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

Property 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

SYMBOL LEGEND	
○	FOUND MONUMENTATION w/SIZE & TYPE
◉	IRON ROD SET SEE NOTE 1
S.D.E.	SIGHT DISTANCE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
(M/D)	MONUMENT FOUND
△	PERMANENT MONUMENT (MAG NAIL WITH DISK OR RR SPIKE)

FUTURE DEVELOPMENT
7.67 acres
> 5.0 ACRES

Certificate of Ownership and General Dedication

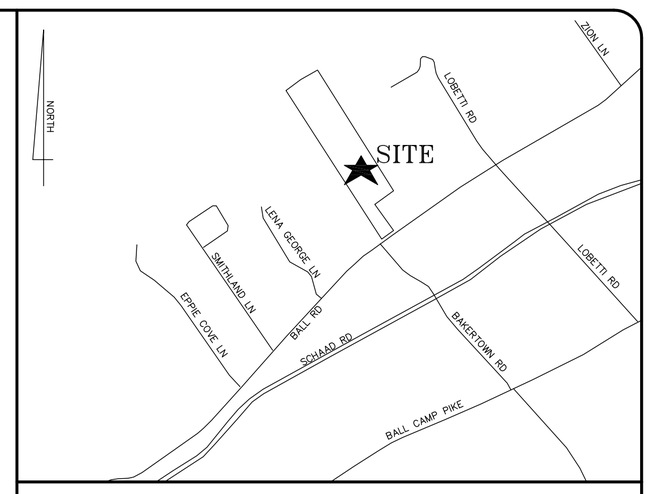
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

OWNER:
WOODY CREEK LLC
11543 KINGSTON PIKE
KNOXVILLE, TN 37934



LOCATION MAP NO SCALE

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	N76°01'53"W	150.28	105.00	167.48
C4	N13°58'07"E	146.68	105.00	162.39
C5	N09°52'50"E	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°36'54"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	N76°01'53"W	126.67	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

1. 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".
2. CLT TAX MAP 091 PARCEL 077.01.
3. DEED REFERENCES – 20220429-0082590
4. THIS PROPERTY IS ZONED PR <3 DU/AC
   MINIMUM SETBACKS:
   FRONT: 20'
   SIDE: 5'
   REAR: 15'
   PERIPHERAL: 25'/35' AS SHOWN HEREON
5. 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.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NSRS2007)
8. 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.
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 2-SB-24-C AND 3-F-22-UR.
11. LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
12. 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.
13. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 05/26/2026
14. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER _____ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
15. SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
16. OPEN SPACE/COMMUNITY LOTS SHALL ALSO SERVE AS UTILITY AND DRAINAGE EASEMENTS.
17. PRIVATE R.O.W. DOCUMENTS RECORDED IN INSTRUMENT:

PERMANENT REFERENCE MARKERS (SEE LEGEND)

#1 N 602726.07 E 2534633.55
#2 N 602816.80 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

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*

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:* _____

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 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: _____

ROAD 'A' = MORNING WALK WAY
ROAD 'B' = COZY HOLLOW WAY

VARIANCES
1) Reduce the minimum intersection seperation between Road "A" and Bakertown Rd from 300 ft to 150 ft.
2) Reduction of vertical curve K value from 25 to 15 on Road "A" at VPI STA 0+38.48.
3) 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
1) 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.
2) 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
1) 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.

BEFORE YOU DIG STOP CALL 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 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 TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. 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.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

5-SE-26-F

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*_____
*Tennessee License No.*_____
Date: _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certification of the Accuracy of Survey

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: _____

RYAN S. LYNCH REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE No. 2447

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

FINAL PLAT OF:
Morning Ridge Subdivision
Ball Road
Knoxville, Tennessee
District 6, 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

	REVISIONS
DRAWN BY: M.STRANGE	1 PLANNING COMMENTS/ROAD NAMES – 06022026
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 03/20/2026	5
	6

PROJECT NO.
4644-02