REZONING REPORT

FILE #: 11-K-26-RZ **AGENDA ITEM #: 33**

AGENDA DATE: 11/12/2026

APPLICANT:	**DSSD DEVELOPMENT, LLC**
OWNER(S):	Beverly Ann Rogers Trustee Michael and Lisa Monroe Trustee
TAX ID NUMBER:	91 01204 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	0 TSAWASI RD
LOCATION:	**West side of Tsawasi Rd, south of Oak Ridge Hwy**
APPX. SIZE OF TRACT:	**4.5 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Tsawasi Road, a local street with 19-21 ft of pavement width within a 50-ft right-of-way.
UTILITIES:	Water Source: West Knox Utility District
	Sewer Source: West Knox Utility District
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Beaver Creek
CURRENT ZONING:	**RA (Low Density Residential), A (Agricultural)**
REQUESTED ZONING:	**PR (Planned Residential)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
DENSITY PROPOSED:	**8 du/ac**
EXTENSION OF ZONING:	No, it is not an extension.
HISTORY OF ZONING:	In 1988 the subject property was part of a larger rezoning from A (Agricultural) to RA (Low Density Residential) was approved by County Commission (7-L-88-RZ).
SURROUNDING LAND USE AND ZONING:	North: Single family residential, agricultural/forestry/vacant land - RA (Low Density Residential), A (Agricultural)
	South: Single family residential - A (Agricultural)
	East: Single family residential - A (Agricultural)
	West: Agriculture/forestry/vacant land - RA (Low Density Residential)
NEIGHBORHOOD CONTEXT:	The surrounding area maintains a suburban residential character with development patterns consisting primarily of low-density housing on medium-sized lots. Karns Middle School is located approximately 0.35 miles northwest of the property.

STAFF RECOMMENDATION:

Deny the PR (Planned Residential) zone up to 8 du/ac because it is inconsistent with the Knox County Comprehensive Plan infrastructure recommendations and the surrounding area.

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:
1. Since 2001, surrounding properties have been transitioning from the A zone to the RA and PR zone with densities ranging from 3.7-4 du/ac. No infrastructure improvements in the area have been implemented to warrant increased development intensity.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. The property does not appear to have any environmental features that would require clustered development as intended by the zone, and the small size and irregular shape of the property are not compatible with the 35-ft peripheral boundary of the PR zone.
2. Houses, duplexes, multi-dwelling structures and developments are permitted in the PR zone. This location is not appropriate for increased densities. The surrounding context is large, rural lots and subdivisions with 3-4 du/ac. The requested 8 du/ac is atypical given the surrounding context. That would allow up to 37 dwelling units on this property, which would be a development out of character with adjacent single-family subdivisions.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:
1. As shown on the plat (Exhibit B), the property is currently accessed off of Gray Hendrix Road via an access easement, which is not adequate for the number of dwellings a development with 8 du/ac would yield. Access easements are limited to a maximum of 5 lots or 10 dwelling units. Therefore, most, if not all traffic would go through Tsawasi Road, a local road within the Foothills Estates Subdivision.
2. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the TN (Traditional Neighborhood) place type on the Future Land Use Map. Traditional Neighborhoods are areas that feature a mix of housing ranging from single family to townhomes and small multifamily buildings, and contain neighborhood amenities such as parks and schools. Houses, duplexes, multi-dwelling structures and developments are permitted in the PR zone.
2. The property is less than a mile from many amenities in the Karns Community, including Karns Middle and Elementary Schools, Karns Community Park, Karns Library, and the commercial corridor along Oak Ridge Highway. However, they are not easily accessible to pedestrians, as there are no sidewalks or multimodal connections to these amenities as intended by the TN place type. Given the site's lack of access to a major road, multimodal options, or direct access to amenities, the requested PR up to 8 du/ac at this location is not consistent with Implementation Policy 9.3, which focuses on growth in areas already served by adequate infrastructure.
3. Additionally, the request is not consistent with the intent of Implementation Policy 2.1 to create buffer or transition standards between land uses. The access is directly through an existing single-family subdivision and not at the edge of the neighborhood. The requested zone is not creating a transition between existing incompatible uses. It is introducing a more intense use to the neighborhood.
4. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 245 (average daily vehicle trips)

