Planning
KNOXVILLE | KNOX COUNTY

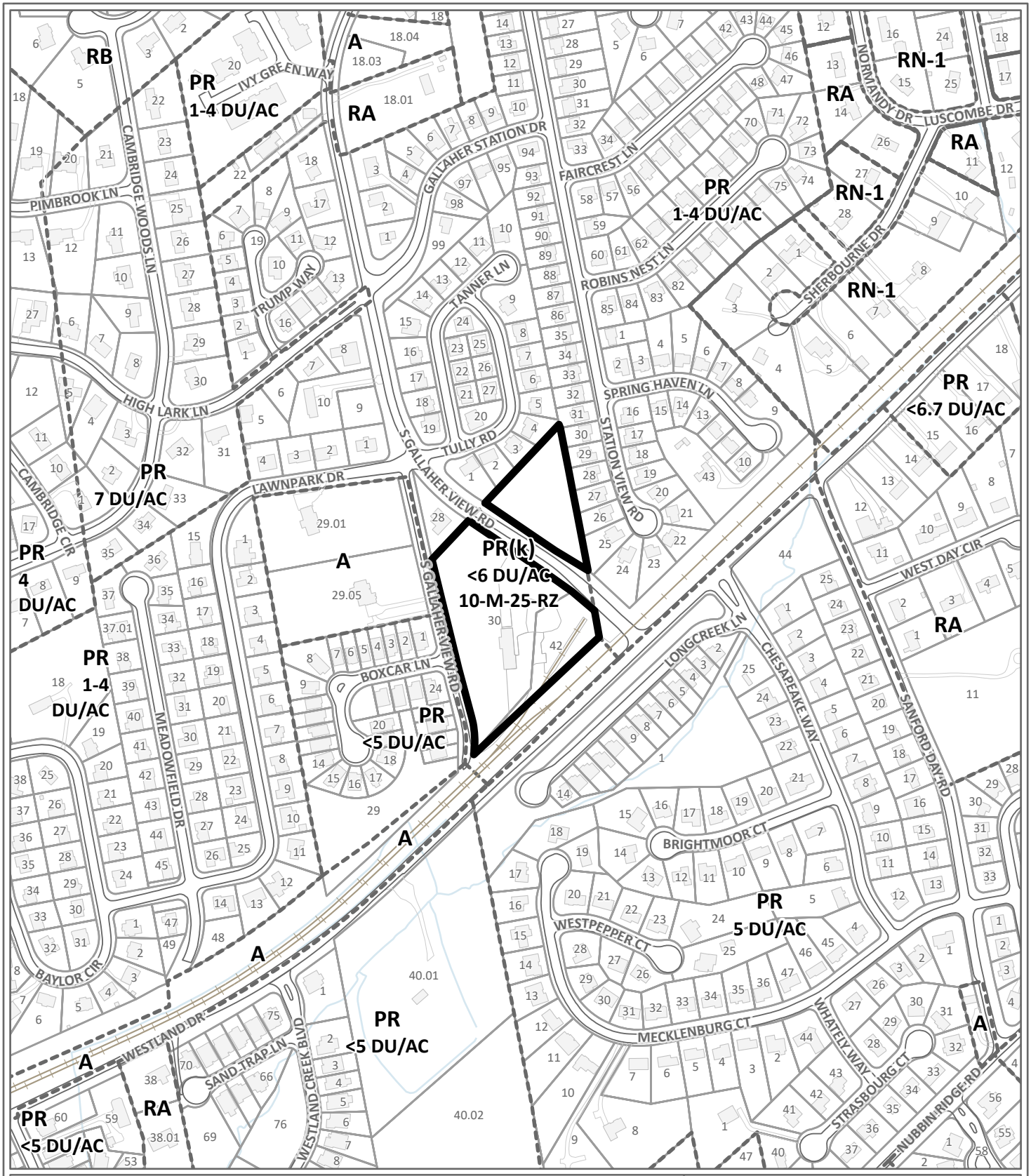
TO:	Knoxville-Knox County Planning Commission
FROM:	Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE:	October 27, 2026
FILE #:	10-SB-26-F, Agenda # 19
SUBJECT:	Final Plat of The Courtyard at Westland Subdivision

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 12/11/2025 as Planning Case 12-SA-25-C.

