



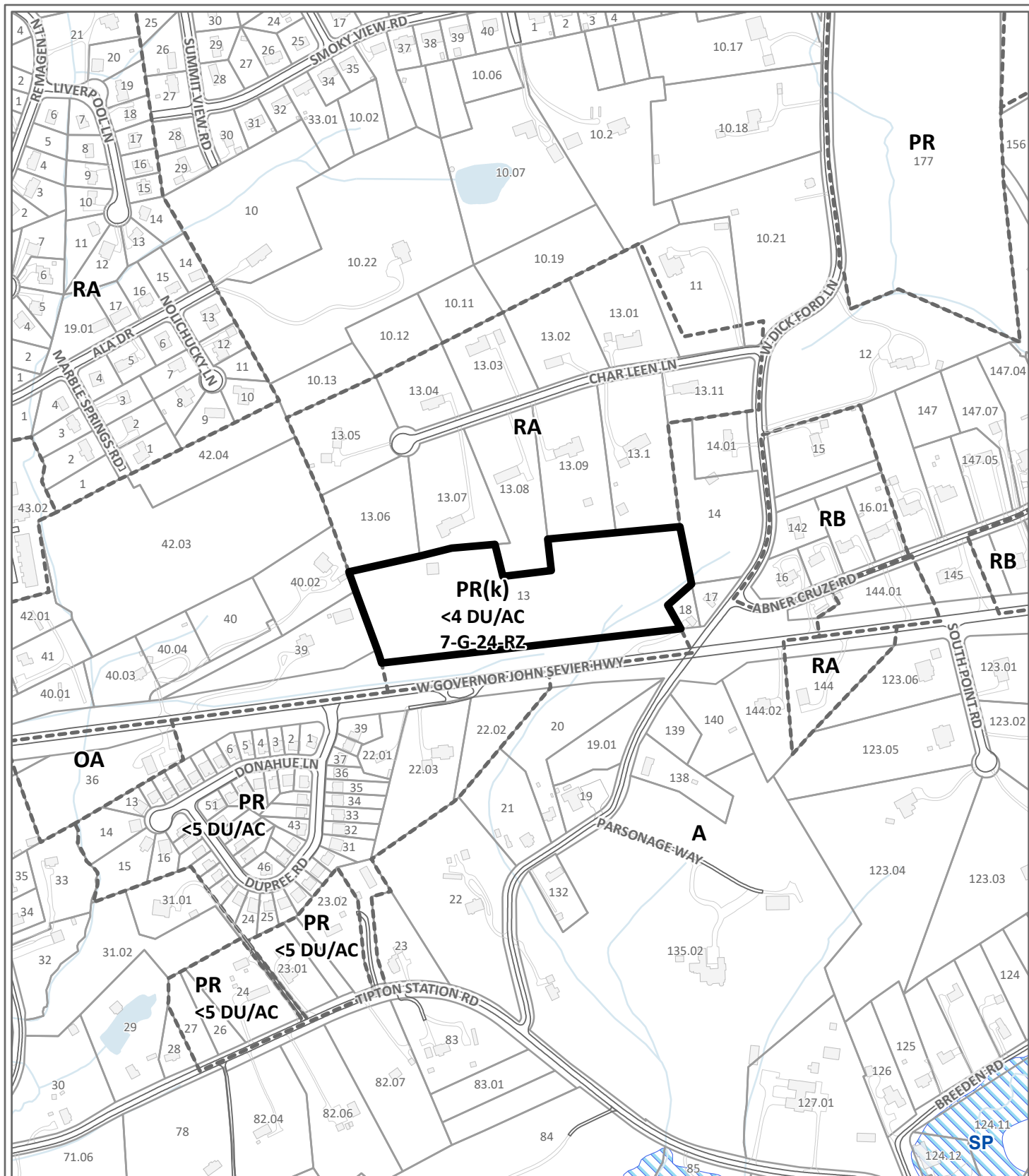
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: July 31, 2026
FILE #: 8-SA-26-F, Agenda # 5
SUBJECT: Final Plat of Cypress Valley Subdivision

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 9/12/2024 as Planning Case File # 9-SD-24-C.

