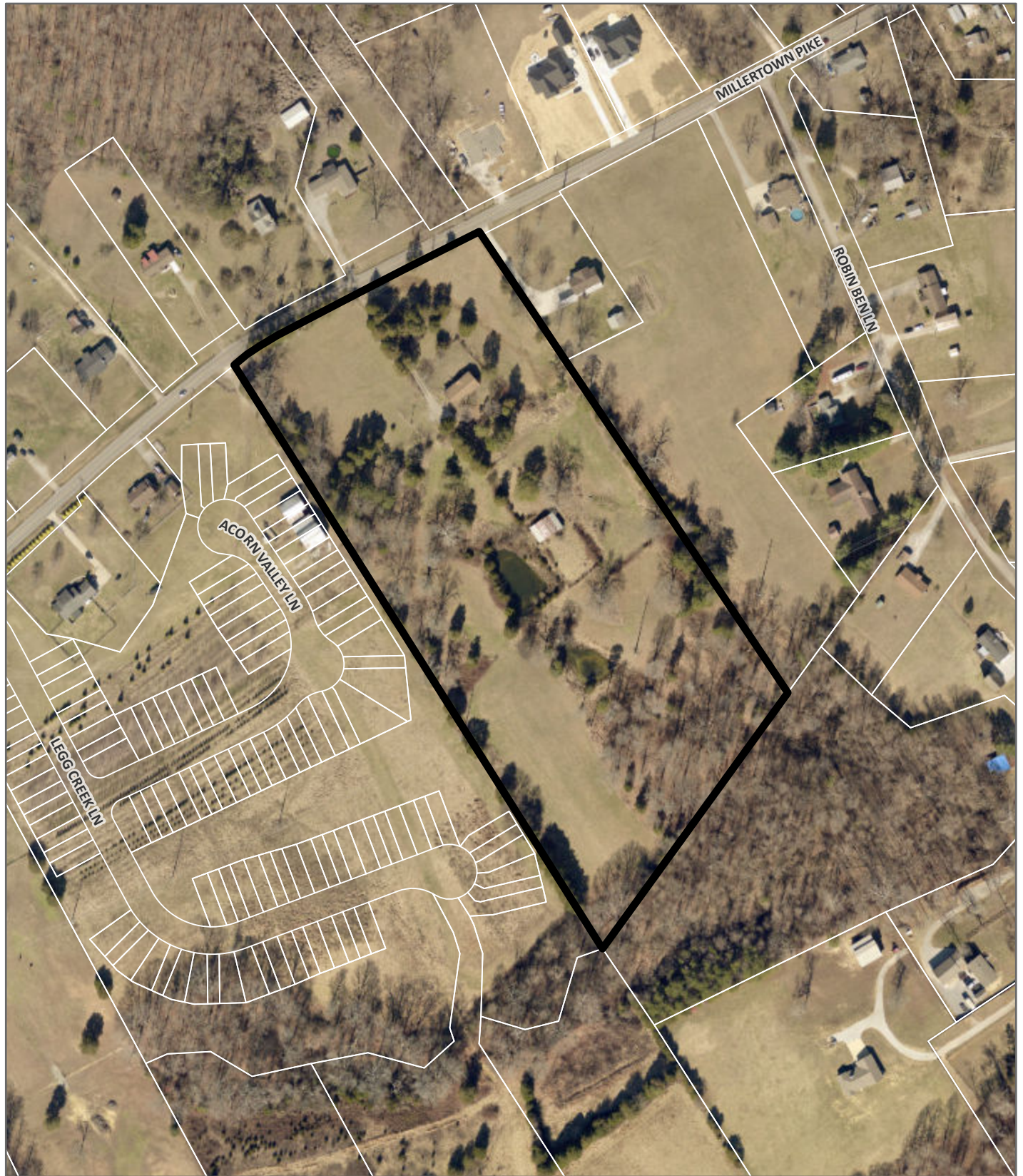
Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 2/13/2025 as Planning Case File # 2-SC-25-C.

