

NORTH

TENNESSEE STATE
PLANE COORDINATE
SYSTEM NAD83 (2011)

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.

BARRY L. SHULAR
OWNER(S) PRINTED NAME

SIGNED

OWNER(S) PRINTED NAME

SIGNATURE(S)

DATE

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

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED

DATE

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING

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 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

CERTIFICATION OF APPROVAL OF PUBLIC SEWERAGE SYSTEM - MINOR SUBDIVISIONS
THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS; AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 16-13-401 THRU 16-13-413 OF THE TENNESSEE CODE, ANNOTATED, AND THE REGULATIONS PROMULGATED THERETO.

KNOX COUNTY HEALTH DEPARTMENT

DATE

TAXES AND ASSESSMENT CERTIFICATION

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

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREIN IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE

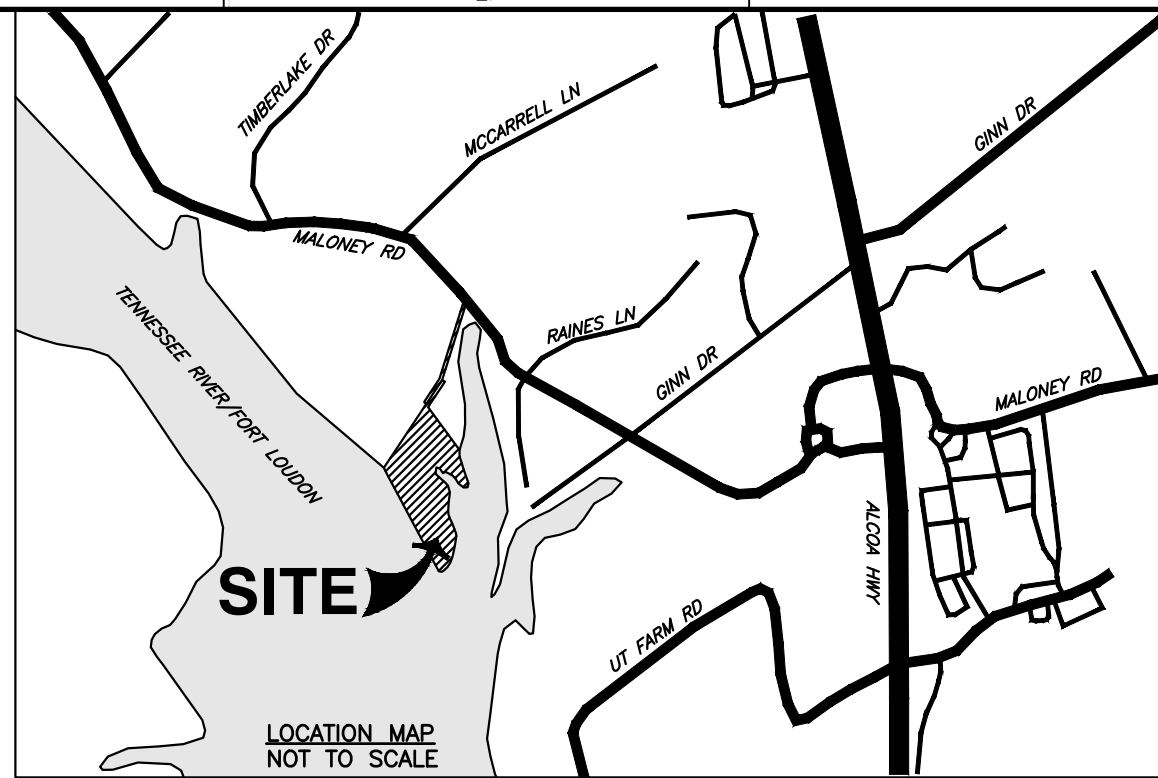
CERTIFICATION OF ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP: _____

DATE

BY



OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE-MINOR SUBDIVISIONS

(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS

OWNER(S) PRINTED NAME

SIGNED

OWNER(S) PRINTED NAME

SIGNED

DATE

25' SHARED PERMANENT ACCESS EASEMENT CREATED BY THIS PLAT

LINE #	DIRECTION	LENGTH
L1	S 63°54'57" E	20.41'
L23	N 33°23'13" E	191.64'
L37	S 58°18'55" W	12.54'
L38	S 72°22'10" W	5.47'
L39	N 35°32'43" W	37.66'
L76	N 33°28'06" E	26.88'
L77	S 36°15'31" E	168.55'
L78	S 36°16'04" E	65.80'
L79	S 07°28'01" E	87.94'
L80	S 39°53'58" W	91.72'
L81	S 15°55'58" E	83.02'
L82	N 89°31'57" W	21.92'
L83	S 38°31'35" W	108.23'
L84	S 58°56'21" W	53.42'
L85	S 39°10'35" W	16.33'
L86	S 14°23'36" W	20.46'
L87	S 15°22'35" E	19.58'
L88	S 24°19'25" E	83.51'
L89	S 30°37'07" E	42.22'
L90	S 44°25'43" E	25.88'
L91	S 64°18'34" E	19.84'
L92	S 74°16'24" E	59.40'
L93	S 61°52'34" W	36.09'
L94	N 74°16'24" W	35.55'
L95	N 64°18'34" W	26.40'
L96	N 44°25'43" W	33.29'
L97	N 30°37'07" W	46.63'
L98	N 24°19'25" W	86.84'
L99	N 15°22'35" W	28.18'
L100	N 14°23'34" E	32.59'
L101	N 39°10'35" E	26.90'
L102	N 59°11'02" E	57.77'
L103	N 39°55'14" E	241.04'
L104	N 07°28'01" W	70.55'
L105	N 36°16'04" W	50.15'
L106	N 36°16'04" W	190.06'
L113	N 22°11'16" W	14.36'