Associated Case and Decision

9-SD-24-C: Approved by the Planning Commission (9/12/2024)
9-F-24-DP: Approved by the Planning Commission (9/12/2024)



FINAL SUBDIVISION PLAT

8-SA-26-F

Petitioner: Elliot A. Marshall



Final Plat For: Final Plat of Cypress Valley Subdivision

Original Print Date: 7/1/2026

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

Map No: 137

Jurisdiction: County

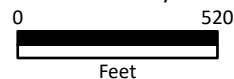


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

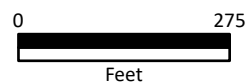
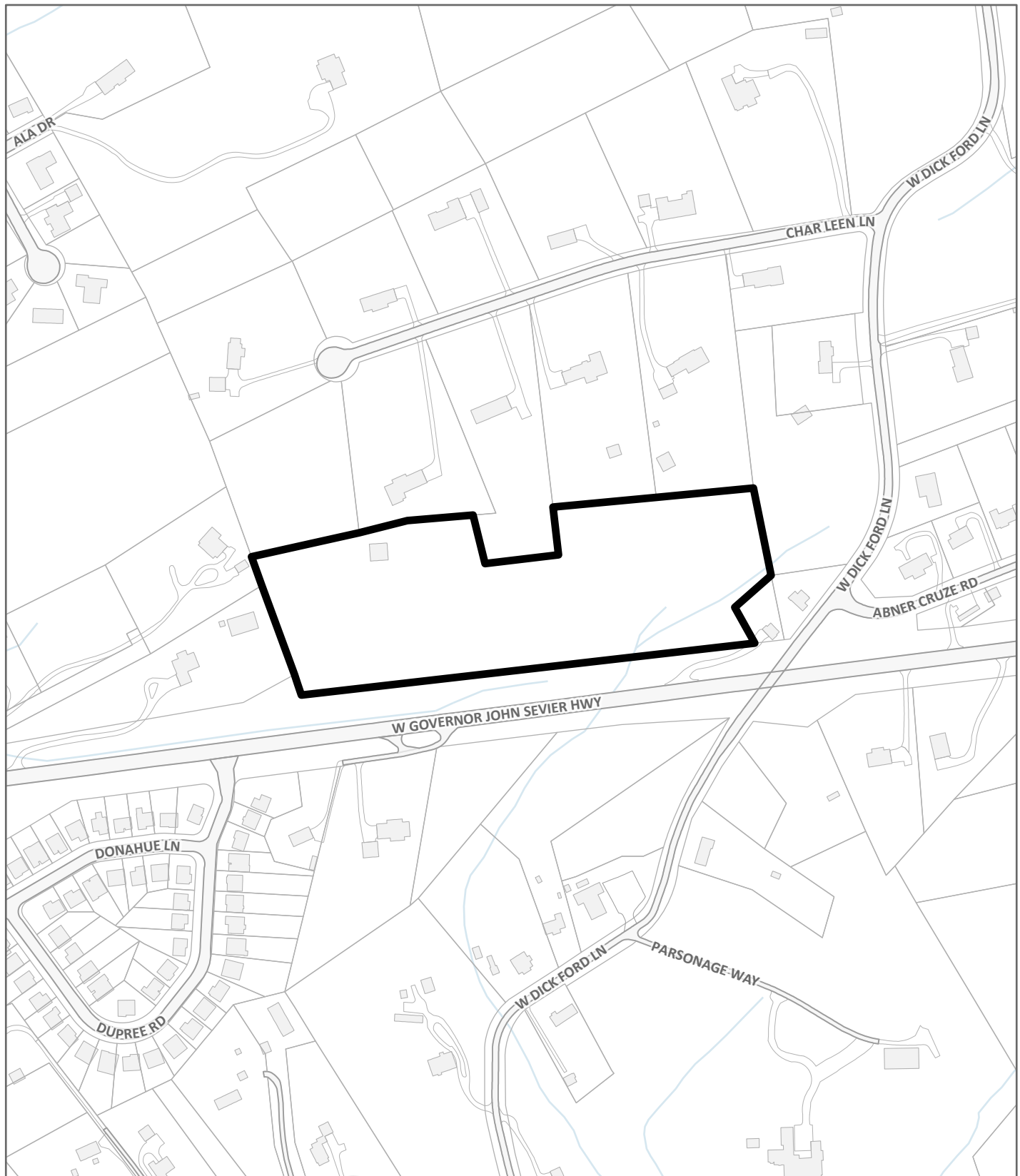