The last revision of the final plat was received after the corrections deadline because the Addressing department did not review the proposed subdivision and street names in time for the surveyor to make corrections. 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 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 2-SC-25-C: Approved by the Planning Commission (2/13/2025)
File 2-E-25-DP: Approved by the Planning Commission (2/13/2025)

Exhibit A. Contextual Images



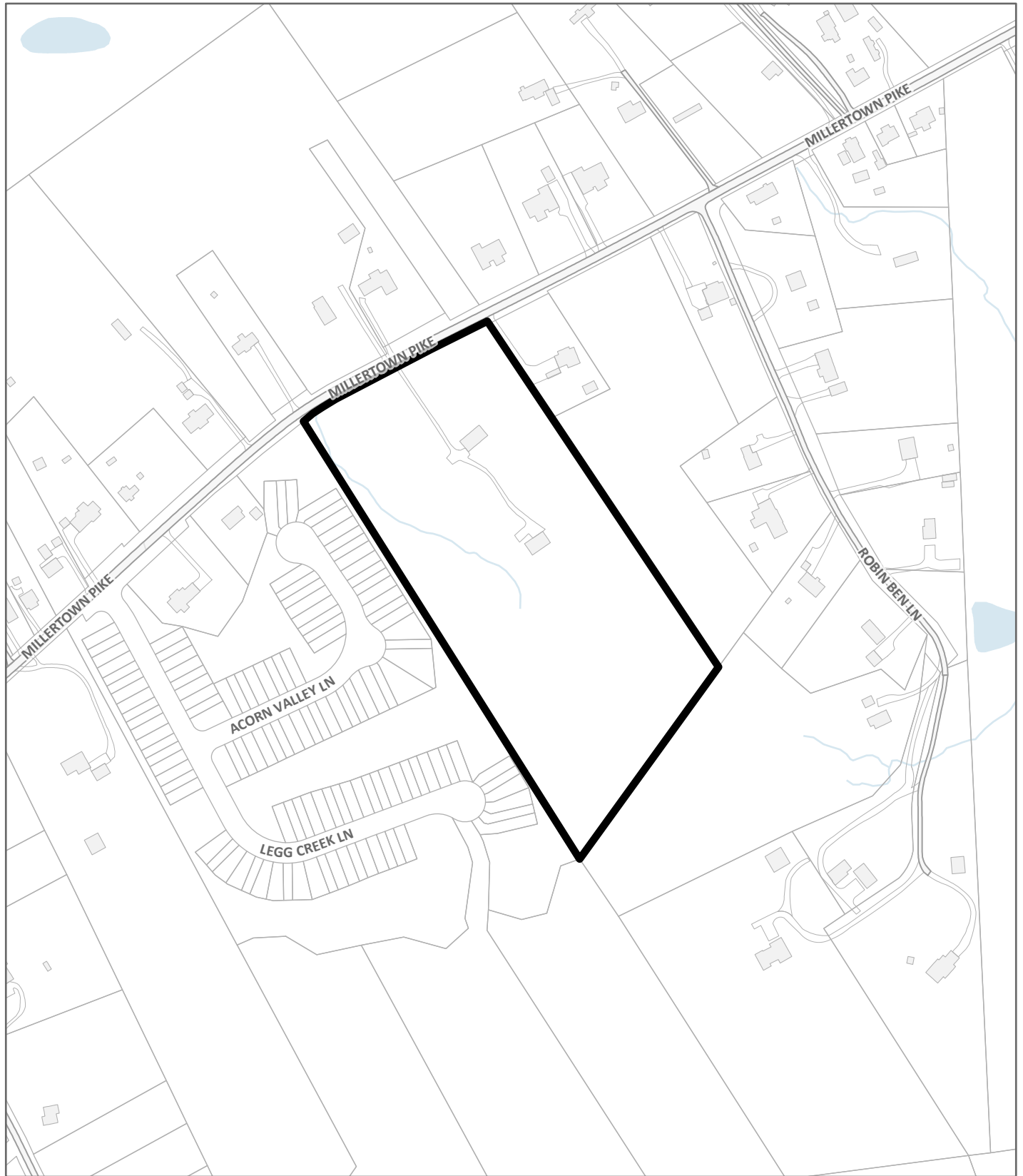
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

