

TOTAL AREA
23.80 ACRES
ROADS: 3.09 Acres
R.O.W. DEDICATION: 0.64 Acres
OPEN SPACE LOTS: 6
OPEN SPACE AREA: 7.99 Acres

TOTAL BUILDING LOTS: 72

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

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: _____

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: _____

ALL STRUCTURES MUST BE LOCATED OUTSIDE THE 50-FOOT SETBACK AREA UNLESS A GEOTECHNICAL STUDY, PREPARED BY A REGISTERED ENGINEER, DETERMINES THAT CONSTRUCTION WITHIN THE 50-FOOT SINKHOLE/CLOSED CONTOUR AREA SETBACK IS ACCEPTABLE. THIS STUDY MUST BE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS (EPW). BUILDING CONSTRUCTION IS STRICTLY PROHIBITED WITHIN THE SINKHOLE/CLOSED CONTOUR AREA OF ANY REQUIRED DRAINAGE EASEMENT ASSOCIATED WITH THE SINKHOLE OR CLOSED CONTOUR AREA.

VARIANCES

1. Reduce the minimum tangent for broken back curves from 150 ft to 94.8 ft on Road "E" between STA 1+40.98 and 2+35.78.
2. Reduce the minimum intersection approach vertical curve for West Gallaher Ferry Road at Hickory Creek Road from K=25 to K=15.
3. Reduce the minimum vertical curve K value on West Gallaher Ferry Road from K=25 to K=20 at STA 9+48.
4. Reduce the minimum vertical curve K value on West Gallaher Ferry Road from K=25 to K=20 at STA 11+34.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Increase the maximum grade for West Gallaher Ferry Road from 12 percent to 12.5 percent
2. Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road "D" between STA 5+16.81 and 5+92.02

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of West Gallaher Ferry Road at Hickory Creek Road.

RICHARD D. & SANDRA J. PLANT
PARCEL 12903502
DB 2315 PG 845

MARGARET VONDERFECHT
PARCEL 12903210
DEED 201809110016638

JESSE & DIANA DOMERACKI
FINAL PLAT OF DORA K. HICKEY
PLAT 201411210028765
DEED 202206010090563

CHRISTOPHER G. & TRACY I. SLONE
LOT 1
FINAL PLAT OF KATHLEEN HOPE MCCALLEY
PLAT 201604200060429
DEED 201608290013718

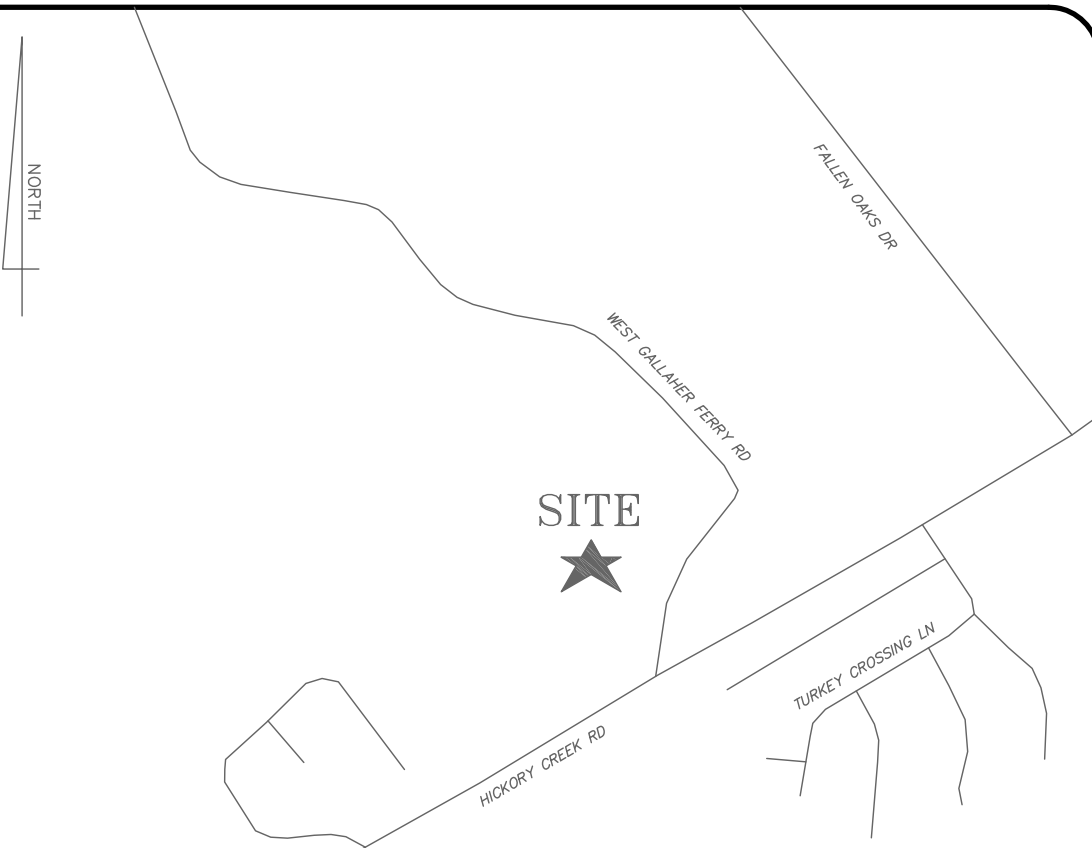
KATHLEEN H. MCCALLEY
FINAL PLAT OF KATHLEEN HOPE MCCALLEY
PLAT 201604200060429

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: _____



LOCATION MAP NO SCALE

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.