Exhibit A. Contextual Images



LOCATION MAP

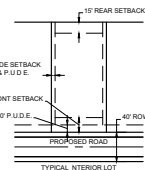
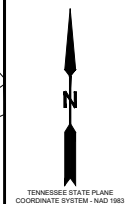
8-SA-26-F



Case boundary

0 360
Feet





CURVE TABLE				
CHARGE	WIRE LENGTH	WIRE	WIRE BEARING	CHARGE LENGTH
CH 1	1.00	1.2500	0.411748 E	25.00
CH 2	1.00	1.2500	0.411748 E	25.00
CH 3	1.00	1.2500	0.411748 E	25.00
CH 4	1.00	1.2500	0.411748 E	25.00
CH 5	1.00	1.2500	0.411748 E	25.00
CH 6	1.00	1.2500	0.411748 E	25.00
CH 7	1.00	1.2500	0.411748 E	25.00
CH 8	1.00	1.2500	0.411748 E	25.00
CH 9	1.00	1.2500	0.411748 E	25.00
CH 10	1.00	1.2500	0.411748 E	25.00
CH 11	1.00	1.2500	0.411748 E	25.00
CH 12	1.00	1.2500	0.411748 E	25.00
CH 13	1.00	1.2500	0.411748 E	25.00
CH 14	1.00	1.2500	0.411748 E	25.00
CH 15	1.00	1.2500	0.411748 E	25.00
CH 16	1.00	1.2500	0.411748 E	25.00
CH 17	1.00	1.2500	0.411748 E	25.00
CH 18	1.00	1.2500	0.411748 E	25.00
CH 19	1.00	1.2500	0.411748 E	25.00
CH 20	1.00	1.2500	0.411748 E	25.00
CH 21	1.00	1.2500	0.411748 E	25.00
CH 22	1.00	1.2500	0.411748 E	25.00
CH 23	1.00	1.2500	0.411748 E	25.00
CH 24	1.00	1.2500	0.411748 E	25.00
CH 25	1.00	1.2500	0.411748 E	25.00
CH 26	1.00	1.2500	0.411748 E	25.00
CH 27	1.00	1.2500	0.411748 E	25.00
CH 28	1.00	1.2500	0.411748 E	25.00
CH 29	1.00	1.2500	0.411748 E	25.00
CH 30	1.00	1.2500	0.411748 E	25.00
CH 31	1.00	1.2500	0.411748 E	25.00
CH 32	1.00	1.2500	0.411748 E	25.00
CH 33	1.00	1.2500	0.411748 E	25.00
CH 34	1.00	1.2500	0.411748 E	25.00
CH 35	1.00	1.2500	0.411748 E	25.00
CH 36	1.00	1.2500	0.411748 E	25.00
CH 37	1.00	1.2500	0.411748 E	25.00
CH 38	1.00	1.2500	0.411748 E	25.00
CH 39	1.00	1.2500	0.411748 E	25.00
CH 40	1.00	1.2500	0.411748 E	25.00
CH 41	1.00	1.2500	0.411748 E	25.00
CH 42	1.00	1.2500	0.411748 E	25.00
CH 43	1.00	1.2500	0.411748 E	25.00
CH 44	1.00	1.2500	0.411748 E	25.00
CH 45	1.00	1.2500	0.411748 E	25.00
CH 46	1.00	1.2500	0.411748 E	25.00
CH 47	1.00	1.2500	0.411748 E	25.00
CH 48	1.00	1.2500	0.411748 E	25.00
CH 49	1.00	1.2500	0.411748 E	25.00
CH 50	1.00	1.2500	0.411748 E	25.00
CH 51	1.00	1.2500	0.411748 E	25.00
CH 52	1.00	1.2500	0.411748 E	25.00
CH 53	1.00	1.2500	0.411748 E	25.00
CH 54	1.00	1.2500	0.411748 E	25.00
CH 55	1.00	1.2500	0.411748 E	25.00
CH 56	1.00	1.2500	0.411748 E	25.00
CH 57	1.00	1.2500	0.411748 E	25.00
CH 58	1.00	1.2500	0.411748 E	25.00
CH 59	1.00	1.2500	0.411748 E	25.00
CH 60	1.00	1.2500	0.411748 E	25.00
CH 61	1.00	1.2500	0.411748 E	25.00
CH 62	1.00	1.2500	0.411748 E	25

