



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmulde, Planning & Subdivision Specialist
DATE: August 4, 2026
FILE #: 8-SC-26-F, Agenda # 7
SUBJECT: Final Plat of Pickens Ridge Subdivision, Unit 1

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 5/8/2025 as Planning Case File # 5-SE-25-C.

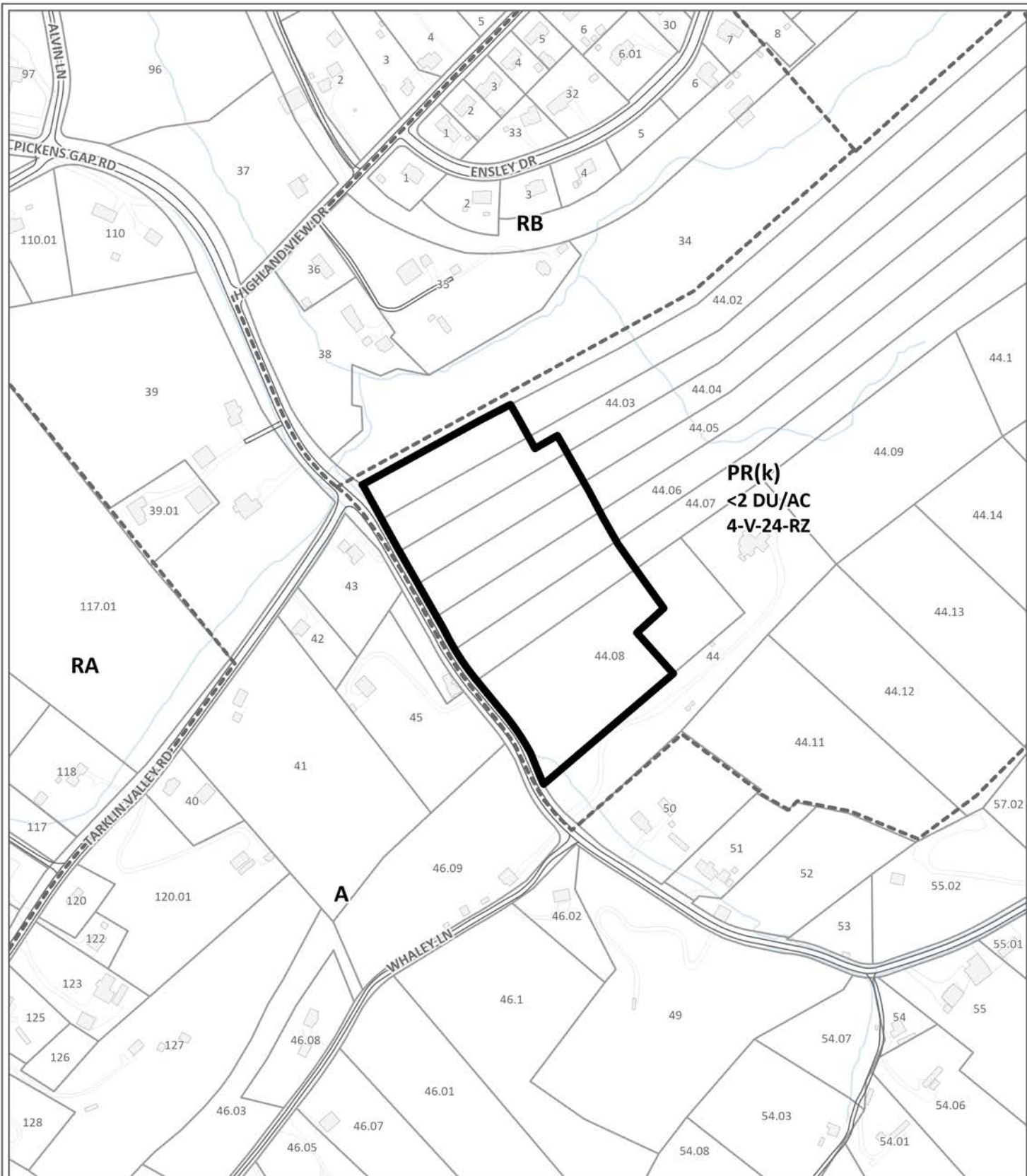
Comments

The applicant submitted a revised plat on 8/4/2026 after the revision deadline to provide approved street names for the public rights-of-way being created by this plat. Planning staff have allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Associated Case and Decision