NOTES:

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 129 PARCEL 035.
3. DEED REFERENCES -- 20220922-0018822
4. THIS PROPERTY IS ZONED PR <3.5 DU/AC
MINIMUM SETBACKS:
FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
SIDE: 10' FOR LOTS 21, 32, 54 AND 65
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709300236G
EFFECTIVE DATE: AUGUST 5, 2013.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NSRS2007)
8. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). 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.
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 4-SE-22-C AND 4-I-22-UR.
13. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY, EXCEPT FOR LOTS 1-4 WHICH HAVE ACCESS TO WEST GALLAHER FERRY ROAD.
14. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: _____
15. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.J]
16. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 04/16/2024

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: _____



SEE SHEET 1 OF 2 FOR PLAT NOTES AND CERTIFICATIONS.

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

SURVEY FOR:

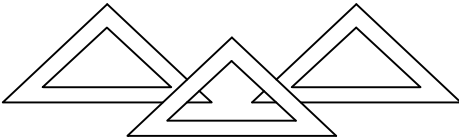
FINAL PLAT OF:

Ball Homes LLC
1914 Pinnacle Pointe Way
Knoxville, Tennessee 37922
Phone: (865) 862-4774

Hickory View Subdivision
West Gallaher Ferry Road
District 6, Knox County, Tennessee

PROJECT NO.
4591-02
SHEET NO.
1 of 2

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 05/05/2025 PS COMMENTS
CHECKED BY: R. LYNCH	2 05/28/2025 PS COMMENTS
APPROVED BY: R.S.L.	3 06/05/2025 REVISED SETBACKS
SCALE: 1"=100'	4
DATE: 04/11/2025	5
	6

23.80 ACRES

ROW DEDICATION: 0.64 Acres

OPEN SPACE LOTS: 6

TOTAL BUILDING LOTS: 72

MARGARET VONDERFECHT
PARCEL 12903210
DEED 201809110016638

RICHARD D & SANDRA J PLANT
PARCEL 12903502
DB 2315 PG 845

ZONING: A

PERMANENT REFERENCE MARKERS
(‘MAG’ NAIL WITH DISK OR RR
SPIKE IN PAVEMENT)

△ REF#1	N 580273.46
	E 2492722.70
△ REF#2	N 580114.13
	E 2493015.08
△ REF#3	N 579910.48
	E 2493165.21

ZONING: A

ZONING: A

CHRISTOPHER G & TRACY I SLONE
LOT 1
FINAL PLAT OF KATHLEEN HOPE
MCCALLEY
PLAT 201604200060429
DEED 201608290013718

JESSE & DIANA DOMERACKI
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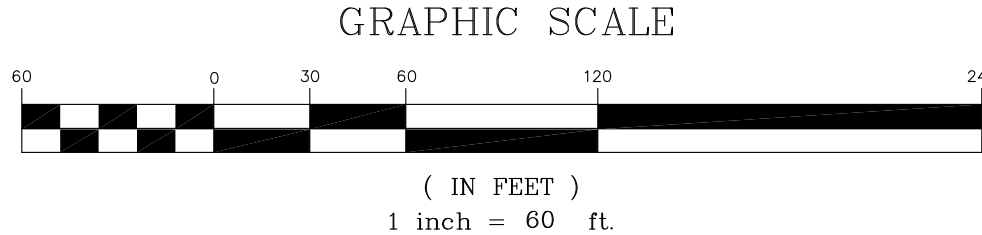
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20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed 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: _____



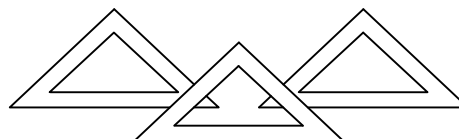
LINE LEGEND	
—————	PERIPHERAL SETBACK
—————	DRAINAGE EASEMENT
—————	SANITARY SEWER EASEMENT
—————	WATER LINE EASEMENT
—————	DETENTION BASIN

6-SD-25-F

SURVEY FOR:

FINAL PLAT OF:

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



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SCALE: 1"=60'	4 06/05/2025 REVISED SETBACKS
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	6

Ball Homes LLC
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Hickory View Subdivision
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PROJECT NO.
4591-02

SHEET NO.
2 of 2

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Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

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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: _____