LEGEND

_____	PROPERTY LINE	▲	12" REAR WITH L.I. SMITH CAP SET
_____	PROPERTY ADJOINER LINE	△	REBAR FOUND AS NOTED
_____	CENTERLINE OF ROAD	▢	MONUMENT FOUND AS NOTED
_____	SETBACK LINE	○	P PIPE FOUND
_____	EASEMENT LINE	●	UNMARKED POINT
_____	SS SANITARY SEWER LINE	⊗	CLEAN OUT
_____	W WATER LINE	⊕	WATER METER
_____	OE OVERHEAD ELECTRIC LINE	■	PERMANENT REFERENCE MONUMENT
		P.U.D.E.	PUBLIC UTILITY & DRAGAGE EASEMENT

FILE NUMBER 8-SA-26-F

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 2

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 _____ day of _____, 20____, that the record plat is hereby approved for recording in the office of the Knoxville County Register of Deeds pursuant to Section 13-2-405 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.

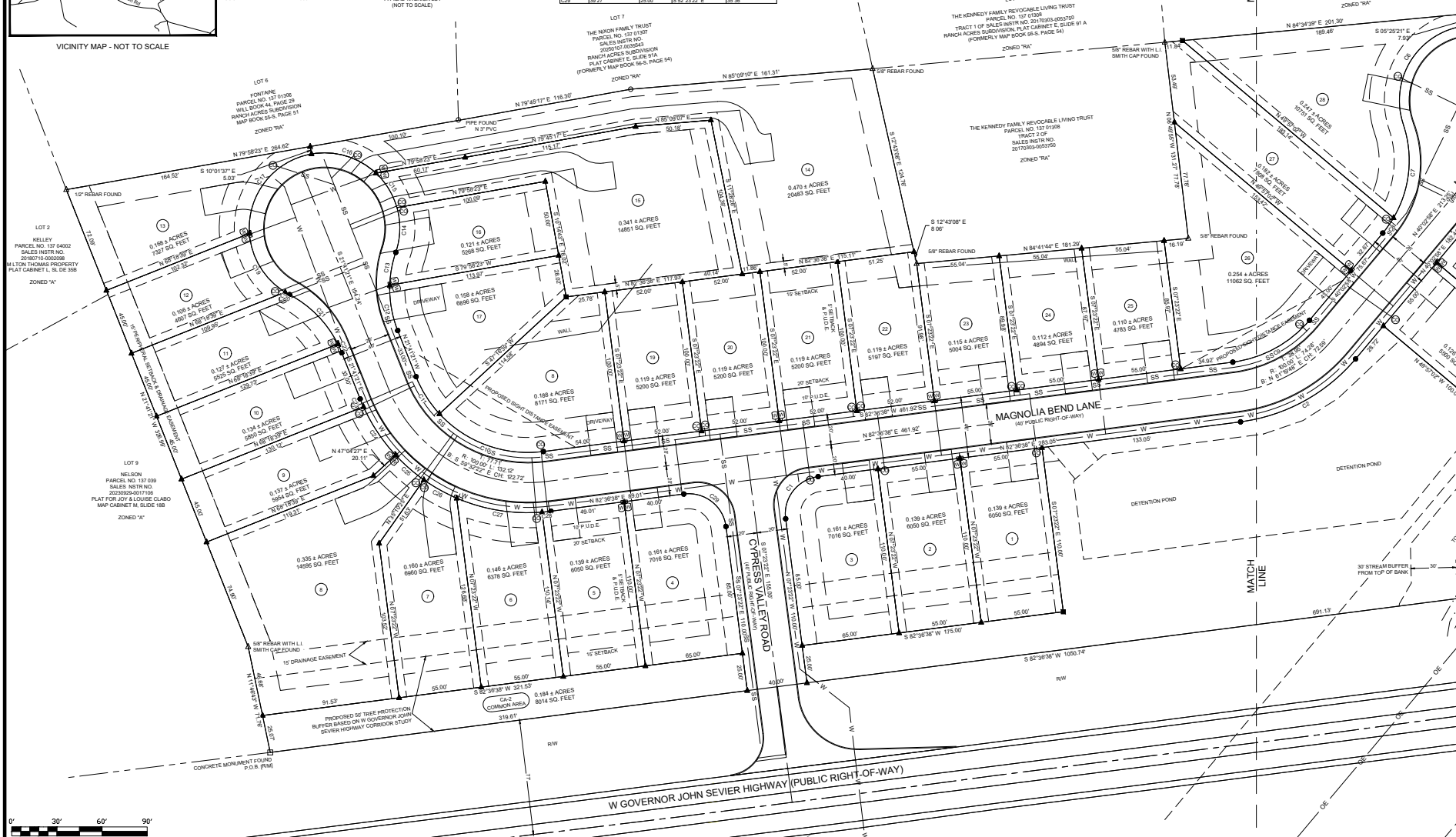
Signed: _____ Date: _____

LOT 9
ROBERTSON
PARCEL NO. 137 01309
DEED BOOK 1793, PAGE 27
RANCH ACRES SUBDIVISION
MAP BOOK 56-S, PAGE 54

189.46°

FINAL PLAT OF
CYPRESS VALLEY
SUBDIVISION

KNOXVILLE, KNOX COUNTY, TENNESSEE



REVISIONS

WINGS SHALL BE CONSIDERED
VARY IN NATURE AND, IN NO WAY,
COMPLETE, UNLESS THE SEAL OF
THE RECORD SURVEYOR OF RECORD IS
AFFIXED HERETO.

FINAL PLAT
 NUMBER: 1 of 2

NUMBER: 1 of 2

L.J. Smith and Associates, Inc.
100 Westbury | Westbury, New York 11591

302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.jlsmith.com
475 Metrolplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290

RAWN BY: BNJ	CHECKED BY: TAY	SCALE: 1" = 30'
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PROJECT # KNOX-137-013 / 260247	DATE 05/21/2026
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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 interests as shown to the public use forever and

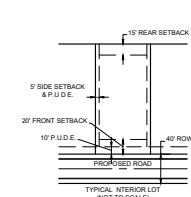
Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.
Signed: _____ Date: _____

Alternative Design Standards Approved by Knox County Engineering and Public Works, Approved 08/12/2024
1. INCREASE THE MINIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ROAD B.
2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ROAD B.