Associated Case and Decision

12-SA-25-C: Approved by the Planning Commission (12/11/2025)
12-C-25-DP: Approved by the Planning Commission (12/11/2025)
10-M-25-RZ: Approved by the Planning Commission (10/2/2025)



FINAL SUBDIVISION PLAT **10-SB-26-F**

Petitioner: Scott Williams

Final Plat For: Final Plat of The Courtyard at Westland S/D

Map No: 133

Jurisdiction: County

0 410

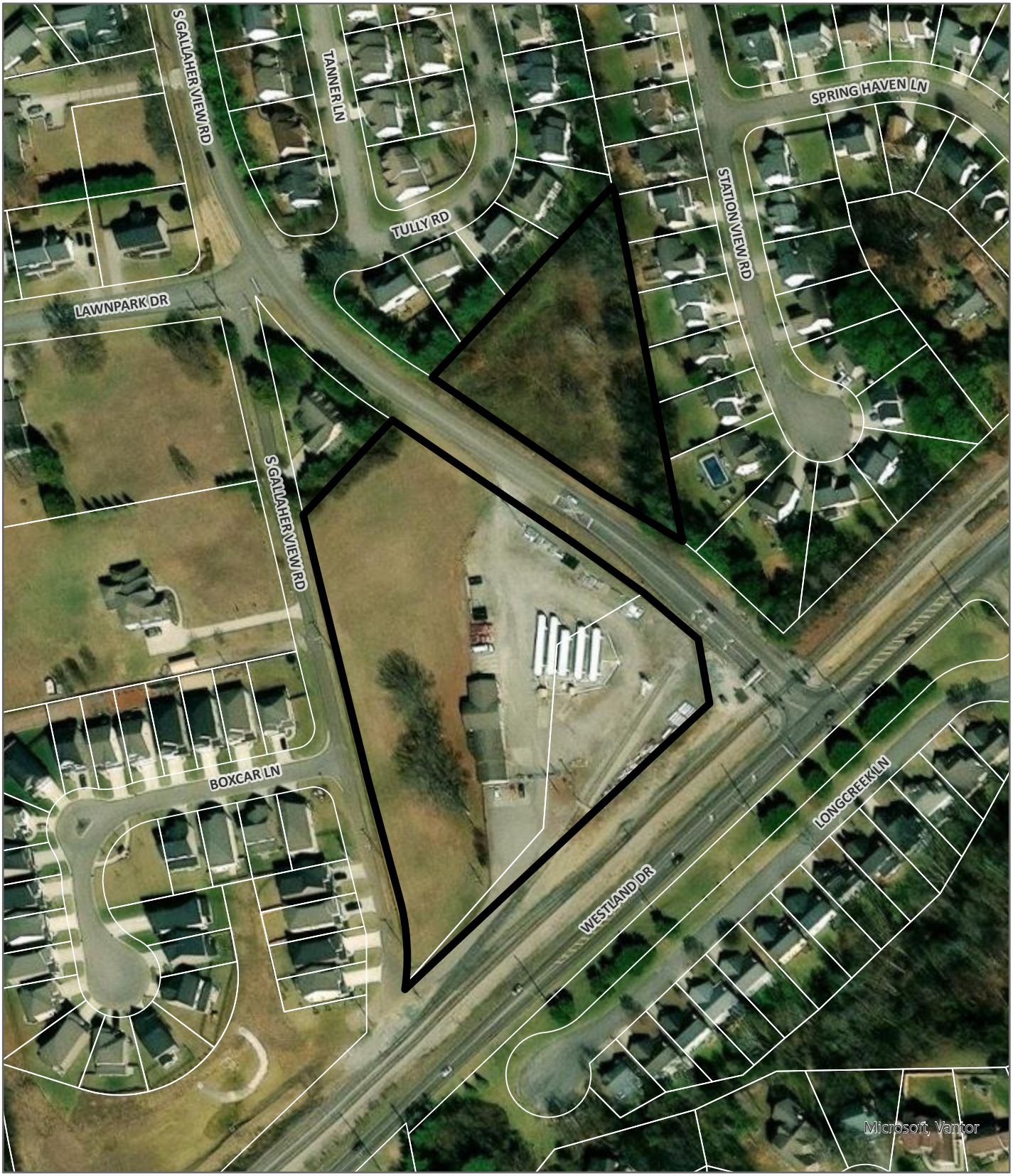
Feet

N

Original Print Date: 8/20/2026

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

Exhibit A. Contextual Images



AERIAL MAP

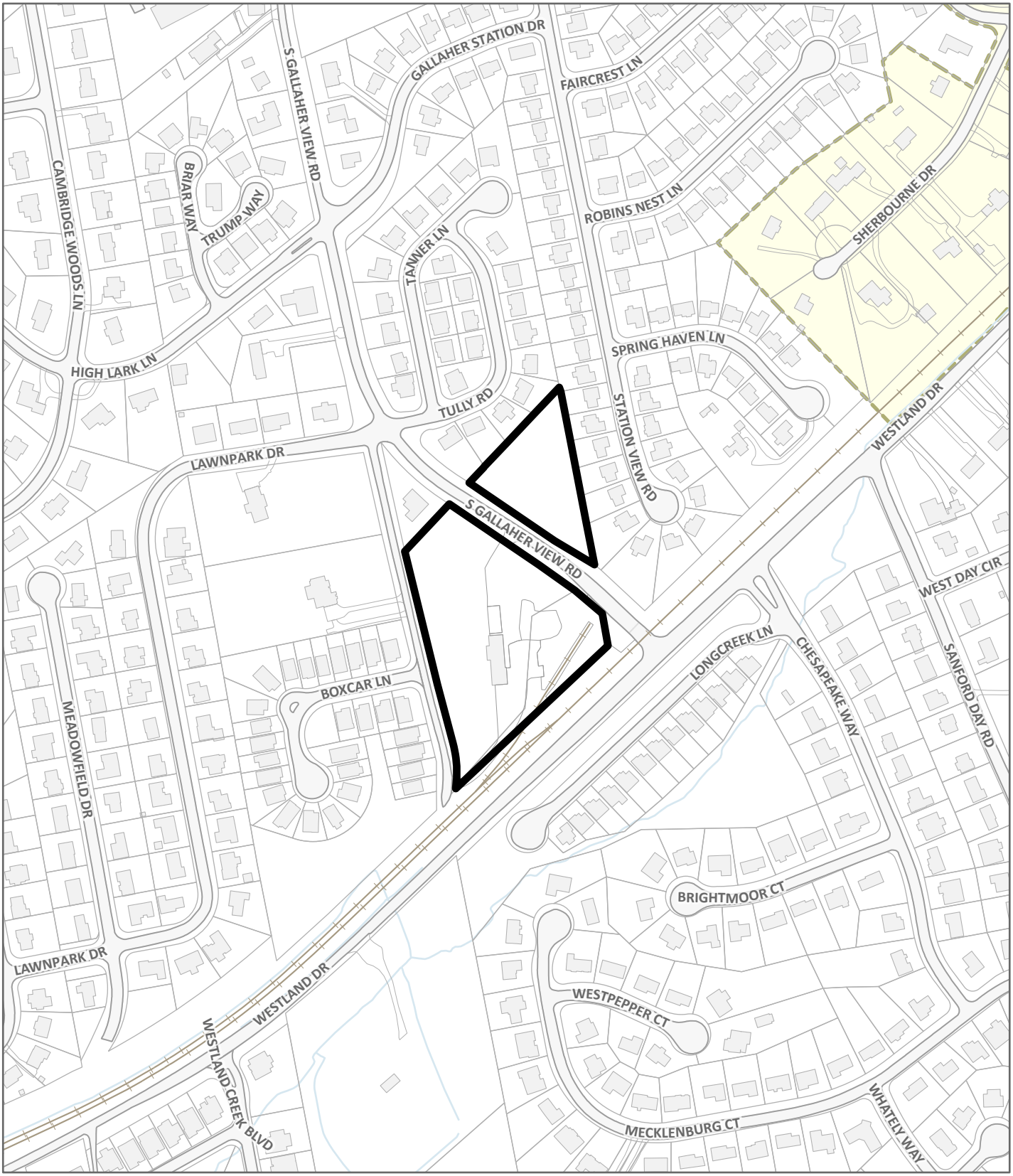
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