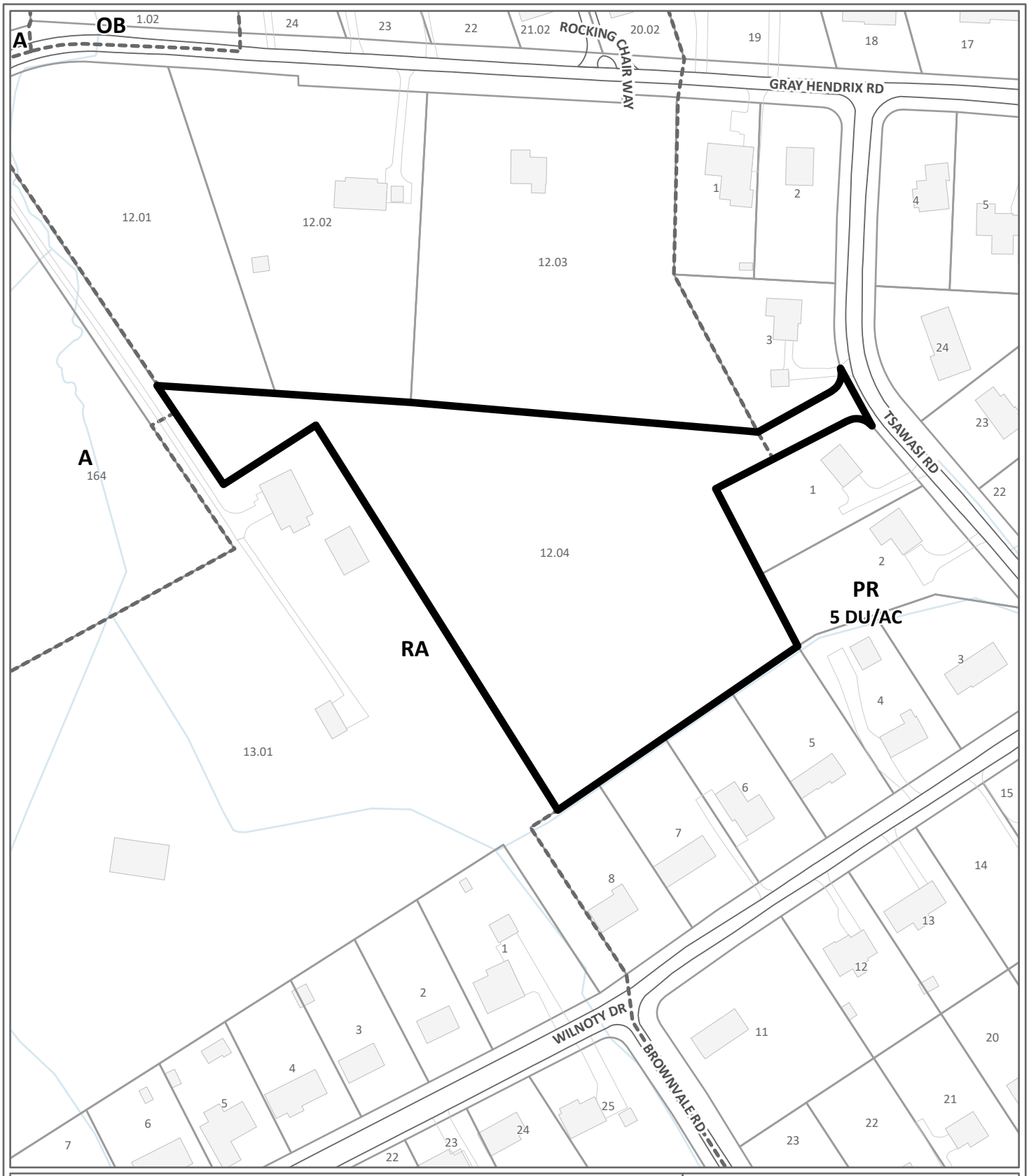
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 12/14/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING **11-K-26-RZ**