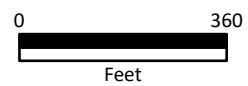


LOCATION MAP

5-SG-26-F



Case boundary



TOTAL AREA = 13.54 ACRES
 589,608 sq. ft.
 TOTAL LOTS = 57
 BUILDING LOTS: 58
 OPEN SPACE LOTS: 1

LINE LEGEND		SYMBOL LEGEND	
---	GRANAGE EASEMENT	○	FOUND MONUMENTATION
---	SIGHT DISTANCE EASEMENT	○	IRON ROD SET
---	SANITARY SEWER EASEMENT	□	CONC. MONUMENT
---	PERIPHERAL EASEMENT	▽	SIGHT DISTANCE EASEMENT
---	SETBACK EASEMENT	▽	DRAINAGE EASEMENT
---	ZERO SETBACK EASEMENT	▽	SANITARY SEWER EASEMENT
---	LOT LINE EASEMENT LINE	△	MONUMENT FOUND
		△	PERMANENT MONUMENT (MAG. INAL. WITH DISK OR RR SPIKE)

Property owners are responsible for maintenance of stormwater facilities. The owner(s) for maintenance of stormwater facilities is recorded as instrument # _____

Certification of Ownership and General Dedication

I, 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, we, we and 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 plan.

Owner's Printed Name: _____ Signature(s): _____
 Date: _____



LOCATION MAP NO SCALE

- NOTES:
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REAR IRON PINS WITH PLASTIC CAP STAMPED "Lynch 2447".
 - CLT TAX MAP 050 PARCEL 199.
 - DEED REFERENCES - 2025044-0053669
 - THIS PROPERTY IS ZONED PR-4 UJ/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' (0' WHERE SHOWN) REAR: 15' PERIPHERAL: 30'
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4705002E7.
 - ALL UNDERGROUND UTILITIES IF/WHERE SHOWN ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CORRECTED APPROXIMATE.
 - NORTH ROTATION: NAD83(2011)
 - 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 (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 PLAN.
 - 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.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 2-SC-25-C AND 2-E-25-DP.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PROPERTY TO CREATE THE TOWNHOME LOTS AND TO RECORD THE EASEMENTS, R.O.W. AND OPEN SPACE AREA AS SHOWN HEREON.
 - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 10/26/2025
 - SURVEYOR DOES HEREBY CERTIFY THAT SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS SECTION 3.04.J.
 - NO DOCUMENTS RECORDED AS INSTRUMENT NUMBER:

PERMANENT REFERENCE MARKERS (MAG. INAL. WITH DISK OR RR SPIKE)
 N 18.26° E 18.26'
 S 89.74° E 18.26'
 S 89.74° E 18.26'
 S 89.74° E 18.26'

THE PROPERTY OWNER, OF THEIR OWN REQUEST AND NOT AS A CONDITION IMPOSED BY THE COUNTY OF PLANNING DEPARTMENT, DEDICATES THE RIGHT-OF-WAY AREA SHOWN HEREON.

AREA DEDICATED TO PUBLIC USE
 12,466 sq. ft.

Zoning
 Zoning Shown on Official Map: _____
 Date: _____
 By: _____

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: _____

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 stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.

Signed: _____ Date: _____
 Dept.: _____ Title: _____

Addressing Determination Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville and 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
 The Knox County Department of Engineering and Public Works hereby approves this plan on _____ day of _____, 20____.

Engineering Director
 Tax and Assessment
 This is to certify that all property taxes and assessments due on the property have been paid.

