

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 1st – January 14th, 2020

SUBJECT: Staff reports on items to be considered for the Thursday, January 23rd, 2020 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

C. Final Plats – Major Subdivisions:

3. **Manor in the Foothills Phase 1, Unit 1C and Unit 1D Final Plat off of Best Road by Primos Land Company LLC: 40 lots on two plats served by proposed new county roads and a drainage lot with common area.**

The preliminary plat for Manor in the Foothills was approved by the City of Maryville Planning Commission in February 19th, 2018. Since that time the City has dissolved its regional planning authority in the county and the continuation of the platting process returns to the County. Staff has previously been advised by legal counsel that plats that have been approved by the City of Maryville, where the developer has made some or all improvements, have a vested right to continue through to final plat. In this case the project is in process and proceeding towards Phase 1B final plat (pending completion of all required outstanding items to be completed) and the entire development in compliance with the previously approved preliminary. The preliminary plat was renewed by the Blount County Planning Commission in August of 2019 for 24 months.

Background: The final plat for Phase 1, Unit 1C is a proposed 5 lot subdivision containing 1.9 acres. The Phase 1, Unit 1D is a proposed 35 lot subdivision plat containing 16.6 acres inclusive of common open space for drainage facilities. Newly paved county road sections are planned to serve the proposed lots off of Best Road. The proposed location of the new county roads and sight distance at this location is satisfactory. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a new county road section

with public water, electric and sanitary sewer and was previously approved by the City of Maryville Planning Commission.

Analysis:

Design of plat, plat description: The parcel is located within the suburbanizing zone and the density lot sizes are appropriate. The final plat for Phase 1C Manor in the Foothills illustrates 5 small lots and the storm drainage for these lots has been recorded on a previous phase. The final plat for Phase 1D Manor in the Foothills illustrates 35 small lots and a detention basin/common area lot (lot 78). As mentioned, new paved county roads shall serve all of the lots. All of the proposed lots are to be served by public sewer and water. All electric shall be underground.

The parcel is slightly sloping open pasture and the bulk of the drainage will be directed towards the drainage facilities constructed within the common area/drainage basin lot(s). Special attention and control measures during all onsite construction shall be required through all phases of construction. These lots shall all become part of a property owner's association and have maintenance responsibility and ownership of the drainage facilities. The parcel is currently vacant of any other activity.

Sanitary Sewer: All of the lots in Manor in the Foothills are served by Maryville sanitary sewer and the proposed lot sizes are adequate for lots on public sewer in the suburbanizing zone. All plans have been supplied by the project engineer to the City of Maryville and the sewer has been installed. The utility is preparing to sign the final plats.

Existing County Road(s): The proposed development was approved by the Maryville Planning Commission off of Best Road. The county road list indicates that Best Road is 18 feet wide.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are indicated. The drainage plan indicates there is to be a new drainage basin to serve the lots in Unit 1D (lot 78). The parcel is gently sloping and the bulk of the drainage will be directed towards the new drainage facilities. These lots shall all become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners will be required to have an equal share in ownership of the detention basin lots/common area for the entire development. Updated certification by the project engineer for completion of all road and drainage facilities will be required. This will include as-built certification by the project engineer that the drainage basin(s) will function as designed. All erosion controls and site stabilization must be completed prior to releasing the final plat.

Public Water and Electric Utilities: Public water and underground electric are proposed to serve all of the lots. All water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility prior to final plat.

Property Owner's Association: The developer shall supply final notarized documentation for a Property Owner's Association for Phase 1, Unit 1C and 1D prior to releasing the final plat inclusive of drainage facility maintenance. The property owner's association shall include that the owners of each lot within the subdivision shall have an undivided shared ownership of any common open space and/or common element not contained within an individual lot and shall be noted on the plat, within the POA documents and within each individual deed.

Construction of Improvements:

On-site construction of Phase 1, Unit 1C is complete.

On-site construction of Phase 1, Unit 1D is nearing completion. Some paving, sidewalks, backfill, erosion controls, and site stabilization are all that is pending completion. The project engineer will certify all road and drainage facilities in writing and provide as-built plans as needed to staff prior to releasing the final plat. Planning, Highway Department and Storm Water have reviewed the preliminary plat including; road profiles, road plan, calculations, drainage plan, erosion control plan, as well as modifications to the road plans and state permit for erosion control.