Petitioner: DSSD Development, LLC

From: RA (Low Density Residential), PR (Planned Residential) up to 5 du/ac

To: PR (Planned Residential) 8 du/ac

Map No: 91

Jurisdiction: County

0 180

Feet

N

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

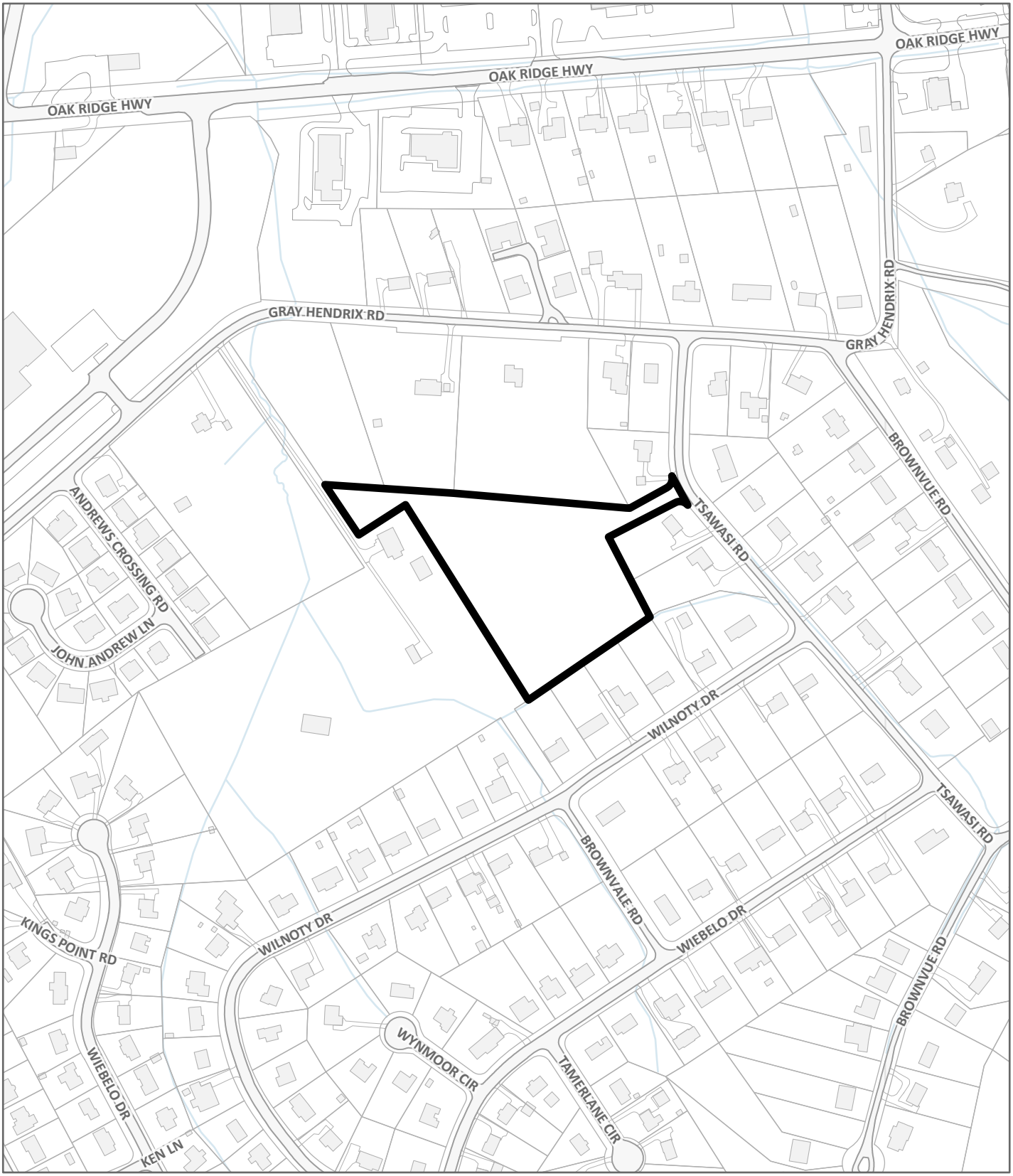
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP