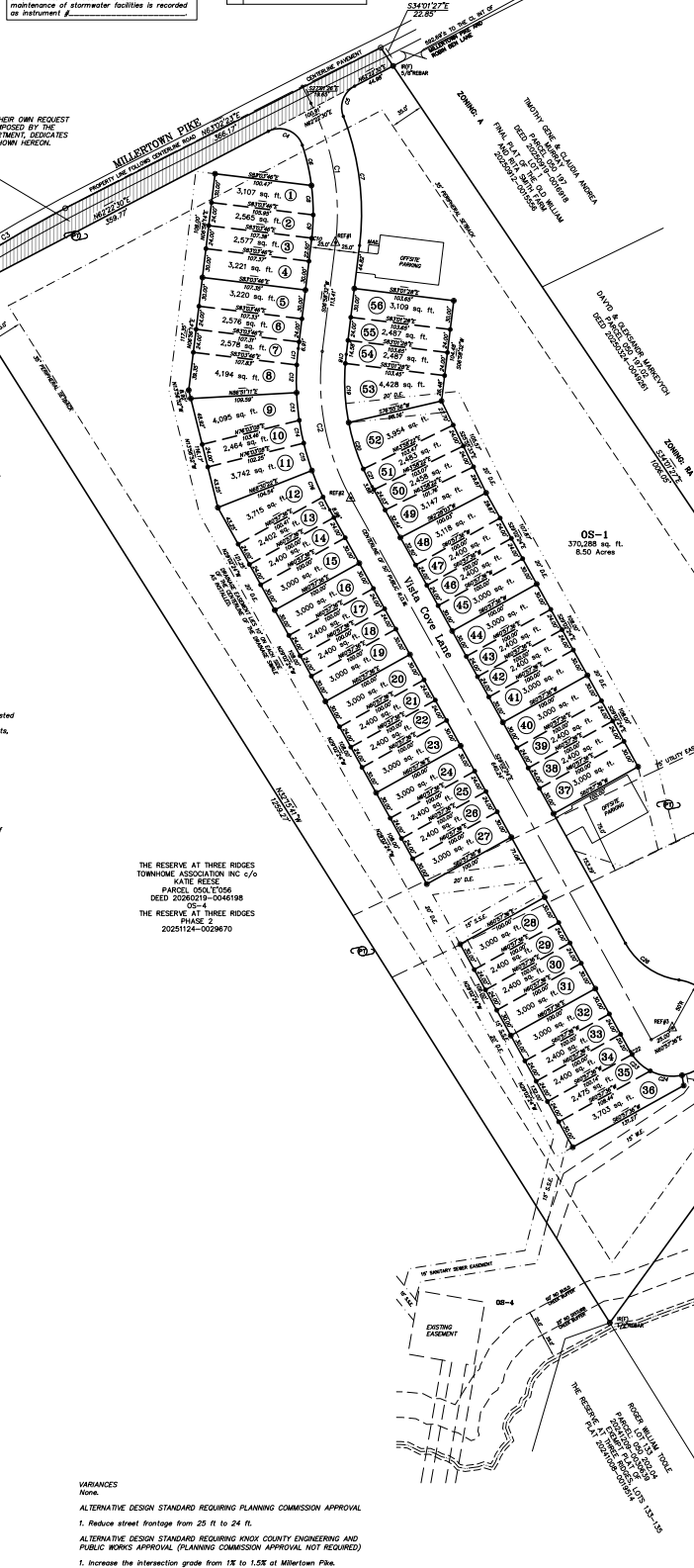
City Tax Clerk: Signed: _____
 Date: _____

Knox County Trustee: Signed: _____
 Date: _____

Planning Commission Certification of Approval of the Redevelopment - 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 ____ day of _____, 20____.