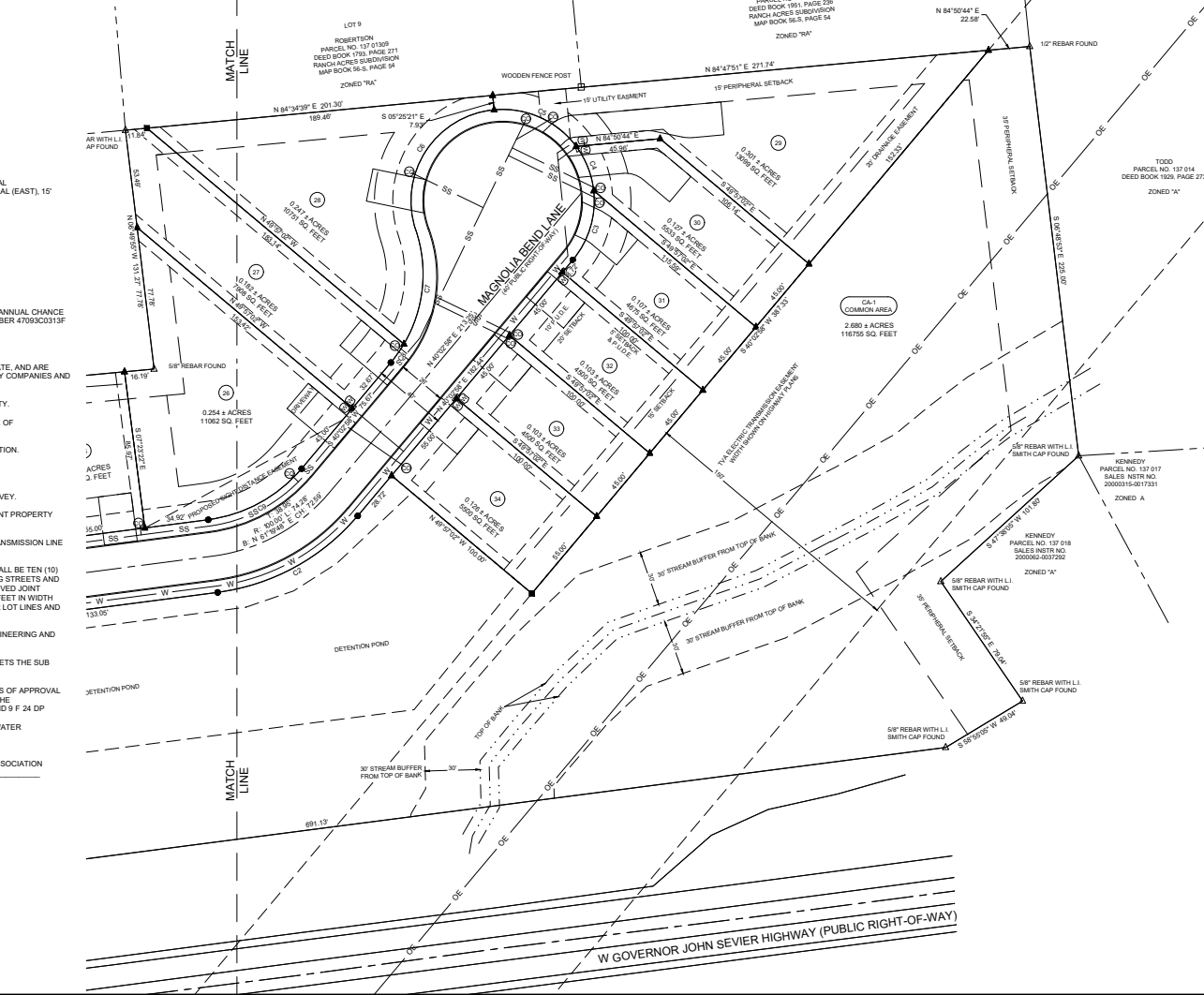
Tennessee GPS (Category IV) Certification
GPS POSITIONS ARE CERTIFIED TO THE FOLLOWING:
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC (RTK)
BEST CASE HORIZONTAL PRECISION: HORIZONTAL: 1.0 CM + 1.0 PPMM



Table with 4 columns: CURVE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. It lists curve data for a road layout.



- LEGEND
PROPERTY LINE
PROPERTY ADJACENT LINE
CENTERLINE OF ROAD
SETBACK LINE
EASEMENT LINE
SANITARY SEWER LINE
WATER LINE
OVERHEAD ELECTRIC LINE
1/2" REBAR WITH 1" SMITH CAP SET
REBAR FOUND AS NOTED
MONUMENT FOUND AS NOTED
PIPE FOUND
UNMARKED POINT
CLEAN OUT
WATER METER
PERMANENT REFERENCE MONUMENT
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT



FINAL PLAT OF CYPRESS VALLEY SUBDIVISION, KNOXVILLE, KNOX COUNTY, TENNESSEE
REVISIONS table
L.S. Davis and Associates, Inc.
300 N. Main Street, Suite 100, Knoxville, TN 37901
DRAWN BY: BNL CHECKED BY: TAY SCALE: 1" = 30'
PROJECT # KNOX-17-0131-260247 DATE: 05/21/2026