5-SE-25-C: Approved by the Planning Commission (5/8/2025)

5-J-25-DP: Approved by the Planning Commission (5/8/2025)



FINAL SUBDIVISION PLAT

8-SC-26-F

Petitioner: BGD Development LLC



Final Plat For: Final Plat of Pickens Ridge Subdivision Unit 1

Original Print Date: 7/30/2026

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

Map No: 150

Jurisdiction: County

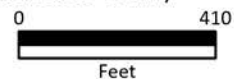


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

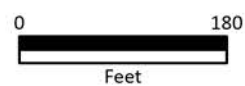
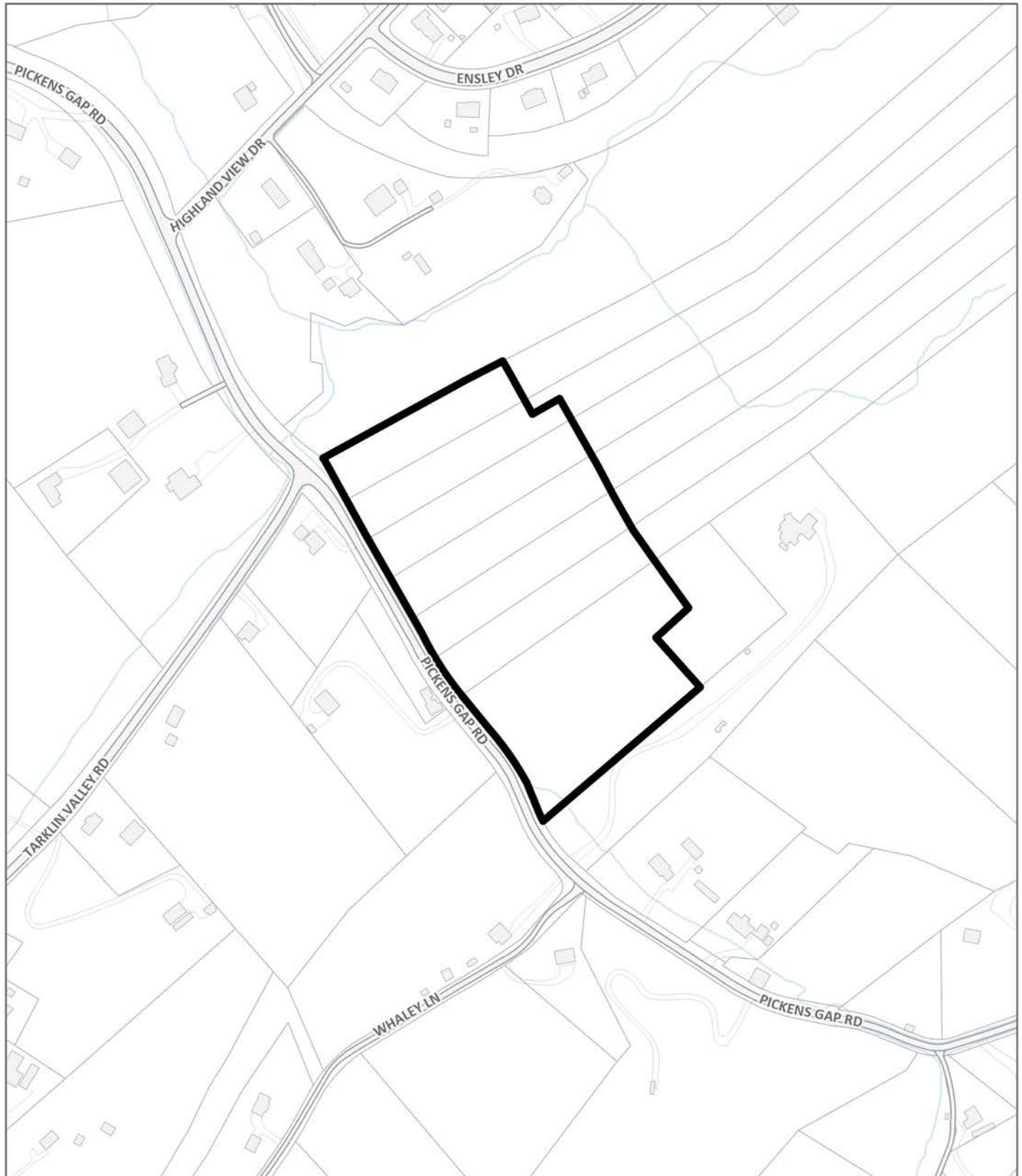