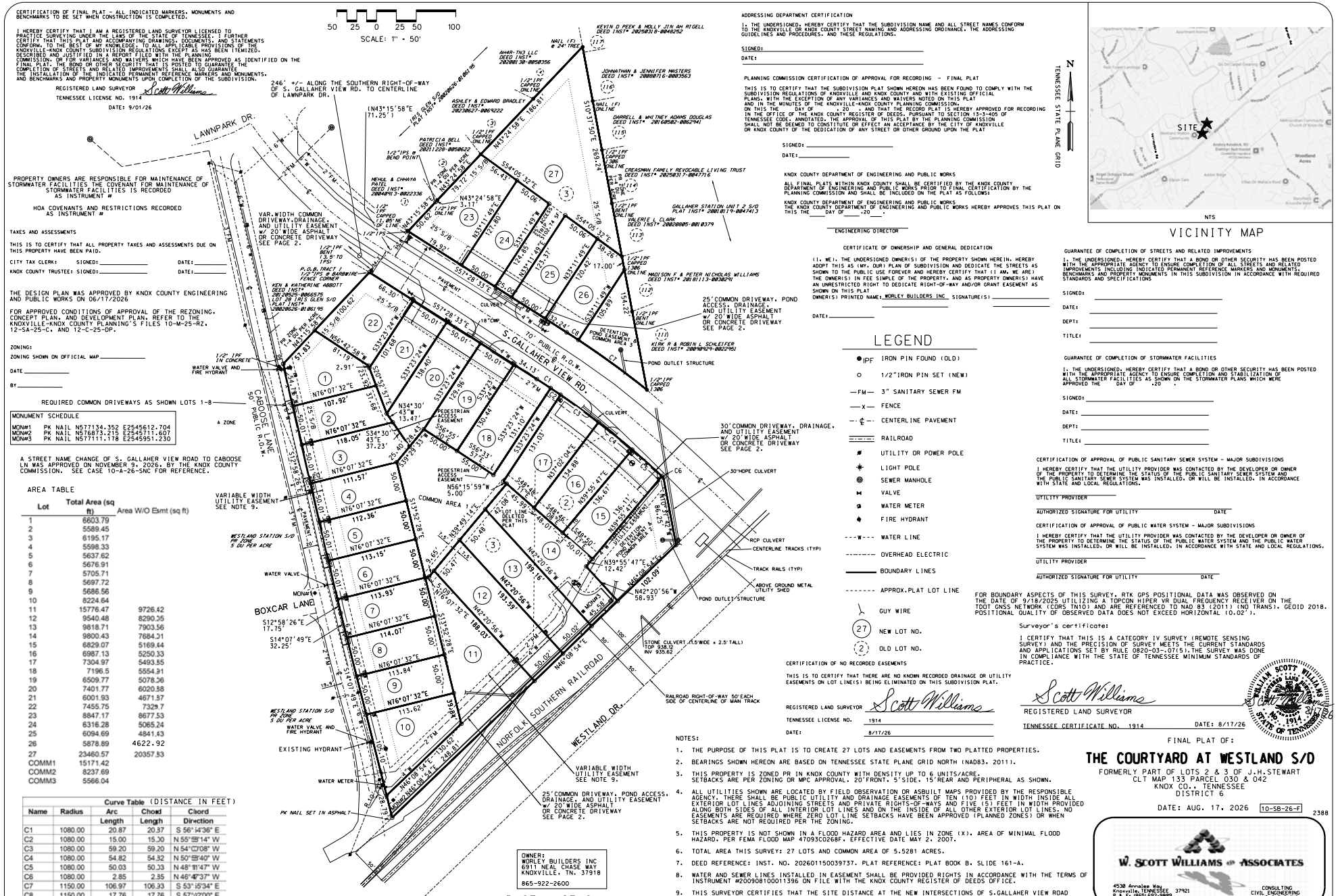
LOCATION MAP **10-SB-26-F**

Case boundary

0 360

Feet

N



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.

