



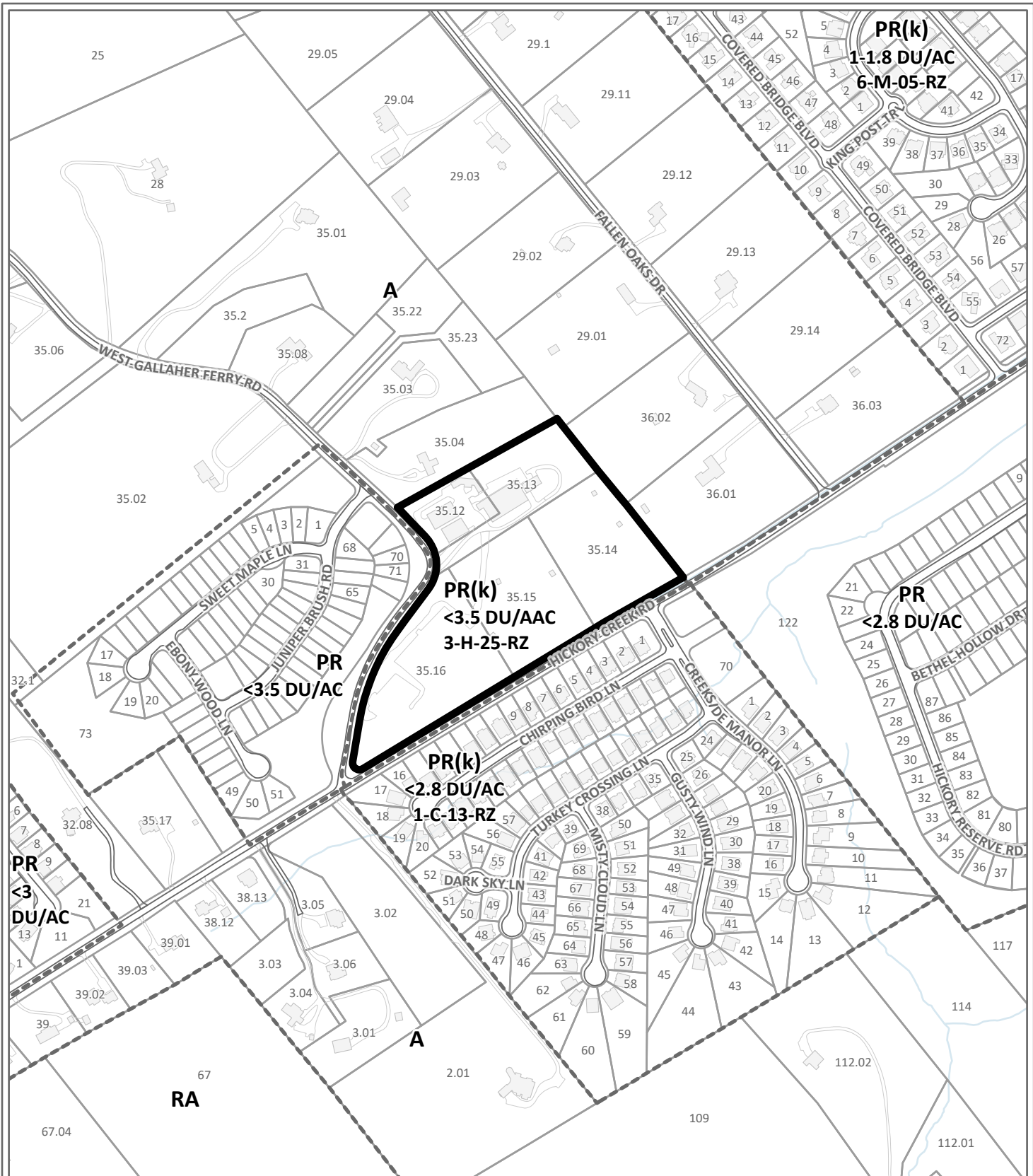
TO: Knoxville-Knox County Planning Commission
FROM: Whitney Warner, Planner
DATE: August 3, 2026
FILE #: 8-SD-26-F, Agenda #8
SUBJECT: Final Plat of Hickory View Subdivision Phase 2

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 6/12/2025 as Planning Case 6-SC-25-C.

Associated Case and Decision

6-SC-25-C: Approved by the Planning Commission (6/12/2025)
6-H-25-DP: Approved by the Planning Commission (6/12/2025)



FINAL SUBDIVISION PLAT

8-SD-26-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Hickory View Subdivision Phase 2

