



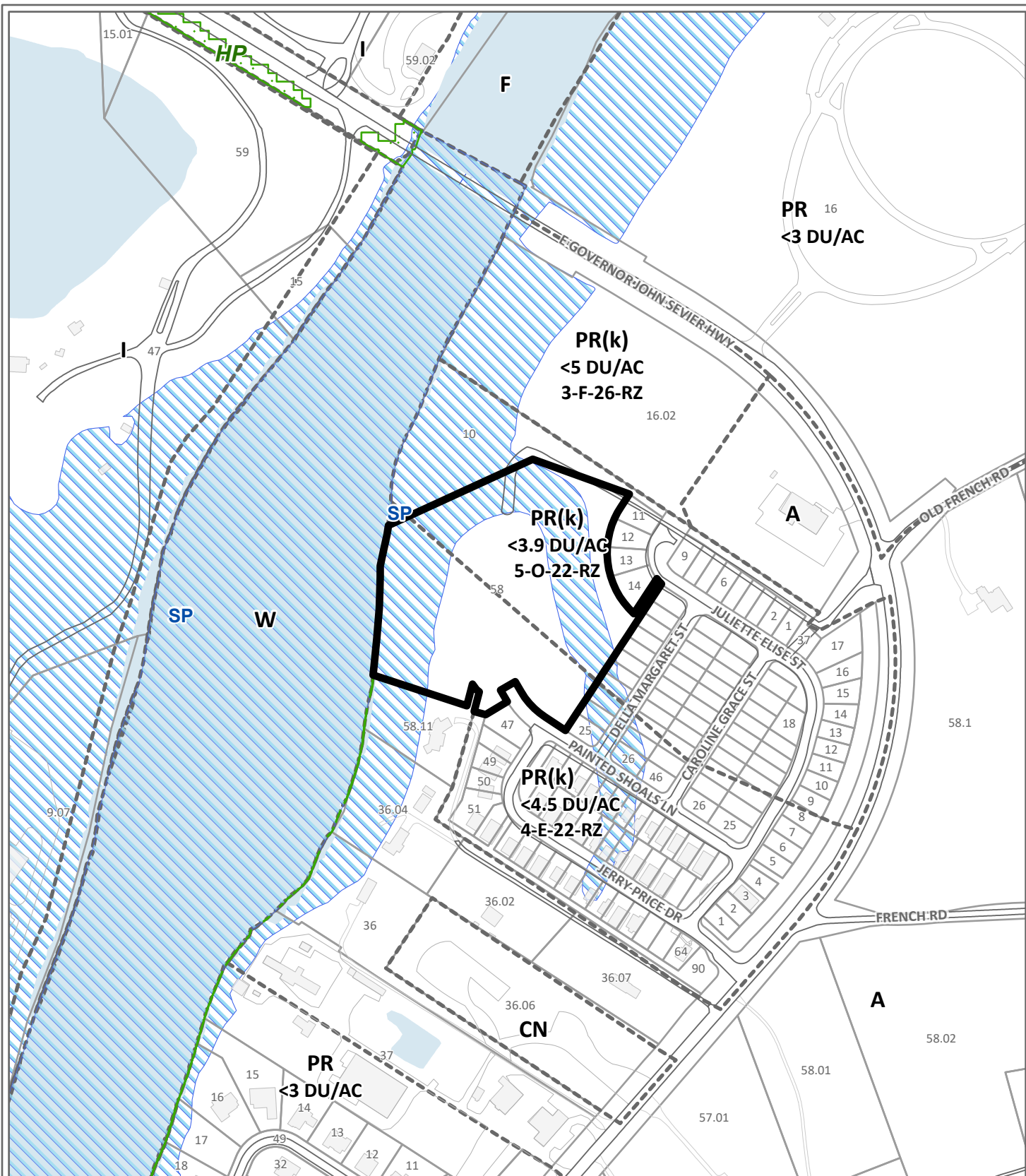
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE: August 31, 2026
FILE #: 9-SA-26-F, Agenda #17
SUBJECT: Final Plat of Prices Point Unit 3

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 4/11/2024 as Planning Case 4-SE-24-C.