REGISTERED LAND SURVEYOR Scott Williams
TENNESSEE LICENSE NO. 1914
DATE: 9/01/26

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #

HOA COVENANTS AND RESTRICTIONS RECORDED AS INSTRUMENT #

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:_____

THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 06/17/2026

FOR APPROVED CONDITIONS OF APPROVAL OF THE REZONING, CONCEPT PLAN, AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 10-M-25-RZ, 12-SA-25-C, AND 12-C-25-DP.

ZONING:

ZONING SHOWN ON OFFICIAL MAP_____

DATE _____

BY_____

MONUMENT SCHEDULE		
MON#1	PK NAIL	N577134.352 E2545612.704
MON#2	PK NAIL	N576873.215 E2545711.607
MON#3	PK NAIL	N577111.178 E2545951.230

A STREET NAME CHANGE OF S. GALLAHER VIEW ROAD TO CABOOSE LN WAS APPROVED ON NOVEMBER 9, 2026, BY THE KNOX COUNTY COMMISSION. SEE CASE 10-A-26-SNC FOR REFERENCE.

AREA TABLE

Lot	Total Area (sq ft)	Area W/O Esmt (sq ft)
1	6603.79	
2	5589.45	
3	6195.17	
4	5598.33	
5	5637.62	
6	5676.91	
7	5705.71	
8	5697.72	
9	5686.56	
10	8224.64	
11	15776.47	9726.42
12	9540.48	8290.35
13	9818.71	7903.56
14	9800.43	7684.31
15	6829.07	5169.44
16	6987.13	5250.33
17	7304.97	5493.55
18	7196.5	5554.91
19	6509.77	5078.36
20	7401.77	6020.88
21	6001.93	4671.87
22	7455.75	7329.7
23	8847.17	8677.53
24	6316.28	5065.24
25	6094.69	4841.43
26	5878.89	4622.92
27	23460.57	20357.93
COMM1	15171.42	
COMM2	8237.69	
COMM3	5566.04	

Curve Table (DISTANCE IN FEET)

Name	Radius	Arc Length	Chord Length	Chord Direction
C1	1080.00	20.87	20.87	S 56°14'36" E
C2	1080.00	15.00	15.00	N 55°58'14" W
C3	1080.00	59.20	59.20	N 54°00'08" W
C4	1080.00	54.82	54.82	N 50°58'40" W
C5	1080.00	50.03	50.03	N 48°11'47" W
C6	1080.00	2.85	2.85	N 46°47'37" W
C7	1150.00	106.97	106.93	S 53°15'34" E
C8	1150.00	17.76	17.76	S 57°12'00" E

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:_____

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:_____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

ALL FINAL PLATS WITHIN KNOX COUNTY SHALL BE CERTIFIED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:

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

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: WORLEY BUILDERS INC SIGNATURE(S)_____

DATE:_____

LEGEND

●IPF	IRON PIN FOUND (OLD)
○	1/2"IRON PIN SET (NEW)
—FM—	3" SANITARY SEWER FM
—x—	FENCE
—℄—	CENTERLINE PAVEMENT
	RAILROAD
	UTILITY OR POWER POLE
	LIGHT POLE
	SEWER MANHOLE
	VALVE
	WATER METER
	FIRE HYDRANT
---W---	WATER LINE
--------	OVERHEAD ELECTRIC
	BOUNDARY LINES
-------	APPROX.PLAT LOT LINE
	GUY WIRE
(27)	NEW LOT NO.
(2)	OLD LOT NO.

CERTIFICATION OF NO RECORDED EASEMENTS

THIS IS TO CERTIFY THAT THERE ARE NO KNOWN RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT LINE(S) BEING ELIMINATED ON THIS SUBDIVISION PLAT.