Administrative Considerations: The proposed Phase 1, Unit 1C and Unit 1D Manor in the Foothills were reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and sanitary sewer. The Highway Department is reviewing the final plat request and updated comments as to the condition of completion of final items in the field shall be made available at the time of the meeting.

Phase 1 Unit 1C - Outstanding items to be completed:

1. Final certification (and as-builts) from project engineer for road and drainage facilities.
2. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lot for Unit 1C shall be recorded with the final plat.
3. Signature plats including all utility certifications or a surety posted to each utility that electric, water and sewer, cable and telephone is available to each lot.

4. Final plat/lot fee.

Phase 1 Unit 1D - Outstanding items to be completed:

1. Completion of all on-site improvements and site stabilization as listed in staff analysis and final inspection by staff.
2. Final certification (and as-builts) from project engineer for road and drainage facilities.
3. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lot for Unit 1D shall be recorded with the final plat.
4. Signature plats including all utility certifications or a surety posted to each utility that electric, water and sewer, cable and telephone is available to each lot.
5. Final plat/lot fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

SURVEYOR'S NOTES:

1. 1/2" new iron rods will be set at all internal lot corners.
2. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.
3. Front Building setback shall be 30 feet from all street right-of-way and joint permanent easements, unless otherwise noted in restrictions. Side setback shall be 5 feet (integrated design) each side of the property lot line and 20' back setback. All other Setbacks shall be in accordance with the Zoning Ordinances.
4. Boundary lines shown are from a field survey.
5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
6. "A property owners association with duties to maintain and repair common areas including but not limited to drainage or detention facilities for storm water will be provided for restrictive covenants recorded by the developer of this property. A copy of such restrictive covenants shall be approved in advance by the city. The restrictive covenants as approved shall be recorded in the Blount County Register of Deeds office and a copy thereof with recording information shall be provided to the Blount County Planning Office within five (5) days of the recordation of the plat by the Developer. Such restrictive shall not be amended as they relate to the detention facility without the written approval of the Blount County Planning Office."
7. The total area for this unit is 1.88 acres including 5 single family lots, and public right-of-ways.
8. The preliminary plat for phase I was approved by the City of Maryville Planning commissioners on February 19, 2018 meeting.
9. All lots shall have a minimum of 7,000 sf; if any lots is less than 7,000 sf, the difference in square footage shall be added to the common area.
10. Stream buffer shall be 30 feet from the top of the bank on each side.
11. In the design stage, all utilities and drainage structures will be designed to meet the Blount County Standards.
12. Roads Indigo Dr., Dominion Dr. and Song Sparrow Dr. are all 50 feet R/W with 28 feet wide pavement.
13. 5' wide sidewalk shall be installed on one side of the road as shown on the plan.
14. All sidewalks shall meet ADA's Standards, and shall be handicap ramps at all road crossings.
15. The utilities will not be allowed to bore under the road after the stone has been placed and compacted.
16. Manor in the Foothills, Phase I, Unit-1-A plat is recorded in the Blount County Register of Deed in Map-File 3386B and Manor in the Foothills, Phase I, Unit-1-B plat is recorded in the Blount County Register of Deed in Map-File 3904B.
17. Subdivision declaration and restrictions for Manor in Foothills are recorded in Blount County Register of Deed in instrument # Deed Book 2565, Page 1550.

SUMMARY FOR PHASE I, UNIT-1-C

NUMBER OF LOTS = 5 SINGLE FAMILY LOTS
TOTAL AREA 1.88 ACRES
TAX MAP 091, PART OF PARCEL 021.00
TAX MAP 091, PART OF PARCEL 060.19
DEED BOOK 2550, PAGE 510
DEED BOOK 2550, PAGE 557

LOT SUMMARY:

LOT NUMBER	AREA (SF)	LOT ADDRESS
LOT 18	13,705	3126 DOMINION DRIVE
LOT 19	18,606	3128 DOMINION DRIVE
LOT 20	24,264	3130 DOMINION DRIVE
LOT 54	8,046	3129 DOMINION DRIVE
LOT 55	8,610	3127 DOMINION DRIVE

Certification of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Date _____

Owner(s) _____

Date _____

Owner(s) _____

Certification of the Approval of Streets

I hereby certify that the streets and other related improvements shown have been installed according to county specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted hereon or proper provisions have been made for their installation.

Date _____

County Highway Superintendent _____

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations.

