

TOTAL AREA
11.32 ACRES
493,213 sq.ft.
TOTAL BUILDING LOTS: 57
OPEN SPACE LOTS: 2

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

LINE LEGEND	
---	DRAINAGE EASEMENT
---	SIGHT DISTANCE EASEMENT
---	SANITARY SEWER EASEMENT
---	PERIPHERAL SETBACK
---	CENTERLINE OF CREEK
---	CREEK BUFFER

FUTURE DEVELOPMENT
7.67 acres
> 5.0 ACRES

SYMBOL LEGEND	
○	FOUND MONUMENTATION w/ SIZE & TYPE
●	IRON NOD SET SEE NOTE 1
○	SIGHT DISTANCE EASEMENT
○	DRAINAGE EASEMENT
○	SANITARY SEWER EASEMENT
○	MONUMENT FOUND
○	PERMANENT MONUMENT (MAG. NAIL WITH DISK OR RR SPKES)

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: _____

Signature(s): _____

Date: _____

WOODY CREEK LLC
11543 KINGSTON PIKE
KNOXVILLE, TN 37934



LOCATION MAP NO SCALE

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 091 PARCEL 077.01.
- DEED REFERENCES - 20220429-0082590
- THIS PROPERTY IS ZONED PR <3 DU/AC MINIMUM SETBACKS:
FRONT: 25'
SIDE: 5'
REAR: 15'
PERIPHERAL: 25'/35' AS SHOWN HEREON
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0252F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). 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 PLAT.
- 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 KNOXVILLE-KNOX COUNTY PLANNING'S FILES 2-58-24-C.
- LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL 091 077.01 INTO 57 LOTS, AND 2 OPEN SPACE/COMMUNITY LOTS, GRANT THE NECESSARY EASEMENTS AS AND PRIVATE R.O.W.s AS SHOWN HEREON.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: _____ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
- SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
- OPEN SPACE/COMMUNITY LOTS SHALL ALSO SERVE AS UTILITY AND DRAINAGE EASEMENTS.

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S22°51'13"E	108.27	250.00	109.14
C2	N21°02'13"W	92.74	250.00	93.28
C3	N78°01'53"W	150.28	105.00	167.48
C4	N13°58'07"E	146.68	105.00	162.39
C5	N09°52'50"W	35.50	25.00	39.48
C6	S80°07'10"E	35.21	25.00	39.06
C7	S22°51'13"E	118.45	273.50	119.40
C8	S22°51'13"E	101.13	233.50	101.93
C9	N31°08'51"W	17.76	25.00	18.15
C10	S18°37'44"E	79.65	72.50	84.32
C11	N08°31'05"W	19.70	25.00	20.25
C12	N21°02'13"W	98.86	266.50	99.44
C13	S13°16'26"W	35.36	25.00	39.27
C14	S76°43'34"E	35.36	25.00	39.27
C15	N30°38'54"E	119.30	128.50	124.06
C16	N06°37'35"W	42.78	128.50	42.98
C17	N23°16'22"W	31.60	128.50	31.68
C18	N56°27'44"E	5.60	88.50	5.60
C19	N12°09'25"E	119.56	88.50	131.27
C20	S13°16'26"W	35.36	25.00	39.27
C21	S76°43'34"E	35.36	25.00	39.27
C22	N78°01'53"W	126.87	88.50	141.16
C23	S66°11'49"W	35.43	128.50	35.54
C24	S83°42'10"W	42.78	128.50	42.98
C25	N77°07'55"W	42.78	128.50	42.98
C26	N57°57'59"W	42.78	128.50	42.98
C27	N39°21'36"W	40.31	128.50	40.48

PERMANENT REFERENCE MARKERS (SEE LEGEND)
#1 N 602726.07 E 2534833.55
#2 N 602816.90 E 2534577.45
#3 N 603390.53 E 2534222.75

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

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____
Date: _____
Authorized Signature for Utility _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown herein 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 the installation of the required connections.

Utility Provider _____
Date: _____
Authorized Signature for Utility _____

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

Signed: _____ Date: _____

Dept: _____ Title: _____

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 _____

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: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____ Date: _____

Planning Commission Certification of Approval for Recording -- 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 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 affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

VARIANCES

- Reduce the minimum intersection separation between Road "A" and Bakers Town Rd from 300 ft to 150 ft.
- Reduction of vertical curve K value from 25 to 15 on Road "A" at VPI STA 0+38.48.
- Reduction of vertical curve K value from 25 to 20 on Road "A" at VPI STA 1+51.40.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

- Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 0+94.63 to STA 2+56.26.
- Reduce the minimum horizontal curve radius from 250 ft to 105 ft for Road "B" from STA 7+21.91 to STA 8+88.58.

ALTERNATIVE DESIGN STANDARDS REQUIRING ENGINEERING APPROVAL

- Reduce the minimum right-of-way width on Road "A" beginning STA 5+81.11 and Road "B" beginning STA 0+00.00 from 50 ft to 40 ft.

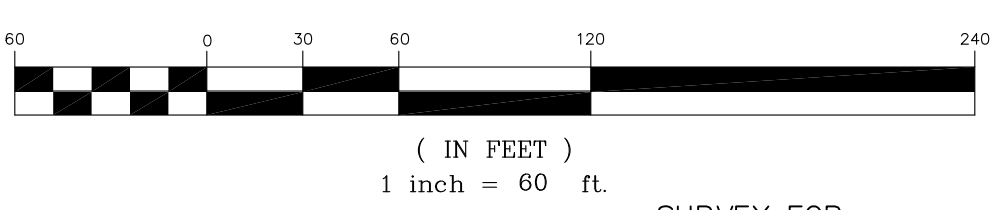
GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOF GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOD09. PRECISION OF THE GPS WORK RPA: 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.

FINAL PLAT OF:



File # 5-SE-26-F / 03/30/2026

GRAPHIC SCALE



SURVEY FOR:

Morning Ridge Subdivision
Ball Road
Knoxville, Tennessee
District 6, Knox County, Tennessee

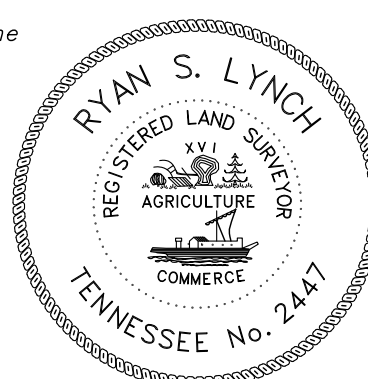
Turner Homes, LLC
11543 Kingston Pike
Knoxville, Tennessee 37934
Phone: 865.777.1700

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: 03/20/2026

REVISIONS

1	
2	
3	
4	
5	
6	



PROJECT NO.
4644-02