REGISTERED LAND SURVEYOR Scott Williams

TENNESSEE LICENSE NO. 1914

DATE: 8/17/26

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 27 LOTS AND EASEMENTS FROM TWO PLATTED PROPERTIES.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE GRID NORTH (NAD83, 2011).
3. THIS PROPERTY IS ZONED PR IN KNOX COUNTY WITH DENSITY UP TO 6 UNITS/ACRE. SETBACKS ARE PER ZONING OR MPC APPROVAL. 20'FRONT, 5'SIDE, 15'REAR AND PERIPHERAL AS SHOWN.
4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. THERE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED (PLANNED ZONES) OR WHEN SETBACKS ARE NOT REQUIRED PER THE ZONING.
5. THIS PROPERTY IS NOT SHOWN IN A FLOOD HAZARD AREA AND LIES IN ZONE (X), AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAP 47093C0268F, EFFECTIVE DATE MAY 2, 2007.
6. TOTAL AREA THIS SURVEY: 27 LOTS AND COMMON AREA OF 5.5281 ACRES.
7. DEED REFERENCE: INST. NO. 202601150039737. PLAT REFERENCE: PLAT BOOK B, SLIDE 161-A.
8. WATER AND SEWER LINES INSTALLED IN EASEMENT SHALL BE PROVIDED RIGHTS IN ACCORDANCE WITH THE TERMS OF INSTRUMENT #200908100011396 ON FILE WITH THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
9. THIS SURVEYOR CERTIFIES THAT THE SITE DISTANCE AT THE NEW INTERSECTIONS OF S.GALLAHER VIEW ROAD MEETS THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS (SEC. 3.04.J).

OWNER:
WORLEY BUILDERS INC
6911 NEAL CHASE WAY
KNOXVILLE, TN. 37918
865-922-2600

VICINITY MAP

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:_____

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

FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 9/18/2025 UTILIZING A TOPCON HIPER VR DUAL FREQUENCY RECEIVER ON THE TDOT GNSS NETWORK (CORS TN10) AND ARE REFERENCED TO NAD 83 (2011) (NO TRANS), GEOID 2018. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED HORIZONTAL (0.02').

Surveyor's certificate:

I CERTIFY THAT THIS IS A CATEGORY IV SURVEY (REMOTE SENSING SURVEY) AND THE PRECISION OF SURVEY MEETS THE CURRENT STANDARDS AND APPLICATIONS SET BY RULE 0820-03-.07(5). THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Scott Williams
REGISTERED LAND SURVEYOR

TENNESSEE CERTIFICATE NO. 1914 DATE: 8/17/26

FINAL PLAT OF:

THE COURTYARD AT WESTLAND S/D

FORMERLY PART OF LOTS 2 & 3 OF J.H.STEWART
CLT MAP 133 PARCEL 030 & 042
KNOX CO., TENNESSEE
DISTRICT 6

DATE: AUG. 17, 2026 10-SB-26-F 2388

W. SCOTT WILLIAMS & ASSOCIATES
4530 Annalee Way
Knoxville, TENNESSEE 37921
P & F: (865) 692-9889
E-MAIL: survey@scottwilliams.com
CONSULTING CIVIL ENGINEERING LAND SURVEYING

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REGISTERED LAND SURVEYOR Scott Williams

TENNESSEE LICENSE NO. 1914

DATE: 9/01/26

50 25 0 25 50 100

SCALE: 1" = 50'