Associated Cases and Decisions

4-SE-24-C: Approved by the Planning Commission (4/11/2024)
4-G-24-DP: Approved by the Planning Commission (4/11/2024)
7-A-25-DP: Approved by the Planning Commission (7/10/2025)



FINAL SUBDIVISION PLAT

9-SA-26-F

Petitioner: David Mullins



Final Plat For: Prices Point Unit 3

Original Print Date: 7/29/2026

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

Map No: 111

Jurisdiction: County

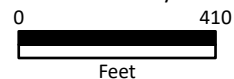


Exhibit A. Contextual Images



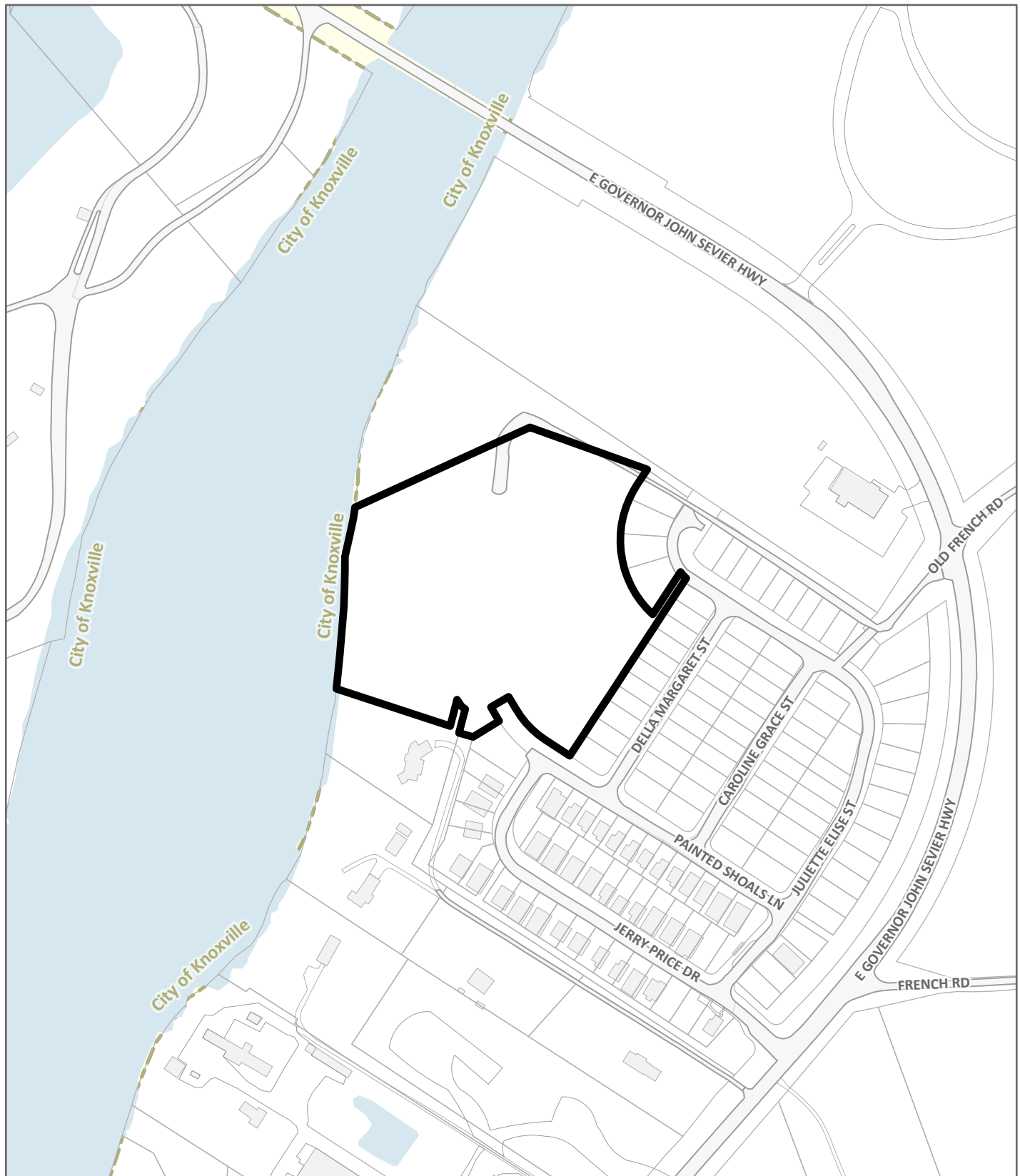
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