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: _____



MARLYN KAY COLEMAN
 PARCEL 051 030
 DEED 20750380049242

CURVE	BEARING	[CHORD] RADIUS	LENGTH
C1	N107°10'56" E	146.71	146.51
C2	S113°10'56" W	154.57	282.00
C3	S88°28'36" W	117.17	113.86
C4	N87°24'26" W	38.14	28.00
C5	S82°20'58" W	133.77	25.00
C6	N72°44'31" E	142.64	128.00
C7	N67°11'01" W	134.54	275.00
C8	N63°29'07" W	103.50	30.53
C9	N63°13'46" W	24.04	225.00
C10	N62°42'03" W	17.10	225.00
C11	S60°22'26" W	28.68	275.00
C12	S60°11'20" W	25.69	275.00
C13	S59°24'32" W	25.69	275.00
C14	S58°46'32" W	25.69	275.00
C15	S58°28'36" W	20.12	225.00
C16	S58°28'36" W	20.12	225.00
C17	S58°28'36" W	20.12	225.00
C18	S58°28'36" W	20.12	225.00
C19	S58°28'36" W	20.12	225.00
C20	S58°28'36" W	20.12	225.00
C21	S58°28'36" W	20.12	225.00
C22	S58°28'36" W	20.12	225.00
C23	S58°28'36" W	20.12	225.00
C24	S58°28'36" W	20.12	225.00
C25	S58°28'36" W	20.12	225.00
C26	S58°28'36" W	20.12	225.00
C27	S58°28'36" W	20.12	225.00
C28	S58°28'36" W	20.12	225.00
C29	S58°28'36" W	20.12	225.00
C30	S58°28'36" W	20.12	225.00
C31	S58°28'36" W	20.12	225.00
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C41	S58°28'36" W	20.12	225.00
C42	S58°28'36" W	20.12	225.00
C43	S58°28'36" W	20.12	225.00
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C46	S58°28'36" W	20.12	225.00
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C55	S58°28'36" W	20.12	225.00
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C60	S58°28'36" W	20.12	225.00
C61	S58°28'36" W	20.12	225.00
C62	S58°28'36" W	20.12	225.00
C63	S58°28'36" W	20.12	225.00
C64	S58°28'36" W	20.12	225.00
C65	S58°28'36" W	20.12	225.00
C66	S58°28'36" W	20.12	225.00
C67	S58°28'36" W	20.12	225.00
C68	S58°28'36" W	20.12	225.00
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C70	S58°28'36" W	20.12	225.00
C71	S58°28'36" W	20.12	225.00
C72	S58°28'36" W	20.12	225.00
C73	S58°28'36" W	20.12	225.00
C74	S58°28'36" W	20.12	225.00
C75	S58°28'36" W	20.12	225.00
C76	S58°28'36" W	20.12	225.00
C77	S58°28'36" W	20.12	225.00
C78	S58°28'36" W	20.12	225.00
C79	S58°28'36" W	20.12	225.00
C80	S58°28'36" W	20.12	225.00
C81	S58°28'36" W	20.12	225.00
C82	S58°28'36" W	20.12	225.00
C83	S58°28'36" W	20.12	225.00
C84	S58°28'36" W	20.12	225.00
C85	S58°28'36" W	20.12	225.00
C86	S58°28'36" W	20.12	225.00
C87	S58°28'36" W	20.12	225.00
C88	S58°28'36" W	20.12	225.00
C89	S58°28'36" W	20.12	225.00
C90	S58°28'36" W	20.12	225.00
C91	S58°28'36" W	20.12	225.00
C92	S58°28'36" W	20.12	225.00
C93	S58°28'36" W	20.12	225.00
C94	S58°28'36" W	20.12	225.00
C95	S58°28'36" W	20.12	225.00
C96	S58°28'36" W	20.12	225.00
C97	S58°28'36" W	20.12	225.00
C98	S58°28'36" W	20.12	225.00
C99	S58°28'36" W	20.12	225.00
C100	S58°28'36" W	20.12	225.00

Certification of Final Plat - All Lots and Metes, Measurements and Benchmarks to be Shown When Constructed
 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 and all other laws, rules, regulations, ordinances and resolutions that have been amended, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified in 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: _____
 Tennessee License No.: _____
 Date: _____

Certification of Class and Accuracy of Survey
 I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
 Conditions of 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: _____



VARIANCES NONE.
 ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL
 1. Reduce street frontage from 25 ft to 24 ft.
 ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
 1. Increase the intersection grade from 1% to 1.5% at Millerville Pike.

GPS SURVEY NOTE:
 ALL BENCHMARK 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 KINEMATIC BASED ON TROT GNS NETWORK NAD83(NRSR2007) VERTICAL DATUM IS NAVD83, GEODESIC PRECISION OF THE GPS WORK IS: 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.

5-SG-25-F

FINAL PLAT OF:

Homestead Land Holdings, LLC.
 122 Perimeter Park Road
 Knoxville, Tennessee 37922
 Phone: 865-690-3200

McAnnally View Subdivision
 Knoxville, Tennessee 37924
 District 8, Knox County, Tennessee

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

DRAWN BY: M. STRANGE
 CHECKED BY: R. LYNCH
 APPROVED BY: R.S.L.
 SCALE: 1"=60'
 DATE: 03/23/2026

REVISIONS
 1 PS COMMENTS 05/01/2026
 2 S/D NAME AND ROAD NAME ADDED 05/06/2026
 3
 4
 5
 6

PROJECT NO.
 4995