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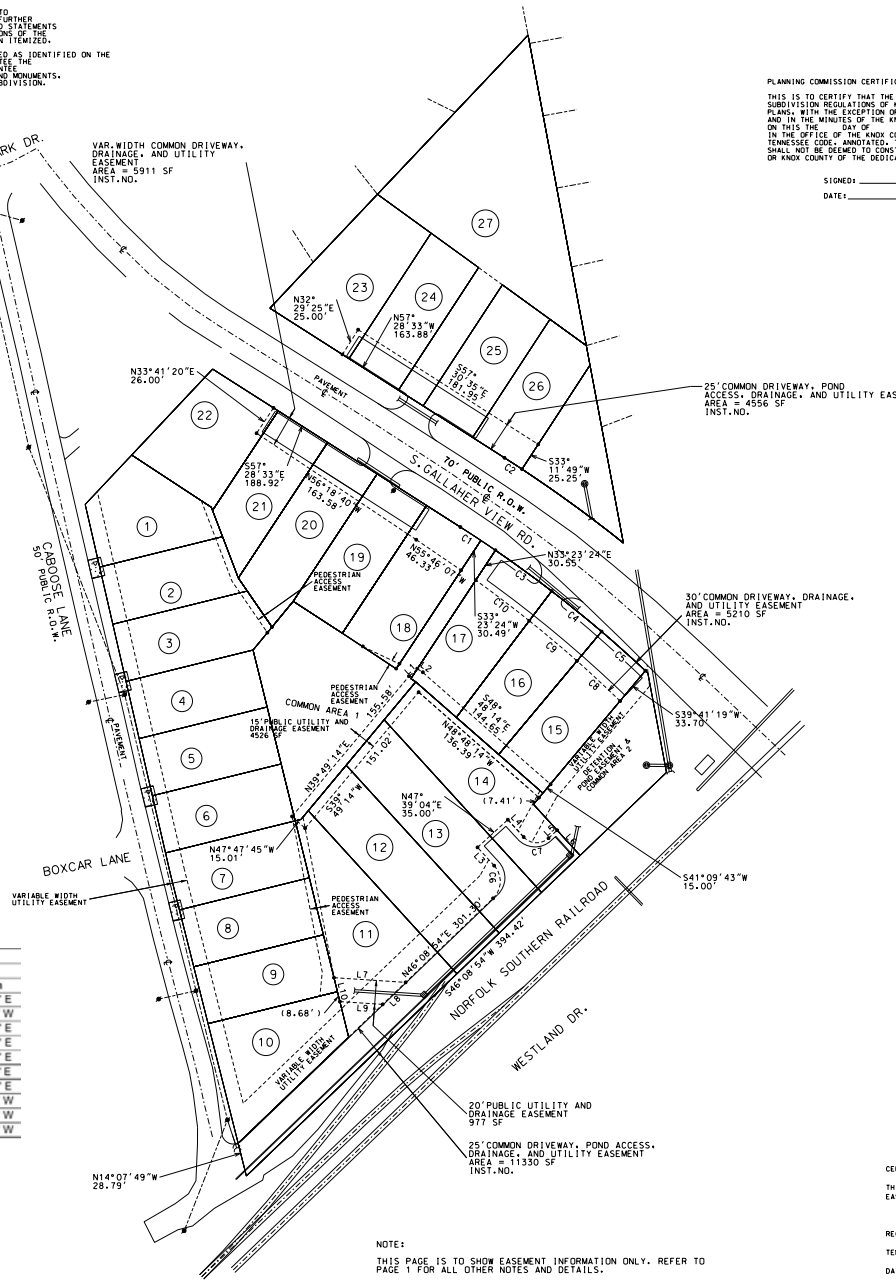

Line Table		
Name	Bearing	Distance
L1	N 48° 41' 01" E	9.53'
L2	S 56° 15' 59" E	5.65'
L3	N 42° 20' 56" W	21.06'
L4	S 42°20'56" E	20.00'
L5	N 47°39'04"E	10.00'
L6	S 42°20'56"E	28.98'
L7	S 86°14'49" E	61.15'
L8	S 46°08'54"W	27.08'
L9	N 86°14'49" W	36.54'
L10	N 13° 32'28" W	20.99'

Curve Table (Distances is feet)				
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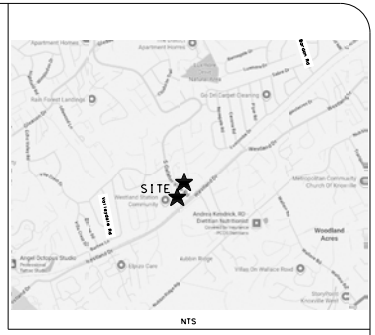
C6	20.00	30.89	27.91	N 01°53'59" E
C7	15.00	23.56	21.21	S 87°20'56" E
C8	1055.00	50.22	50.21	N47°02'50" W
C9	1055.00	53.22	53.21	N49°51'21" W
C10	1055.00	57.25	57.24	N52°51'20" W

NOTE:

THIS PAGE IS TO SHOW EASEMENT INFORMATION ONLY. REFER TO PAGE 1 FOR ALL OTHER NOTES AND DETAILS.



NTS

VICINITY MAP

LEGEND

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o	1/2"IRON PIN SET (NEW)
—FM—	3" SANITARY SEWER FM
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	LIGHT POLE
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	FIRE HYDRANT
---W---	WATER LINE
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CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

PAGE 2 OF 2 - EASEMENTS