Date _____

Registered Surveyor _____

Certificate of Approval of Road Names and Property Numbers (E-911)

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Date _____

E-911 Authority _____

Certification of the Approval of Utilities (Water)

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted hereon, or proper provisions have been made for their installation.

Date _____

Signature _____

Position _____

Certification of the Approval of Utilities (Municipal Sewer)

I hereby certify that the sewer improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date _____

Signature _____

Position _____

Certification of Electrical Utility Service

The property shown on this subdivision plat is within the service area of the _____

The following condition(s) apply:

- Lots _____ are served by existing powerlines; or
Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Date _____

Signature _____

Title _____

NOTE:

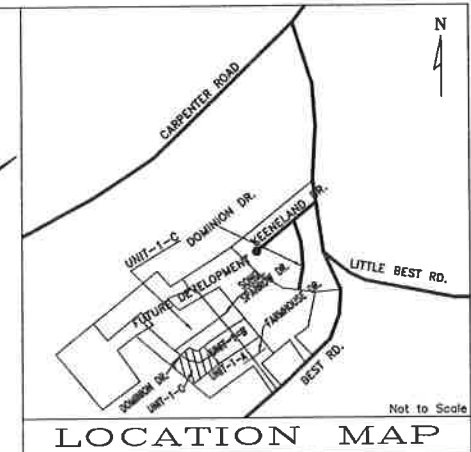
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

LEGEND:

- A= ARC LENGTH
R= RADIUS
D= CENTRAL ANGLE (DELTA)
B= CHORD BEARING
C= CHORD LENGTH
Ac ACRES
SF SQUARE FEET
R/W RIGHT-OF-WAY
IPF IRON PIN FOUND
IPD IRON PIN SET
FP FENCE POST
BOUNDARY LINE
ROAD RIGHT-OF-WAY LINE
LOT LINE
BUILDING SETBACK LINE
ROAD CENTERLINE
CONCRETE CURB
FENCE LINE
TOP BANK OF STREAM
30' STREAM BUFFER
LIMITS FOR GRADING
X-SEWER
X-WATER
X-STORM SEWER



Certificate of Approval for Recording

I hereby certify that the subdivision plat hereon has been found to comply with the Subdivision Regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the office of the county register.

Date _____

Secretary, Planning Commission _____

Certification of Land-Line Telephone Service (AT & T)

The property shown on this subdivision plat is within the service area of the _____

Telephone Provider _____

The following condition(s) apply:

- Lots _____ are served by existing telephone lines; or
Lots 18-55 & 68-69 are/will be served by new telephone lines as per agreement between owner of subdivision property and this provider.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this Land-Line Telephone Provider.

Date _____

Signature _____

Title/Name of Company _____

Certification of Cable/Multi-Media Service (CHARTER)

The property shown on this subdivision plat is within the service area of the _____

(Cable Provider) _____

The following condition(s) apply:

- Lots _____ are served by existing cable lines; or
Lots 18-55 & 68-69 are/will be served by new cable lines as per agreement between owner of subdivision property and this cable provider.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this provider.