11-K-26-RZ

Case boundary

0 360

Feet

N

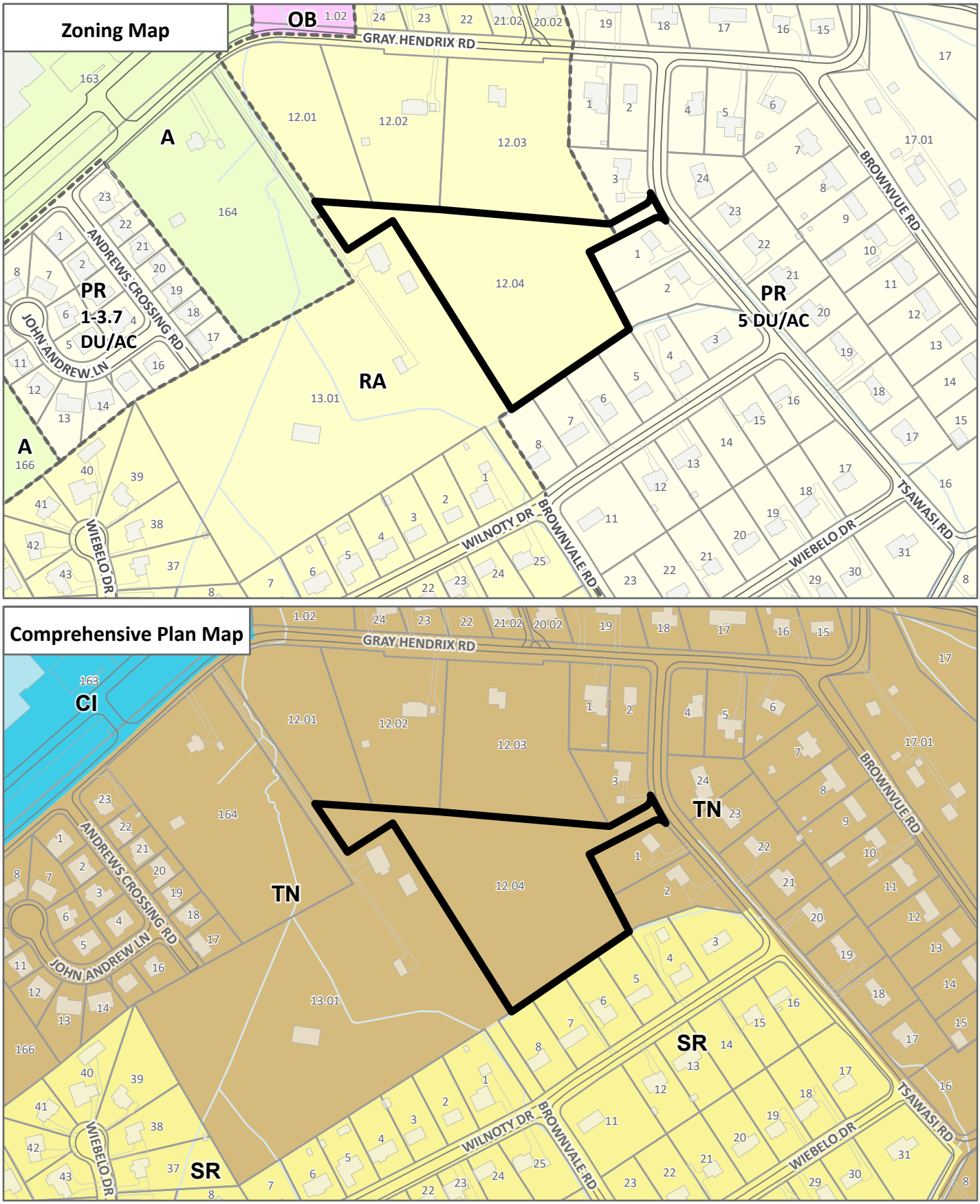


EXHIBIT A, CONTEXTUAL MAPS **11-K-26-RZ**

Case boundary

0 360

Feet

N

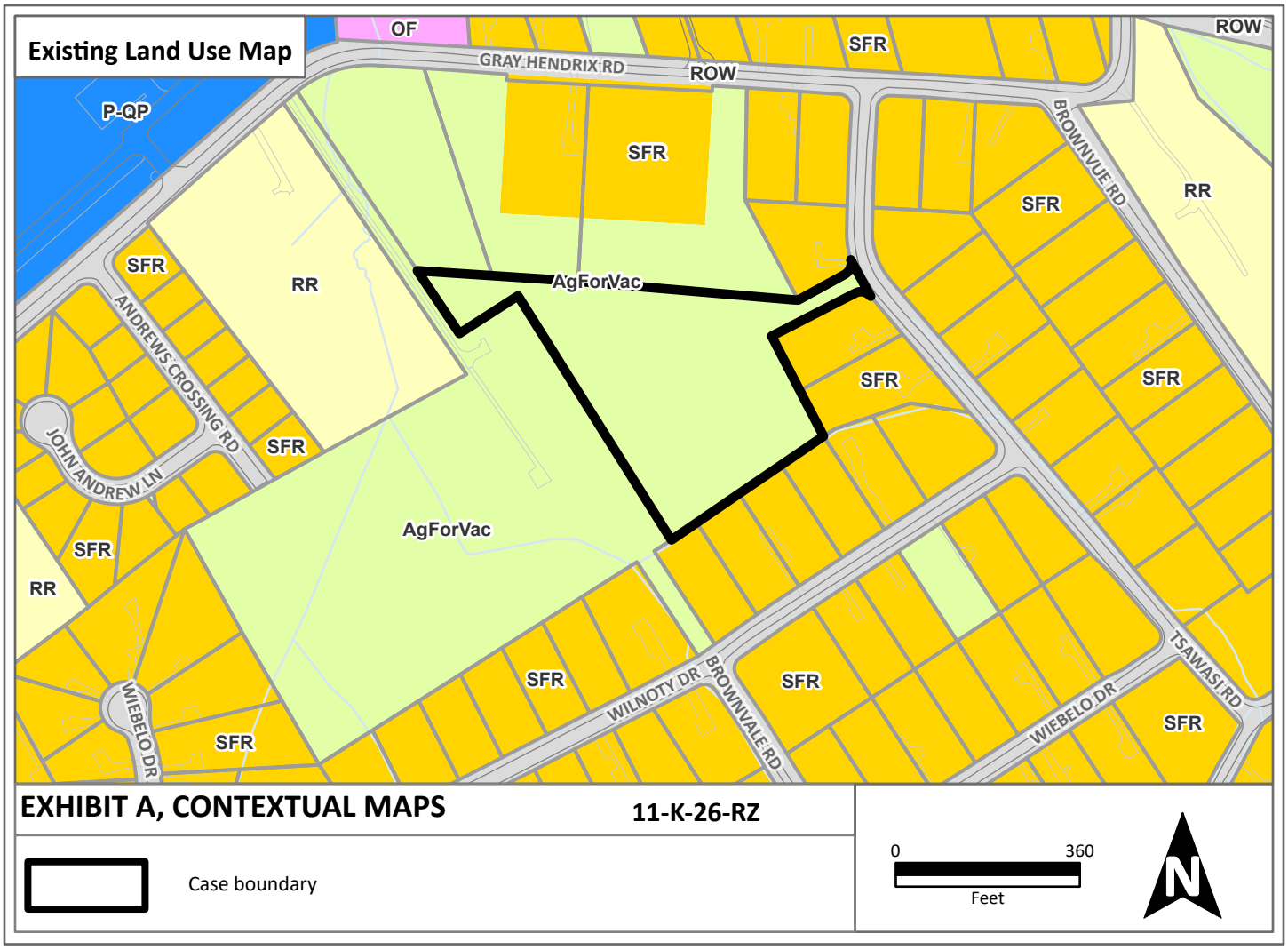

Existing Land Use Map
OF
GRAY HENDRIX RD
ROW
SFR
ROW
P-QP
SFR
BROWNVUE RD
RR
SFR
AgForVac
SFR
RR
ANDREWS CROSSING RD
SFR
SFR
JOHN ANDREW LN
SFR
AgForVac
RR
SFR
WILNOTY DR
BROWNVALE RD
SFR
TSAWASI RD
WIEBELO DR
SFR
WIEBELO DR
SFR
EXHIBIT A, CONTEXTUAL MAPS
11-K-26-RZ
Case boundary
0
360
Feet
N

EXHIBIT B

SCALE IN FEET
0 80 160

NORTH
TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011)

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.