9-SA-26-F



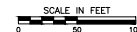
Case boundary



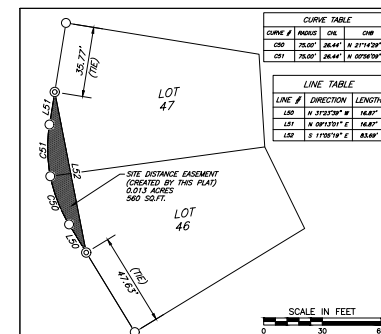


●	FOUND IRON PIN	→	GUY WIRE
△	SET MAG NAIL	⊗	TELEPHONE POLE
○	SET REBAR & CAP	⊕	TELEPHONE PEDESTAL
⊙	CALCULATED POINT	⊠	ELECTRIC PULL BOX
⊙	AC UNIT	⊞	ELECTRIC METER
⊙	FIRE HYDRANT	⊞	FIBER OPTIC PULL BOX
⊙	WATER METER	⊗	GUY POLE
⊙	VALVE	⊠	TELEPHONE BOX/CABINET
⊙	POWER POLE	⊞	FIBER OPTIC BOX/CABINET

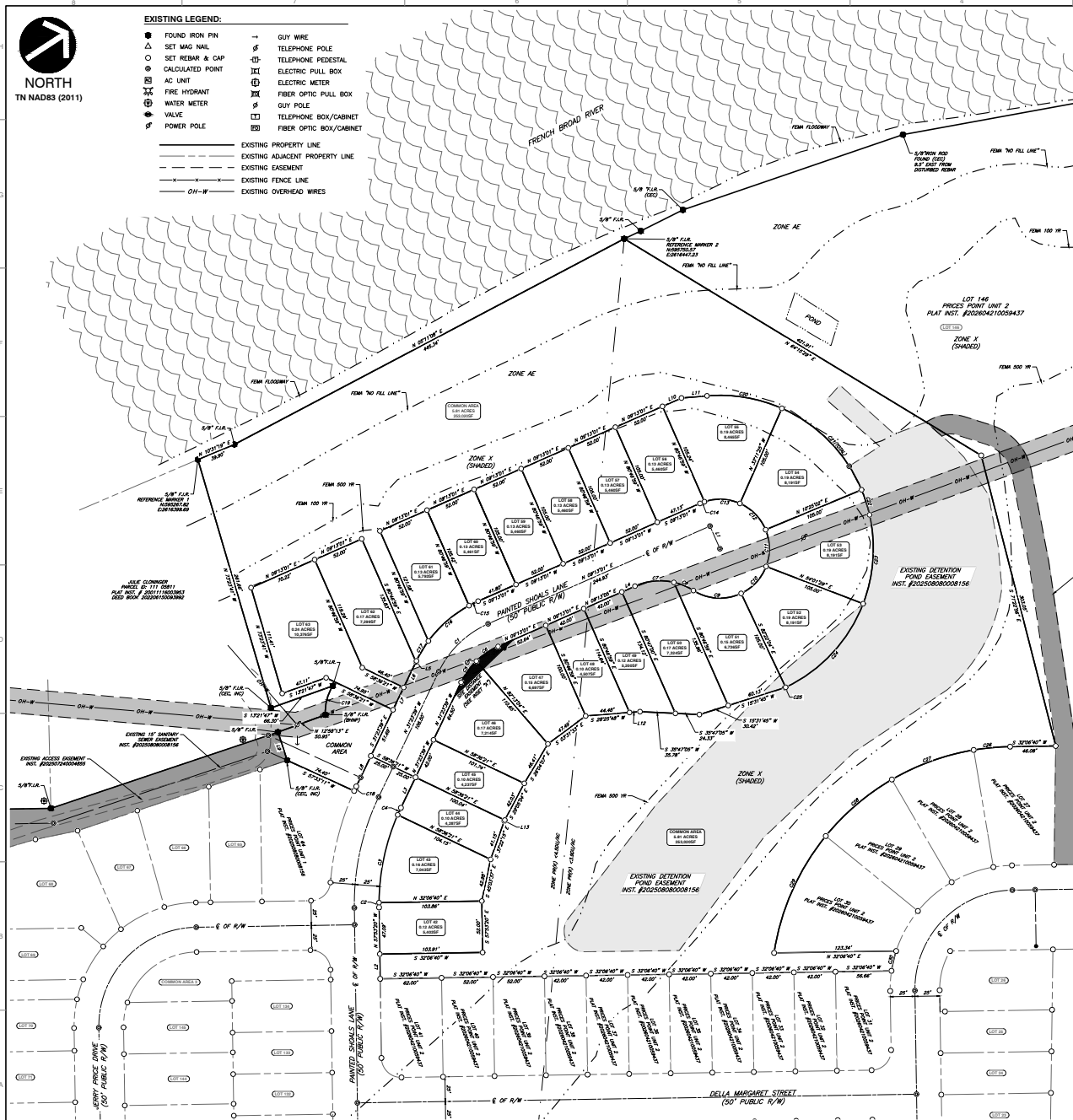
 EXISTING PROPERTY LINE
 EXISTING ADJACENT PROPERTY LINE
 EXISTING EASEMENT
 EXISTING FENCE LINE
 EXISTING OVERHEAD WIRES



ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE #1



INSET "A"
(SITE DISTANCE EASEMENT)



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	100.00'	0.00'	0.000°	0.00000000	0.00'
C2	200.00'	6.91'	11.931°	144°00'00.00"	4.91'
C3	225.00'	9.27'	27.743°	144°00'00.00"	6.27'
C4	250.00'	11.79'	45.571°	144°00'00.00"	8.79'
C5	275.00'	14.58'	65.508°	144°00'00.00"	11.58'
C6	300.00'	17.68'	87.933°	144°00'00.00"	14.68'
C7	325.00'	21.19'	113.245°	144°00'00.00"	18.19'
C8	350.00'	25.13'	141.853°	144°00'00.00"	22.13'
C9	375.00'	29.50'	173.160°	144°00'00.00"	26.50'
C10	400.00'	34.30'	207.567°	144°00'00.00"	31.30'
C11	50.00'	38.90'	27.942°	144°00'00.00"	37.90'
C12	60.00'	46.90'	34.701°	144°00'00.00"	45.90'
C13	70.00'	56.30'	42.423°	144°00'00.00"	55.30'
C14	80.00'	67.10'	51.115°	144°00'00.00"	66.10'
C15	90.00'	79.30'	60.787°	144°00'00.00"	78.30'
C16	100.00'	92.90'	71.531°	144°00'00.00"	91.90'
C17	120.00'	110.90'	83.603°	144°00'00.00"	109.90'
C18	140.00'	134.40'	97.605°	144°00'00.00"	133.40'
C19	160.00'	159.40'	113.607°	144°00'00.00"	158.40'
C20	180.00'	185.90'	131.609°	144°00'00.00"	184.90'
C21	200.00'	213.90'	151.611°	144°00'00.00"	212.90'
C22	225.00'	245.40'	173.613°	144°00'00.00"	244.40'
C23	250.00'	279.40'	197.615°	144°00'00.00"	278.40'
C24	275.00'	315.90'	223.617°	144°00'00.00"	314.90'
C25	300.00'	354.90'	251.619°	144°00'00.00"	353.90'
C26	325.00'	397.40'	281.621°	144°00'00.00"	396.40'
C27	350.00'	443.40'	313.623°	144°00'00.00"	442.40'
C28	375.00'	493.90'	347.625°	144°00'00.00"	492.90'
C29	400.00'	548.90'	383.627°	144°00'00.00"	547.90'
C30	425.00'	608.40'	421.629°	144°00'00.00"	607.40'
C31	450.00'	673.40'	461.631°	144°00'00.00"	672.40'
C32	475.00'	743.90'	503.633°	144°00'00.00"	742.90'
C33	500.00'	819.90'	547.635°	144°00'00.00"	818.90'
C34	525.00'	901.40'	593.637°	144°00'00.00"	900.40'
C35	550.00'	989.40'	641.639°	144°00'00.00"	988.40'
C36	575.00'	1083.90'	691.641°	144°00'00.00"	1082.90'
C37	600.00'	1184.90'	743.643°	144°00'00.00"	1183.90'
C38	625.00'	1292.40'	797.645°	144°00'00.00"	1291.40'
C39	650.00'	1406.40'	853.647°	144°00'00.00"	1405.40'
C40	675.00'	1526.90'	911.649°	144°00'00.00"	1525.90'
C41	700.00'	1653.90'	971.651°	144°00'00.00"	1652.90'
C42	725.00'	1787.40'	1033.653°	144°00'00.00"	1786.40'