Date _____

Signature _____

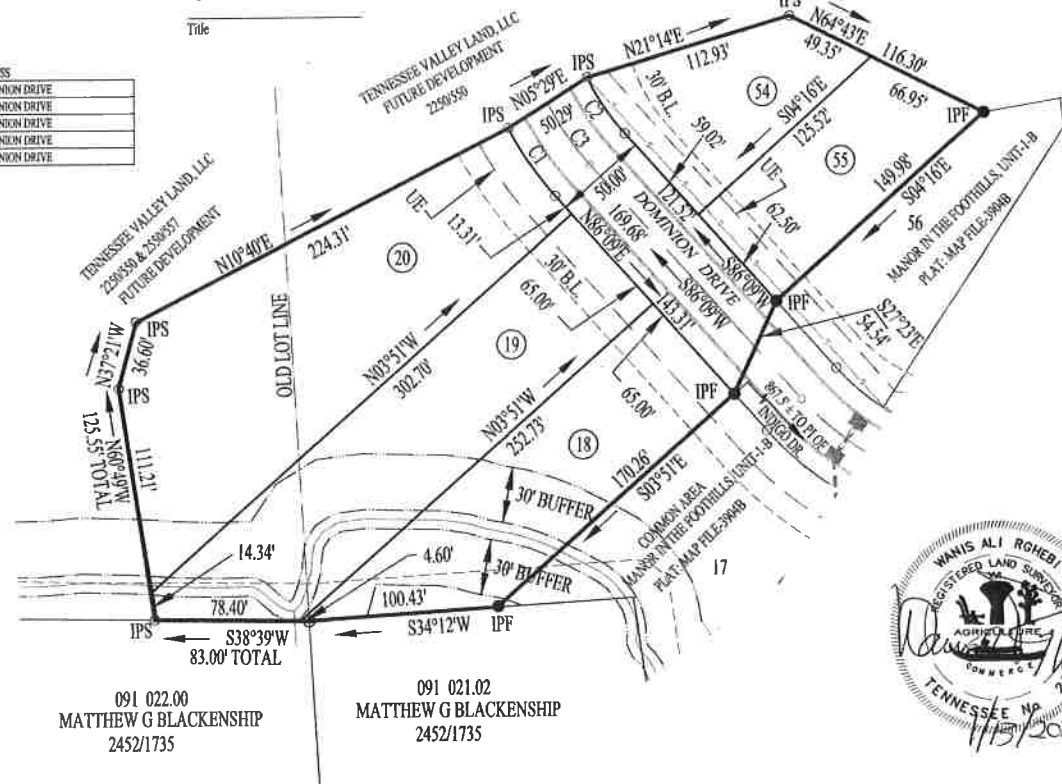
Title/Name of Cable/Multi-Media Provider _____

OWNER/DEVELOPER:
TENNESSEE VALLEY LAND, LLC
ATTN: ROCKY SMITH
4909 BALL STREET
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
EMAIL: RSH3@RHSCO.COM

FINAL PLAT FOR PHASE I, UNIT-1-C
MANOR IN THE FOOTHILLS
CLT MAP 091 PART OF PARCEL 021.00
CLT MAP 091 PART OF PARCEL 060.19
DISTRICT 7TH, BLOUNT COUNTY, TENNESSEE
SCALE: 1" = 60' JANUARY 10, 2020
SHEET 1 OF 1

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
E-MAIL: wrghel@sengconsultants.com

PLC-01-10-20-I-U-1-C-FP



CURVE	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT
C1	S86°36'E	44.23'	44.35'	175.00'	
C2	N85°33'W	36.10'	36.22'	125.00'	
C3	N74°41'W	98.51'	100.37'	150.00'	52.15'

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. 2306



PLAT RECORDED IN INSTR. #

Certification of the Approval of Utilities (Water)
I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted herein, or proper provisions have been made for their installation.

Date: 20____
Signature: _____
Position: _____

Certification of the Approval of Utilities (Sanitary Sewer)
I hereby certify that the sewer improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted herein, or proper provisions have been made for their installation.

Date: 20____
Signature: _____
Position: _____

Certification of Electrical Utility Service
The property shown on this subdivision plat is within the service area of the _____

The following condition(s) apply:
Lots _____ are served by existing powerlines; or
Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Date: 20____
Signature: _____
Title: _____

Certification of Ownership and Dedication
I (we) hereby certify that I (we) (we use) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Date: 20____
Owner(s): _____
Date: 20____
Owner(s): _____

Certification of the Approval of Streets
I hereby certify that the streets and other related improvements shown have been installed according to county specifications, and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted herein or proper provisions have been made for their installation.

Date: 20____
County Highway Superintendent: _____

Certification of Accuracy
I hereby certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Blount County Planning Commission and that the measurements have been placed as shown herein to the specifications of the Blount County Subdivision Regulations.

Date: 20____
Registered Surveyor: _____

Certification of Approval of Road Names and Property Numbers (7-911)
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Date: 20____
E-911 Authority: _____