Original Print Date: 7/1/2026

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

Map No: 129

Jurisdiction: County

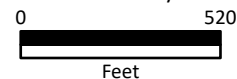


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

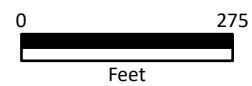
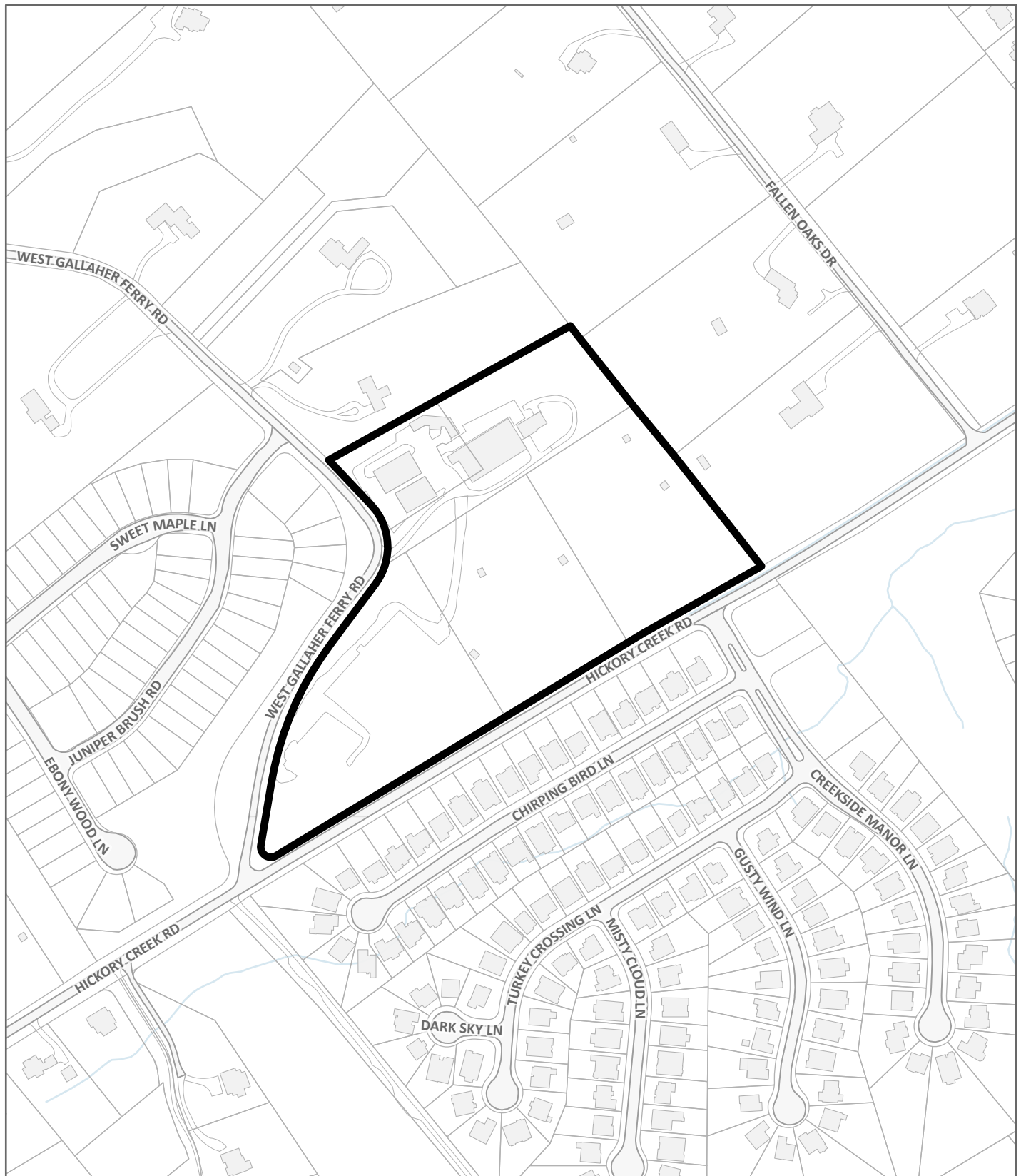


Exhibit A. Contextual Images



LOCATION MAP

8-SD-26-F



Case boundary



TOTAL AREA
17.18 ACRES
50 BUILDING LOTS

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

Zoning
Zoning Shown on Official Map: _____
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 Subrules and Procedures, and these regulations.
Signed: _____
Date: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivision
I, the undersigned, hereby certify that the subdivision 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 Subdivision
I, the undersigned, 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.

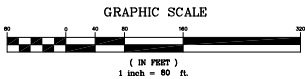
Signed: _____ Date: _____
Dept: _____ Title: _____

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: _____

Consent - Release of Easements
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines abutting by this plat.
The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the (previously established easement), whether or not shown on this plat. Any recreation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works
Signed: _____ Date: _____
Notar: (KX.U.D.) _____
Sawer: (KX.U.D.) _____
Signed: _____ Date: _____
Electric: (L.C.U.R.) _____
Signed: _____ Date: _____
Gas: (K.U.B.) _____
Signed: _____ Date: _____
Telephone: (A.T.B.) _____
Signed: _____ Date: _____
Cable Television: (C.M.C.A.S.T.) _____
Signed: _____ Date: _____



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



8-SD-26-F

DRAWN BY:	CHECKED BY:	APPROVED BY:	SCALE:	DATE:	REVISIONS
M. STRANGE	R. LYNCH	R.S.L.	1"=80'	06/16/2026	1 07/23/2026 PS COMMENTS
					2 08/03/2026 PS COMMENTS
					3
					4
					5
					6

