

TOTAL LOTS = 22  
OPEN SPACE/COMMUNITY LOTS: 2

Zoning  
Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By \_\_\_\_\_

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.

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.

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.

\_\_\_\_\_, 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\_\_\_\_.

The Knox County Department of Engineering and Public Works hereby  
approves this plat on \_\_\_\_\_  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

*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.*







is to certify that all property taxes and assessments  
on this property have been paid.

note: \_\_\_\_\_

ate: \_\_\_\_\_



( IN FEET )  
1 inch = 50 ft

LINE LEGEND	
	PERIPHERAL SETBACK
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	CREEK BANK
	CREEK BUFFER
	WETLAND LIMIT

SYMBOL LEGEND	
○	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	IRON ROD SET (SEE NOTE 1)
□	CONC. MONUMENT
R(F)	FOUND MONUMENTATION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
▲	REFERENCE MARKER (RAILROAD SPIKE IN ASPHALT)

1. Increase the maximum intersection grade from 1% to 2% on Road C' at Road 'A'.
2. Increase the maximum intersection grade from 1% to 2% on Road B' at Road E'.
3. Increase the maximum intersection grade from 1% to 1.5% on Road D' at Road B'.
4. Increase the maximum intersection grade from 1% to 2% on Road E' at Road 'A' and Northshore Drive.




PARCEL 169 00501  
DEED 200206170103326  
LOT 1  
GREGORY R. & KATHERINE  
S.D. REED  
PLAT CAB P SLIDE 1630

(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: \_\_\_\_\_

PERMANENT REFERENCE  
MARKER COORDINATES

 #1 N 547557.45  
           E 2508468.44  
  
 #2 N 547566.56  
           E 2508643.25  
  
 #3 N 547852.96  
           E 2508758.05

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 169 PART OF PARCEL 009.
3. DEED REFERENCES = 20241122-0028018
4. THIS PROPERTY IS ZONED PR C-3 DU/AC  
MINIMUM SETBACKS:  
FRONT: 20' SIDE: 5' REAR: 15'  
PERIPHERAL SETBACK: 25' ALONG NORTHERN & EASTERN BOUNDARIES  
25' ALONG NORTHERN DRIVE & HARVEY ROAD
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470930C0360F  
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(NRSR2007)
8. THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET WIDE 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 AND EASEMENTS ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #20200981000113 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE, AS APPLICABLE.
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 11-SB-24-C AND 6-1B-24-DP, AND 6-K-25-DP.
11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
12. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [SR SECTION 3.04.4]
13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL 009 INTO PHASE 1 OF A NEW SUBDIVISION AS SHOWN HEREON.
14. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 03/17/2025
15. STREAM BUFFER AVERAGING WILL BE REQUIRED FOR ANY ENCROACHMENT OF IMPERVIOUS SURFACE FOR LOTS 88 & 119



LOCATION MAP NO SCALE

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, and that I have not been convicted of a crime involving perjury or falsification of records 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 the setting of markers and property monuments upon completion of the subdivision.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

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.*

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. \_\_\_\_\_

FINAL PLAT OF:

SURVEY FOR/OWNER:

		REVISIONS
DRAWN BY: M.STRANGE	1	06/27/2025 PLANNING COMMENTS
CHECKED BY: R. LYNCH	2	06/30/2025 PLANNING COMMENTS
APPROVED BY: R.S.L.	3	07/02/2025 PLANNING COMMENTS
SCALE: 1"=50'	4	
DATE: 05/27/2025	5	
	6	

Heritage Land Development Partners, LLC  
3571 Louisville Road  
Louisville, Tennessee 37777  
Phone: (865) 851-7373

The Enclave at Harvey, Phase 1  
Harvey Road  
Knoxville, Tennessee 37922  
District 6, Knox County, Tennessee

PROJECT NO.  
4900-01