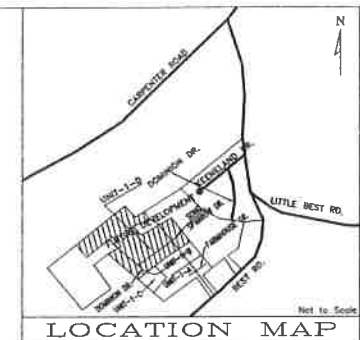
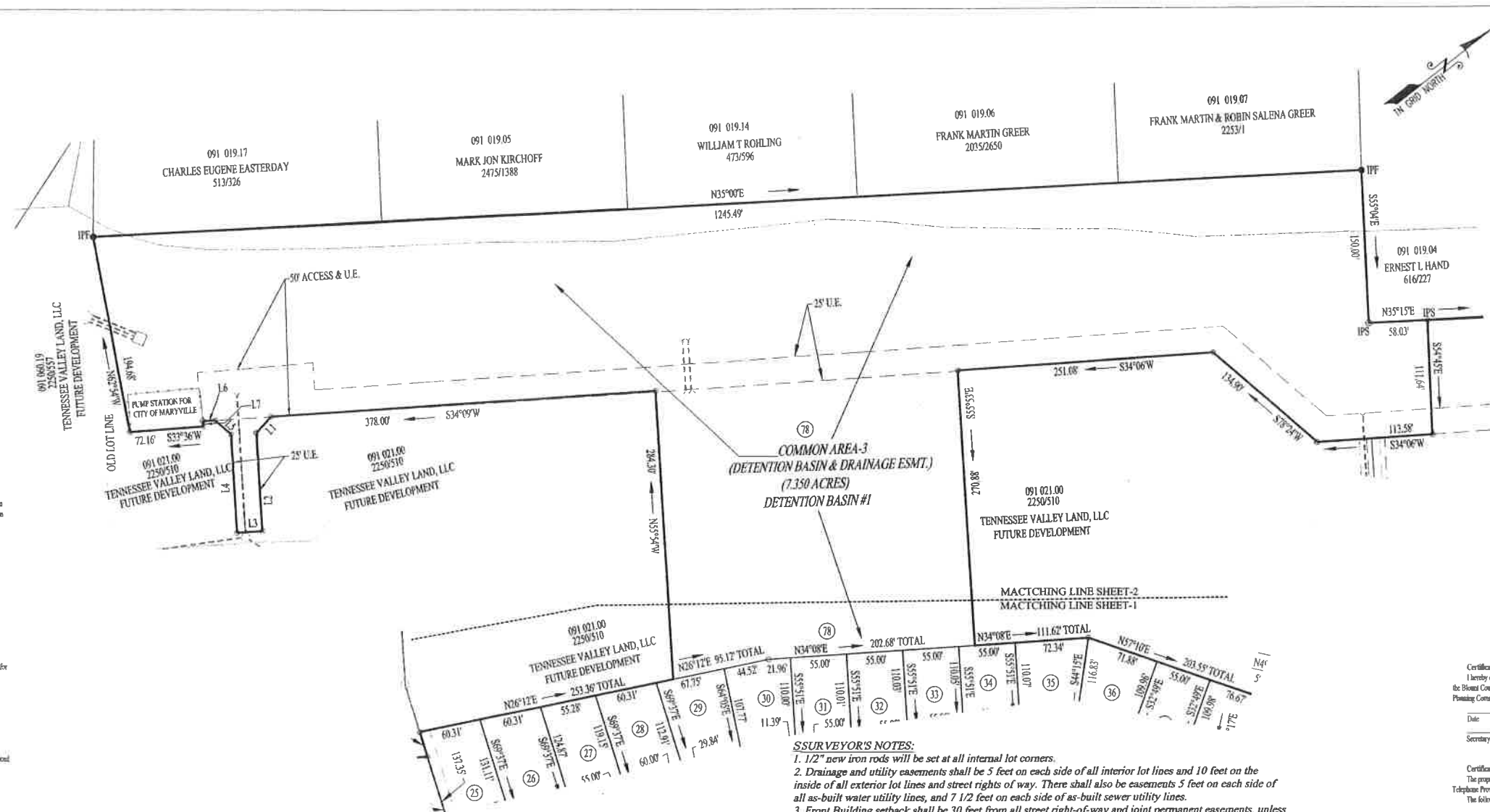
- LEGEND:
- A= ARC LENGTH
 - R= RADIUS
 - C= CENTRAL ANGLE (DEGREES)
 - B= CHORD BEARING
 - C= CHORD LENGTH
 - AC= ACRES
 - SF= SQUARE FEET
 - R/W= RIGHT-OF-WAY
 - IPF= IRON PIN FOUND
 - IPD= IRON PIN SET
 - PP= FENCE POST
 - BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - ROAD CENTERLINE
 - CONCRETE CURB
 - FENCE LINE
 - TOP BANK OF STREAM
 - 10' STREAM BUFFER
 - LINE FOR GRADELINE
 - SEWER
 - WATER
 - STORM SEWER

This is to certify that I have examined the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47009C0275C and 47009C0253C, effective date September 19, 2007.