Exhibit A. Contextual Images

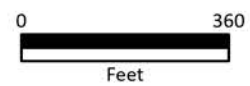


LOCATION MAP

8-SC-26-F



Case boundary





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 13 DAY OF 20, AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-2-406 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: _____

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

CURVE TABLE					CURVE TABLE					
CURVE #	ANALOG	DESIGN LENGTH	ONL	DW	CURVE #	ANALOG	DESIGN LENGTH	ONL	DW	
C2	255.00	1747.50	65.07	1.5717377	C30	255.00	1747.50	125.71	1.1114	0.84757
C3	255.00	1747.50	65.07	1.5717377	C31	255.00	1747.50	125.71	1.1114	0.84757
C4	255.00	1747.50	65.07	1.5717377	C32	255.00	1747.50	125.71	1.1114	0.84757
C5	255.00	1747.50	65.07	1.5717377	C33	255.00	1747.50	125.71	1.1114	0.84757
C6	255.00	1747.50	65.07	1.5717377	C34	255.00	1747.50	125.71	1.1114	0.84757
C7	255.00	1747.50	65.07	1.5717377	C35	255.00	1747.50	125.71	1.1114	0.84757
C8	255.00	1747.50	65.07	1.5717377	C36	255.00	1747.50	125.71	1.1114	0.84757
C9	255.00	1747.50	65.07	1.5717377	C37	255.00	1747.50	125.71	1.1114	0.84757
C10	255.00	1747.50	65.07	1.5717377	C38	255.00	1747.50	125.71	1.1114	0.84757
C11	255.00	1747.50	65.07	1.5717377	C39	255.00	1747.50	125.71	1.1114	0.84757
C12	255.00	1747.50	65.07	1.5717377	C40	255.00	1747.50	125.71	1.1114	0.84757
C13	255.00	1747.50	65.07	1.5717377	C41	255.00	1747.50	125.71	1.1114	0.84757
C14	255.00	1747.50	65.07	1.5717377	C42	255.00	1747.50	125.71	1.1114	0.84757
C15	255.00	1747.50	65.07	1.5717377	C43	255.00	1747.50	125.71	1.1114	0.84757
C16	255.00	1747.50	65.07	1.5717377	C44	255.00	1747.50	125.71	1.1114	0.84757
C17	255.00	1747.50	65.07	1.5717377	C45	255.00	1747.50	125.71	1.1114	0.84757
C18	255.00	1747.50	65.07	1.5717377	C46	255.00	1747.50	125.71	1.1114	0.84757
C19	255.00	1747.50	65.07	1.5717377	C47	255.00	1747.50	125.71	1.1114	0.84757
C20	255.00	1747.50	65.07	1.5717377	C48	255.00	1747.50	125.71	1.1114	0.84757
C21	255.00	1747.50	65.07	1.5717377	C49	255.00	1747.50	125.71	1.1114	0.84757
C22	255.00	1747.50	65.07	1.5717377	C50	255.00	1747.50	125.71	1.1114	0.84757
C23	255.00	1747.50	65.07	1.5717377	C51	255.00	1747.50	125.71	1.1114	0.84757
C24	255.00	1747.50	65.07	1.5717377	C52	255.00	1747.50	125.71	1.1114	0.84757
C25	255.00	1747.50	65.07	1.5717377	C53	255.00	1747.50	125.71	1.1114	0.84757
C26	255.00	1747.50	65.07	1.5717377	C54	255.00	1747.50	125.71	1.1114	0.84757
C27	255.00	1747.50	65.07	1.5717377	C55	255.00	1747.50	125.71	1.1114	0.84757
C28	255.00	1747.50	65.07	1.5717377	C56	255.00	1747.50	125.71	1.1114	0.84757
C29	255.00	1747.50	65.07	1.5717377	C57	255.00	1747.50	125.71	1.1114	0.84757
C30	255.00	1747.50	65.07	1.5717377	C58	255.00	1747.50	125.71	1.1114	0.84757
C31	255.00	1747.50	65.07	1.5717377	C59	255.00	1747.50	125.71	1.1114	0.84757
C32	255.00	1747.50	65.07	1.5717377	C60	255.00	1747.50	125.71	1.1114	0.84757
C33	255.00	1747.50	65.07	1.5717377	C61	255.00	1747.50	125.71	1.1114	0.84757
C34	255.00	1747.50	65.07	1.5717377	C62	255.00	1747.50	125.71	1.1114	0.84757
C35	255.00	1747.50	65.07	1.5717377	C63	255.00	1747.50	125.71	1.1114	0.84757
C36	255.00	1747.50	65.07	1.5717377	C64	255.00	1747.50	125.71	1.1114	0.84757
C37	255.00	1747.50	65.07	1.5717377	C65	255.00	1747.50	125.71	1.1114	0.84757
C38	255.00	1747.50	65.07	1.5717377	C66	255.00	1747.50	125.71	1.1114	0.84757
C39	255.00	1747.50	65.07	1.5717377	C67	255.00	1747.50	125.71	1.1114	0.84757
C40	255.00	1747.50	65.07	1.5717377	C68	255.00	1747.50	125.71	1.1114	0.84757
C41	255.00	1747.50	65.07	1.5717377	C69	255.00	1747.50	125.71	1.1114	0.84757
C42	255.00	1747.50	65.07	1.5717377	C70	255.00	1747.50	125.71	1.1114	0.84757
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C44	255.00	1747.50	65.07	1.5717377	C72	255.00	1747.50	125.71	1.1114	0.84757
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C52	255.00	1747.50	65.07	1.5717377	C80	255.00	1747.50	125.71	1.1114	0.84757
C53	255.00	1747.50	65.07	1.5717377	C81	255.00	1747.50	125.71	1.1114	0.84757
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C55	255.00	1747.50	65.07	1.5717377	C83	255.00	1747.50	125.71	1.1114	0.84757
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C57	255.00	1747.50	65.07	1.5717377	C85	255.00	1747.50	125.71	1.1114	0.84757
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C60	255.00	1747.50	65.07	1.5717377	C88	255.00	1747.50	125.71	1.1114	0.84757
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C65	255.00	1747.50	65.07	1.5717377	C93	255.00	1747.50	125.71	1.1114	0.84757
C66	255.00	1747.50	65.07	1.5717377	C94	255.00	1747.50	125.71	1.1114	0.84757
C67	255.00	1747.50	65.07	1.5717377	C95	255.00	1747.50	125.71	1.1114	0.84757
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C69	255.00	1747.50	65.07	1.5717377	C97	255.00	1747.50	125.71	1.1114	0.84757
C70	255.00	1747.50	65.07	1.5717377	C98	255.00	1747.50	125.71	1.1114	0.84757
C71	255.00	1747.50	65.07	1.5717377	C99	255.00	1747.50	125.71	1.1114	0.84757
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C73	255.00	1747.50	65.07	1.5717377						
C74	255.00	1747.50	65.07	1.5717377						
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C98	255.00	1747.50	65.07	1.5717377						
C99	255.00	1747.50	65.07	1.5717377						
C100	255.00	1747.50	65.07	1.5717377						