10' INGRESS/EGRESS EASEMENT CREATED BY THIS PLAT

LINE #	DIRECTION	LENGTH
L6	S 09°07'25" W	50.54'
L7	S 44°16'39" E	29.55'
L8	S 48°21'34" E	65.58'
L9	S 40°40'01" E	22.63'
L10	S 16°07'24" E	35.39'
L11	S 02°17'26" E	13.29'
L12	S 06°58'04" W	55.10'
L13	S 07°05'47" W	65.02'
L40	N 74°01'12" W	22.40'
L41	S 08°22'18" W	40.61'
L42	S 44°16'39" E	24.25'
L43	S 48°21'34" E	65.89'
L44	S 40°40'01" E	25.48'
L45	S 16°07'24" E	38.78'
L46	S 02°17'26" E	15.32'
L47	S 06°58'04" W	55.64'
L48	S 03°52'59" W	58.36'
L112	S 69°04'53" W	12.13'
L113	N 22°11'16" W	14.36'

EXISTING 20' ROW LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	N 33°23'13" E	191.64'
L77	S 36°15'31" E	168.55'
L107	N 36°16'04" W	21.62'
L108	N 33°28'17" E	181.31'
L109	N 17°22'28" E	518.17'
L110	S 38°15'37" E	24.23'
L111	S 17°22'28" W	507.31'

JO ANN GENTRY JONES
JAMES GENTRY
THOMAS SULLINS GENTRY
INSTRUMENT NO. 202205050084348
PARCEL ID: 135 002

EXISTING 20' R.O.W.
FOR INGRESS & EGRESS
DB 1301, PAGE 305
INST. NO. 196509170000052

SKD FINANCIAL, INC. AS TRUSTEE
OF 3522M TRUST
INSTRUMENT NO. 20200429--0071622
PARCEL ID: 135 00301

RODMAN & KATHY TOWNSEND
INSTRUMENT NO. 201806040071663
PARCEL ID: 135 003

JO ANN GENTRY JONES
JAMES GENTRY
THOMAS SULLINS GENTRY
INSTRUMENT NO. 202205050084348
PARCEL ID: 135 002

LEGEND:

PROPERTY LINE
ADJACENT PROPERTY LINE
RIP RAP

IRON PIN FOUND
MAG / PK NAIL FOUND
MAG / PK NAIL SET
REBAR IRON PIN SET & CAP
CALCULATED POINT
POWER POLE
ELECTRIC PULL BOX
TRANSFORMER
TELEPHONE PEDESTAL
LIGHT STANDARD
CABLE PEDESTAL
GAS VALVE
WATER VALVE
IRRIGATION VALVE
WATER METER
100 YEAR FLOOD PLAIN
500 YR FLOOD PLAIN
AREA OF ABANDONED TVA FLOWAGE EASEMENT
CONCRETE
GRAVEL
50' AVERAGE WIDTH STREAM BUFFER AREA

SCALE IN FEET
0 80 160

FILE NO. 6-SA-23-F

VARIANCE REQUESTS: MPC MEETING 6/08/2023

1. TO REDUCE THE REQUIRED ACCESS EASEMENT WIDTH FROM 25' TO 20' ON THE SUBJECT PROPERTY WITHIN THE FLAG STEM PORTION OF THE LOT 1 AND ALLOW THE PRE-EXISTING 20' ACCESS EASEMENT ON THE ADJACENT PROPERTY TO REMAIN.
(HARDSHIP - EXISTING CONDITION ON ADJACENT PROPERTY)

SUBJECT PROPERTY INFORMATION:

OWNER: FSP ENTERPRISES, LLC
307 BLUE PEACOCK WAY
SEYMOUR, TN 37865
PH. (865) 573-8872

PROPERTY ADDRESS (TAX RECORDS):
315 MALONEY ROAD
KNOXVILLE, TN 37920

CURRENT PROPERTY RECORDS:
INST. NO. 20191112-0032696

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 TEMIZED, 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 INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE 15TH DAY OF MAY 2023.

DRAFT

REGISTERED SURVEYOR #3338

DATE

CERTIFICATION OF THE ACCURACY OF THE SURVEY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS STANDARDS OF PRACTICE.

REGISTERED SURVEYOR #3338

DATE

REVISION RECORD

NO	DATE	DESCRIPTION

HEARTLAND DEVELOPMENT, LLC
307 BLUE PEACOCK WAY
SEYMOUR, TN
PH. (865) 573-8872

DATE: JUNE 01, 2023 DRAWN BY: DDM

DWG SCALE: 1"=80' CHECKED BY: DRAFT

PROJECT NO: 311-228

APPROVED BY: DRAFT

FINAL PLAT OF
FSP ENTERPRISES, LLC
PARCEL ID: 135 00601
DISTRICT 9
KNOX COUNTY, TENNESSEE



Civil & Environmental Consultants, Inc.
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412-429-2324 · 800-365-2324
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