CURVE TABLE					CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S26°17'41"E	34.89	25.00	38.66	C25	N1°39'21"E	37.00	50.00	37.91
C2	S01°29'00"E	148.87	225.00	254.40	C26	N42°36'00"E	37.00	50.00	37.91
C3	S31°22'00"E	80.54	775.00	80.57	C27	N12°12'00"E	37.00	50.00	37.91
C4	S2°46'00"E	33.70	25.00	38.66	C28	S2°36'00"E	18.87	50.00	20.00
C5	S1°46'00"E	18.72	25.00	44.29	C29	S41°36'00"E	34.66	50.00	33.18
C6	N08°11'32"E	212.82	300.00	212.96	C30	N40°32'00"E	23.55	75.00	23.65
C7	S08°11'31"E	32.52	25.00	35.41	C31	N49°10'00"E	24.64	75.00	24.65
C8	S20°49'29"E	32.52	25.00	35.41	C32	S61°10'00"E	1.23	225.00	1.23
C9	N33°14'26"E	31.31	300.00	31.32	C33	S68°12'24"E	25.19	225.00	25.33
C10	S08°11'30"E	173.00	250.00	286.79	C34	S27°12'00"E	3.05	25.00	5.08
C11	N64°45'27"E	33.58	250.00	33.61	C35	N82°17'17"E	47.66	75.00	48.57
C12	S19°12'12"E	87.72	250.00	87.72	C36	S83°10'00"E	18.87	50.00	19.70
C13	S67°14'11"E	61.15	275.00	61.27	C37	N54°33'17"E	38.19	50.00	40.27
C14	S28°17'08"E	51.09	275.00	51.16	C38	N40°12'00"E	18.87	50.00	20.00
C15	S09°10'54"E	51.09	275.00	51.16	C39	N12°12'00"E	37.00	50.00	37.91
C16	N29°34'31"E	51.09	275.00	51.16	C40	N56°35'26"E	37.00	50.00	37.91
C17	N60°10'52"E	51.09	275.00	51.16	C41	S29°36'00"E	37.00	50.00	37.91
C18	N61°12'22"E	24.59	275.00	24.10	C42	S50°27'50"E	13.56	50.00	13.60
C19	S27°12'00"E	67.29	225.00	68.56	C43	N50°10'00"E	45.11	75.00	45.65
C20	N26°10'54"E	78.45	225.00	79.87	C44	S26°31'14"E	11.10	275.00	11.10
C21	N64°21'46"E	44.16	225.00	44.23	C45	S69°43'17"E	55.63	275.00	55.73
C22	S69°27'14"E	28.44	75.00	28.43	C46	S62°12'00"E	13.70	275.00	13.70
C23	S64°23'20"E	18.79	75.00	18.84	C47	S64°14'57"E	30.22	225.00	30.25
C24	N65°28'59"E	50.15	50.00	52.54	C48	N64°14'57"E	36.84	275.00	36.97

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVERS TOPCON IN NETWORK MODE. DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TMD CHRS NETWORK (NAD83/2011) VERTICAL DATUM IS NAVD83 GEODIC. PRECISION OF THE GPS WORK IS 4 CM PLUS TO PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

Certification 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 Certification on Release of Easement

(I, We), the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being abutted by this plat before digging or constructing any building or structure.

Owner's Printed Name: _____

Signature(s): _____

Date: _____

- NOTES:
- 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".
 - CLT TAX MAP 129 PARCELS 035.12, 035.13, 035.14, 035.15.
 - DEED REFERENCES = 202507150002861 PLAT REFERENCES = 20200600078844.
 - THIS PROPERTY IS ZONED PR <3.5 DU/AC MINIMUM SETBACKS: SIDE: 5' REAR: 15' PERIPHERAL: 30'
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093002360 EFFECTIVE DATE: AUGUST 5, 2013.
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NAD83/NR52007
 - 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.
 - 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
 - 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTRLINE OF DRAINS AS CONSTRUCTED.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONSENT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES 6-5C-25-C AND 6-11-25-CP.
 - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 - HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: _____
 - THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS [§ 3 SECTION 3.04.J]
 - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 01/06/2025
 - THE PURPOSE OF THIS PLAT IS TO REMOVE THE PREVIOUS SUBDIVISION LOT LINE AND ASSOCIATED LOTS TO CREATE A NEW BUILDING LOT SUBDIVISION WITH THE TWO ROADS AND INFRASTRUCTURE AS SHOWN.

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 Tennessee Surveying and Mapping Act, and to all applicable provisions of the Tennessee Surveying and Mapping Act, and to all applicable provisions of the Tennessee Surveying and Mapping Act, and to all applicable provisions of the Tennessee Surveying and Mapping Act.

Registered Land Surveyor: _____

Tennessee License No.: _____

Date: _____

Certification of Class and Accuracy of Survey

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

Certification of 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: _____



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

Gallagher Woods
West Gallaher Ferry Road
District 6, Knox County, Tennessee

PROJECT NO.
5031-01