MARGARET T. SHARP
OWNER(S) PRINTED NAME

Margaret T. Sharp
SIGNED

01/22/2026
DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE–MINOR SUBDIVISIONS

(I,WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS

MARGARET T. SHARP
OWNER(S) PRINTED NAME

Margaret T. Sharp
SIGNED

01/22/2026
DATE

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.

David M. Hobbs
SIGNED

01/27/2026
DATE

CERTIFICATION OF ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP: RA & A

1/27/2026
DATE

BY

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON

THIS THE 27th DAY OF January 2026

Jeffrey Ross for Jim Snowden
ENGINEERING DIRECTOR

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

West Knox Utility District
UTILITY PROVIDER

Kristin Riedel 1/23/2026
AUTHORIZED SIGNATURE FOR UTILITY DATE

TAXES AND ASSESSMENT CERTIFICATION

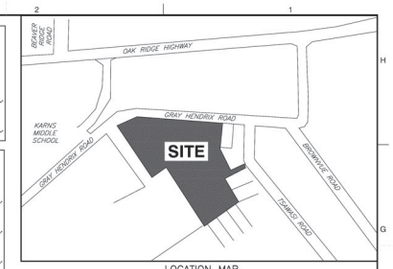
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK SIGNED

DATE

Justin Biggs
KNOX COUNTY TRUSTEE SIGNED

01/27/2026
DATE



LOCATION MAP
N.T.S.

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING

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 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.

Amy L. Brosha FR
SIGNED

1/27/2026
DATE

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM – MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

Kristin Riedel 1/23/2026
~~KNOX COUNTY HEALTH DEPARTMENT~~ WEST KNOX UTILITY DISTRICT DATE

COUNTY – RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT.

THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAT. ANY RELOCATION OF EXISTING FACILITIES WILL BE MADE AT THE PROPERTY OWNER'S EXPENSE. IF FACILITIES ARE RELOCATED, THE EASEMENT RIGHTS WILL BE RELEASED.

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
Jeffrey Ross for Jim Snowden 1/27/2026
SIGNED DATE

WATER – WEST KNOX UTILITY DISTRICT
Kristin Riedel 1/23/2026
SIGNED DATE

SEWER – WEST KNOX UTILITY DISTRICT
Kristin Riedel 1/23/2026
SIGNED DATE

ELECTRIC – KUB
Matthew Jones 1/23/2026
SIGNED DATE

GAS – KUB
Matthew Jones 1/23/2026
SIGNED DATE

TELEPHONE – AT&T
Ed Finley 01.26.2026
SIGNED

CABLE TELEVISION – XFINITY
Michelle Moore 01.26.26
SIGNED DATE

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT EASEMENT RIGHTS FOR ANY EXISTING FACILITIES ARE NOT BEING RELEASED AND IT IS OUR RESPONSIBILITY TO VERIFY WITH ABOVE PARTIES IF THERE ARE ANY EXISTING FACILITIES ALONG THE LOT LINES BEING ELIMINATED BY THIS PLAT BEFORE DIGGING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.