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S 20°13'33" E	42.00'	L17	N 20°13'33" W	32.00'
L2	S 20°13'33" E	24.33'	L18	S 20°13'33" E	42.00'
L3	S 21°17'40" E	33.12'	L19	S 20°13'33" E	20.85'
L4	S 21°17'40" E	42.00'	L20	S 21°17'40" E	15.31'
L5	S 21°17'40" E	22.16'	L21	S 20°13'33" E	42.00'
L6	S 21°17'40" E	22.00'	L22	S 20°13'33" E	32.00'
L7	S 20°13'33" E	22.00'	L23	N 20°13'33" W	22.50'
L8	S 20°13'33" E	29.28'	L24	N 20°13'33" W	29.28'
L9	S 20°13'33" E	14.80'	L25	N 20°13'33" E	42.00'
L10	S 47°40'20" W	16.12'	L26	N 20°13'33" W	32.00'
L11	N 20°13'33" E	40.33'	L27	S 61°18'20" W	7.33'
L12	N 21°17'40" E	42.00'	L28	S 21°17'40" E	29.84'
L13	N 21°17'40" E	14.80'	L29	S 20°13'33" W	15.40'
L14	S 20°13'33" E	29.28'	L30	S 20°13'33" W	46.23'
L15	N 20°13'33" E	42.00'	L31	N 61°18'20" E	19.60'
L16	N 21°17'40" E	42.00'			

CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

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 THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE TENSURE ACT, AND THAT THE INFORMATION CONTAINED HEREIN HAS NOT BEEN FALSIFIED, DECEASED OR ADJUSTED IN A REPORT FILED WITH THE PLANNING COMMISSION FOR CONSIDERATION FOR ACHIEVEMENT OF STATUS ON THE FINAL PLAN. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS:

BENCHMARKS _____ POINTS MONUMENTS WERE IN PLACE ON THE _____ DAY
OF _____ 20____.

REGISTERED LAND SURVEYOR _____
TENNESSEE LICENSE NO. 3338 _____ DAVID D. WALLINS

DATE: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.

SURVEY ACQUIRED _____

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY IN ACCORDANCE WITH THE TENSURE ACT, AND THAT THE SURVEY WAS CONDUCTED WITH PRESTIGE COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CLASS OF PRACTICE.

REGISTERED LAND SURVEYOR _____
TENNESSEE LICENSE NO. 3338 _____ DAVID D. WALLINS

FILE NUMBER 8-SC-26-F



Civil & Environmental
Consultants, Inc.

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

**FINAL PLAT OF
"PICKENS RIDGE SUBDIVISION UNIT 1"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE**

DRAWN BY:	JER	CHECKED BY:	ZKG	APPROVED BY:	DDM
DATE:	JULY 31, 2026	DWG SCALE:	1"=50'	PROJECT NO:	363-964
CLIENT:	HEARTLAND DEVELOPMENT, LLC 307 BLUE PEACOCK WAY SEYMOUR, TENNESSEE PH: (865) 573-8872			DRAWING NO.: SV01	
				SHEET 2 OF 4	

DRAWING NO.:
SV01



SCALE IN FEET
0 50 100

LARRY L. & CHARLOTTE F. OTT
DEED BOOK 1472, PAGE 467
PARCEL: 150 024

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

DRAFT

- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
 - x - x - EXISTING BARBED WIRE FENCE
 - o - o - EXISTING WOOD FENCE
 - d - d - EXISTING DITCH FLOW LINE
 - - - EXISTING OVERHEAD WIRES
 - SET 5/8" REBAR W/CAP (CEC, INC.)
 - △ SET MAG NAIL W/WASHER (CEC, INC.)
 - FOUND MONUMENT (AS LABELED)
 - ⊙ CALCULATED BOUNDARY CORNER
 - ⊙ MALBOX
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ UTILITY POLE

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 VARIANCES NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION ON THIS DATE IN THE DAY OF 2020 AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS PURSUANT TO SECTION 13-3-405 OF THE 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 EDUCATION OF ANY STREET OR OTHER GRADING UPON THE PLAT.

SIGNED: _____
DATE: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND

BENCHMARKS, ETC.
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 INDICATED, RECORDED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR: DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND 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: DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____

FILE NUMBER 8-SC-26-F



Civil & Environmental
Consultants, Inc.

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

REGISTERED SURVEYORS AND LAND SURVEYORS ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY INFORMATION AND TO PROVIDE THE SAME TO THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY INFORMATION AND TO PROVIDE THE SAME TO THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY INFORMATION AND TO PROVIDE THE SAME TO THE CLIENT.

**FINAL PLAT OF
"PICKENS RIDGE SUBDIVISION UNIT 1"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE**

DRAWN BY: JER [checked] ZKS [checked] APPROVED BY: GDM [checked]
DATE: JULY 31, 2025 [checked] DATE: JULY 31, 2025 [checked]
CLIENT: HEARTLAND DEVELOPMENT, LLC PROJECT NO: 363-884

307 BLUE PEACOCK WAY
SEYMOUR, TENNESSEE
PH: (865) 673-8872

SV01
SHEET 3 OF 4

ROBERT ANDREW SCHILLING
LOT 15-ERN & BRONCE ROODERS
DEED INSTRUMENT NO. 20251102000411
PLAT INSTRUMENT NO. 20244703000782
PARCEL: 150 0413