C43	750.00'	1927.40'	1097.655°	144°00'00.00"	1926.40'
C44	775.00'	2074.90'	1163.657°	144°00'00.00"	2073.90'
C45	800.00'	2229.90'	1231.659°	144°00'00.00"	2228.90'
C46	825.00'	2392.40'	1301.661°	144°00'00.00"	2391.40'
C47	850.00'	2562.40'	1373.663°	144°00'00.00"	2561.40'
C48	875.00'	2749.90'	1447.665°	144°00'00.00"	2748.90'
C49	900.00'	2944.90'	1523.667°	144°00'00.00"	2943.90'
C50	925.00'	3147.40'	1601.669°	144°00'00.00"	3146.40'
C51	950.00'	3357.40'	1681.671°	144°00'00.00"	3356.40'
C52	975.00'	3574.90'	1763.673°	144°00'00.00"	3573.90'
C53	1000.00'	3800.00'	1847.675°	144°00'00.00"	3800.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 80°46'39" E	25.00'
L2	N 57°53'20" W	25.00'
L3	N 31°23'59" W	34.13'
L4	N 09°12'51" E	14.48'
L5	S 31°23'59" E	1.19'
L6	S 31°23'59" E	28.71'
L7	S 31°23'59" E	25.00'
L8	S 31°23'59" E	34.13'
L9	N 75°03'41" W	30.00'
L10	N 09°10'51" E	21.00'
L11	N 28°09'52" E	25.86'
L12	S 28°25'48" W	10.59'
L13	S 00°00'46" E	1.07'

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 EXCEPTED ANY VIOLATIONS AND PLANNING COMMISSION HAS REVIEWED THE PLAT OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS _____ DAY OF _____, 20____, AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-3405 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: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY, SURVEY ACCURACY
--

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND 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 _____
DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN 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 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 _____ DAY
OF _____, 20____.

REGISTERED LAND SURVEYOR _____
DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____

FILE NUMBER 9-SA-26-F



**Civil & Environmental
Consultants, Inc.**
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

FINAL PLAT OF
"PRICES POINT SUBDIVISION UNIT 3"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

DRAWN BY: JER	CHECKED BY: ZKG	APPROVED BY: DD
DATE: AUGUST 10, 2000	TIME: 15:50	NO. OF SHEETS: 004 OF 005

DATE: AUGUST 18, 2026	DWG. SCALE: 1"=50'	PROJECT NO: 334-57
OWNER/CLIENT: STORM SHULAR		DRAWING NO.:

BGD DEVELOPMENT LLC
307 BLUE PEACOCK WAY

PLAT

DRAFT



Know what's below.
Call before you dig.