MARGARET T. SHARP Margaret T. Sharp
OWNER PRINTED NAME

01/22/2026
DATE

Nick McBride
Register of Deeds
Knox County

Knox County, TN Page: 1 of 1
RECD FOR REC 1/27/2026 1:1:0 PM
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M. TAX: $0.00 S. TAX: $0.00
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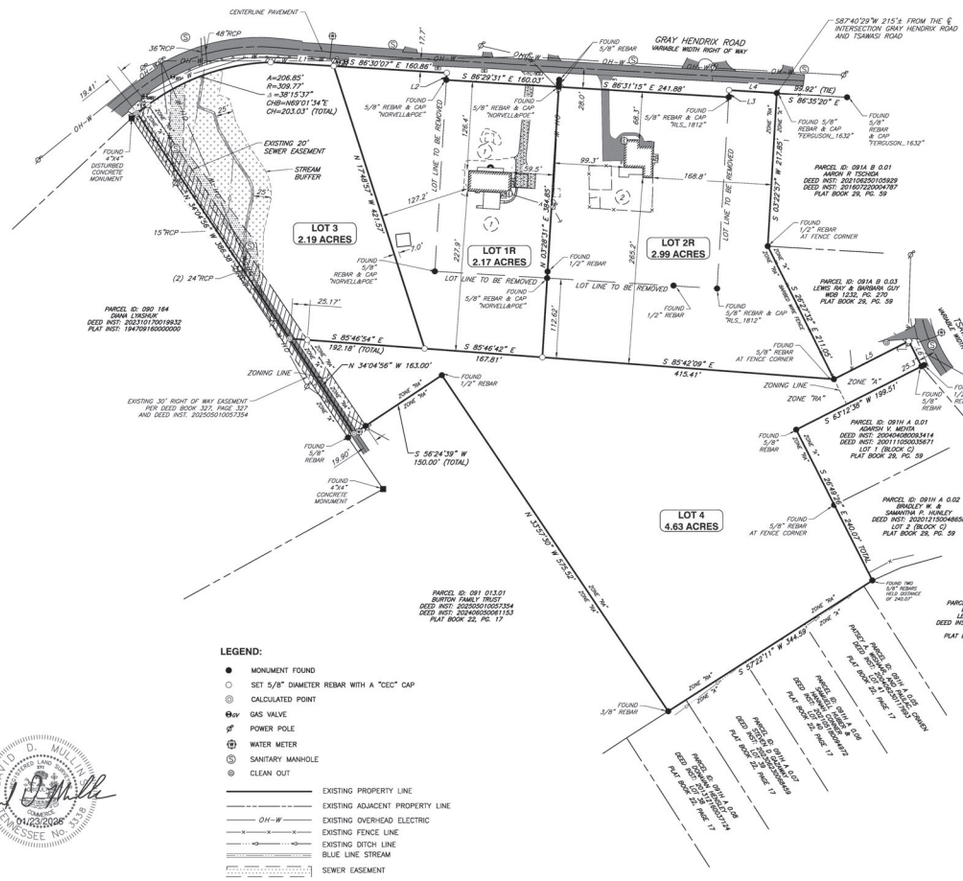

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 86°30'27" E	89.77'
L2	S 03°32'34" W	10.00'
L3	N 03°28'25" E	9.98'
L4	S 86°30'18" E	67.82'
L5	N 63°06'58" E	119.32'
L6	S 26°48'28" E	40.02'

NOTES:

1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011).
2. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
4. ADJOINING PARCEL LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. DISTANCES ARE BASED ON A FIELD SURVEY USING GPS AND EDM EQUIPMENT.
6. AREA WAS DETERMINED BY COORDINATE GEOMETRY.
7. GPS SURVEY DATA
   (A) TYPE OF GPS SURVEY: REAL–TIME KINEMATIC
   (B) POSITIONAL ACCURACY: 0.07 FEET
   (C) DATE OF SURVEY: 10/30/2025 THROUGH 11/18/2025
   (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
   (E) GEOID MODEL: GEOID 18
8. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE–CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811
9. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAA (SFHA) ACCORDING TO F.I.R.M. MAP 47093C0251F OF KNOX COUNTY, HAVING AN EFFECTIVE DATE OF 5/02/2007. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD. THE LIMITS OF THE SFHA SHOWN HEREON HAVE BEEN TAKEN FROM THE NATIONAL FLOOD HAZARD GIS DATABASE AVAILABLE THROUGH THE FEMA MAPPING SERVICE CENTER AND ARE DEPICTED BY SCALE MAP LOCATION AND GRAPHIC PLOTTING ONLY.
10. SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A "CEC" CAP, MAG NAIL WITH "CEC" WASHER, OR MAG NAIL.
11. PROPERTY IS ZONED "A" AND "RA" PER CURRENT ASSESSMENT RECORDS.
12. STANDARD UTILITY AND DRAINAGE EASEMENTS:
    TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS–OF–WAY.

    FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOTS LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL ID: 091 012.01, 091 012.02 AND 091 012.03 BY ADJUSTING THEIR LOT LINE LOCATIONS AND TO CREATE A FOURTH LOT.
    TOTAL AREA SURVEYED: 521,849 SQ. FT. OR 11.98 ACRES
    TOTAL NUMBER OF LOTS: 4
    LOT 1R: 94,525 SQ. FT. OR 2.17 ACRES
    LOT 2R: 130,244 SQ. FT. OR 2.99 ACRES
    LOT 3: 95,398 SQ. FT. OR 2.19 ACRES TOTAL, 87,678 SQ. FT. OR 2.01 ACRES EXCLUDING EASEMENT
    LOT 4: 201,683 SQ. FT. OR 4.63 ACRES TOTAL, 193,830 SQ. FT. OR 4.45 ACRES EXCLUDING EASEMENT AND ACCESS STRIP.
14. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
15. THIS IS A CATEGORY 1 & IV SURVEY AS PER THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820–03 STANDARDS OF PRACTICE.

12-HH-25

LEGEND:

- MONUMENT FOUND
- SET 5/8" DIAMETER REBAR WITH A "CEC" CAP
- CALCULATED POINT
- GAS VALVE
- POWER POLE
- WATER METER
- SANITARY MANHOLE
- CLEAN OUT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE LINE
- EXISTING DITCH LINE
- BLUE LINE STREAM
- SEWER EASEMENT
- STREAM BUFFER AREA

SUBJECT PROPERTY INFORMATION:

PARCEL ID: 091 012.01
PARCEL ID: 091 012.02
PARCEL ID: 091 012.03

OWNER: ROY G. & MARGARET T. SHARP
3016 GRAY HENDRIX RD
KNOXVILLE, TN 37931

TOTAL AREA PER SURVEY = 521,849 SQUARE FEET OR ±11.98 ACRES

TOTAL NO. OF UNITS CREATED BY PLAT: 4

PROPERTY ADDRESS:
GRAY HENDRIX ROAD
KNOXVILLE, TENNESSEE - 37931

CURRENT PROPERTY RECORDS:
PLAT REFERENCE: 20120514006006
PLAT REFERENCE: 20190812001065
DEED REFERENCE: 20190814001114
DEED REFERENCE: 201204050055728
DEED REFERENCE: 197506240009295

CERTIFICATION OF FINAL PLAT – ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET:

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 INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE 14TH DAY OF JANUARY 2026.

CERTIFICATION OF THE ACCURACY OF THE SURVEY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS STANDARDS OF PRACTICE.

TODD D. MILLIN
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
No. 2338
01/23/2026

CEC
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

RE-SUBDIVISION OF ROY G. & MARGARET T. SHARP PROPERTY PARCEL ID: 091 012.01, 091 012.02, 091 012.03 6TH CIVIL DISTRICT - KNOX COUNTY, TN

DRAWN BY:	JER	CHECKED BY:	ZKG	APPROVED BY:	DDM
DATE:	JANUARY 22, 2026	DWG SCALE:	1"=80'	PROJECT NO:	356-845

MARGARET & GLENN SHARP
3016 GRAY HENDRIX ROAD
KNOXVILLE, TENNESSEE

DRAWING NO.:
PLAT
SHEET 1 OF 1

\\cec-fs-svr1\projects\300-000\356-845_Survey\Dwg\356-845 SHOU Shop Property Subdivision.dwg(ANSI) LR: 1/23/2026 3:39 PM

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged $10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

***By signing below**, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ■ No

☐ No, but I plan to prior to the Planning Commission meeting

10/31/26 — Date to be Posted

11/13/26 — Date to be Removed



Applicant Signature

DSSD Development, LLC — Applicant Name

9/24/2026 — Date