ROBERT ANDREW SCHILLING
LOT 15-ERN & BRONCE ROODERS
DEED INSTRUMENT NO. 20251102000411
PLAT INSTRUMENT NO. 20244703000782
PARCEL: 150 0414

ROBERT ANDREW SCHILLING
LOT 15-ERN & BRONCE ROODERS
DEED INSTRUMENT NO. 20251102000411
PLAT INSTRUMENT NO. 20244703000782
PARCEL: 150 0415

ROBERT ANDREW SCHILLING
LOT 15-ERN & BRONCE ROODERS
DEED INSTRUMENT NO. 20251102000411
PLAT INSTRUMENT NO. 20244703000782
PARCEL: 150 0416



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

DRAFT

SITE DISTANCE EASEMENT 1			
LINE #	DIRECTION	LENGTH	
L32	N 07°52'24" E	26.52'	
L33	S 32°12'12" W	72.00'	
L34	S 78°52'24" E	40.70'	

SITE DISTANCE EASEMENT 2			
LINE #	DIRECTION	LENGTH	
L41	S 47°42'30" W	2.87'	
L42	N 30°12'40" E	2.87'	
L43	S 83°48'10" E	112.14'	

15' DRAINAGE EASEMENT 1			
LINE #	DIRECTION	LENGTH	
L35	N 61°18'40" E	15.00'	
L36	S 38°41'10" E	160.10'	
L37	S 30°00'30" E	208.40'	
L38	S 57°52'30" W	15.00'	
L39	N 30°00'10" W	208.30'	
L40	N 38°41'10" E	160.20'	

ACCESS EASEMENT			
LINE #	DIRECTION	LENGTH	
L51	N 38°41'35" E	50.00'	
L52	N 61°18'25" E	25.00'	
L53	N 61°18'25" E	102.84'	
L54	N 19°02'21" E	22.86'	
L55	S 38°41'30" W	51.80'	
L56	S 61°18'25" W	38.00'	
L57	S 61°18'25" W	112.00'	
L58	N 38°41'35" E	6.43'	
L59	S 61°18'25" E	17.50'	

DETENTION POND EASEMENT			
LINE #	DIRECTION	LENGTH	
L60	N 38°41'30" W	108.80'	
L61	N 60°36'30" E	185.07'	
L62	S 38°41'35" E	102.84'	
L63	S 61°18'25" W	66.40'	

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 AMENDMENTS AND REVISIONS MADE ON THIS PLAT AND THE RECORDS OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS DAY OF JULY, 2025, AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY CLERK 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 REGULATION OF ANY STREET OR OTHER OPENING UPON THE PLAT.

SIGNED: _____
DATE: _____
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS, SET.
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 AMENDED, RECORDED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR MARKERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT, THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.
REGISTERED LAND SURVEYOR: DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.
SURVEY ACCURACY:
I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND 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: DAVID D. MULLINS
TENNESSEE LICENSE NO. 3338
DATE: _____

FILE NUMBER 8-SC-26-F



Civil & Environmental Consultants, Inc.

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

NOTHING HEREIN SHALL BE CONSIDERED AN ENDORSEMENT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON, NOR SHALL IT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FINAL PLAT OF
"PICKENS RIDGE SUBDIVISION UNIT 1"
9TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

DRAWN BY: JER
DATE: JULY 31, 2025
CHECKED BY: ZKS
DATE: 7-30-25
PROJECT NO: 17-60
DRAWING NO: 363-884

HEARTLAND DEVELOPMENT, LLC
307 BLUE PEACOCK WAY
SEYMOUR, TENNESSEE
PH: (865) 673-8872

SV01
SHEET 4 OF 4

PICKENS GAP ROAD

SITE DISTANCE EASEMENT 1
(CREATED BY THIS PLAT)
0.02 ACRES
388 SQ. FT.

SITE DISTANCE EASEMENT 2
(CREATED BY THIS PLAT)
0.31 ACRES
13,438 SQ. FT.

15' DRAINAGE EASEMENT
(CREATED BY THIS PLAT)
0.13 ACRES
5,621 SQ. FT.

15' DRAINAGE EASEMENT 2
(CREATED BY THIS PLAT)
0.11 ACRES
4,838 SQ. FT.