Date: 10/10/2020
Signature: _____



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000.
Travis A. Pihlak
REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. 2506



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

Certification of Approval for Waterworks
I hereby certify that the subdivision plat herein has been found to comply with the Subdivision Regulations of the Blount County Planning Commission, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the office of the county register.

Date: 20____
Secretary, Planning Commission: _____

Certification of Land-Line Telephone Service (AT & T)
The property shown on this subdivision plat is within the service area of the Telephone Provider: _____
The following condition(s) apply:
Lots _____ are served by existing telephone lines; or
Lots 18-55 & 68-69 are/will be served by new telephone lines as per agreement between owner of subdivision property and this provider.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this Land Line Telephone Provider.

Date: _____
Signature: _____
Telephone of Company: _____

Certification of Cable/Multi-Media Service (CHARTER)
The property shown on this subdivision plat is within the service area of the Cable Provider: _____
The following condition(s) apply:
Lots _____ are served by existing cable lines; or
Lots 18-55 & 68-69 are/will be served by new cable lines as per agreement between owner of subdivision property and this cable provider.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this provider.

Date: _____
Signature: _____
Telephone of Cable/Multi-Media Provider: _____

- SSURVEYOR'S NOTES:
- 1/2" new iron rods will be set at all internal lot corners.
 - Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.
 - Front Building setback shall be 30 feet from all street right-of-way and joint permanent easements, unless otherwise noted in restrictions. Side setback shall be 5 feet (integrated design) each side of the property lot line and 20' back setback. All other Setbacks shall be in accordance with the Zoning Ordinances.
 - Boundary lines shown are from a field survey.
 - The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
 - A property owners association with duties to maintain and repair common areas including but not limited to drainage or detention facilities for storm water will be provided for restrictive covenants recorded by the developer of this property. A copy of such restrictive covenants shall be approved in advance by the city. The restrictive covenants as approved shall be recorded in the Blount County Register of Deeds office and a copy thereof with recording information shall be provided to the Blount County Planning Office within five (5) days of the recordation of the plat by the Developer. Such restrictive shall not be amended as they relate to the detention facility without the written approval of the Blount County Planning Office.
 - The total area for this unit is 16.65 acres including 35 single family lots, common area (lot 78) and public right-of-ways.
 - The preliminary plat for phase I was approved by the City of Maryville Planning commissioners on February 19, 2018 meeting.
 - All lots shall have a minimum of 7,000 sf; if any lots is less than 7,000 sf, the difference in square footage shall be added to the common area. Lot areas for 27-37 are less than 7000 sf
 - Stream buffer shall be 30 feet from the top of the bank on each side.
 - In the design stage, all utilities and drainage structures will be designed to meet the Blount County Standards.
 - Roads Indigo Dr., Dominion Dr. and Song Sparrow Dr. are all 50 feet R/W with 28 feet wide pavement.
 - 5' wide sidewalk shall be installed on one side of the road as shown on the plan.
 - All sidewalks shall meet ADA's Standards, and shall be handicap ramps at all road crossings.
 - The utilities will not be allowed to bore under the road after the stone has been placed and compacted.
 - Lot No. 78 is non-buildable lot; it is a common area, drainage and detention basin easements. Lot 78 to be owned by lot owners of Manor in the Foothills as per restrictive covenants recorded separate from this plat.
 - Manor in the Foothills, Phase I, Unit-1-A plat is recorded in the Blount County Register of Deed in Map-File 3386B and Manor in the Foothills, Phase I, Unit-1-B plat is recorded in the Blount County Register of Deed in Map-File 3904B.
 - Subdivision declaration and restrictions for Manor in Foothills are recorded in Blount County Register of Deed in instrument # Deed Book 2565, Page 1550.

SUMMARY FOR PHASE I, UNIT-1-D	
NUMBER OF LOTS = 35 SINGLE FAMILY LOTS	
TOTAL AREA 16.65 ACRES (SHEETS 1 & 2)	
TAX MAP 091, PART OF PARCEL 021.00	
TAX MAP 091, PART OF PARCEL 060.19	
DEED BOOK 2550, PAGE 510	
DEED BOOK 2550, PAGE 557	

OWNER/DEVELOPER:
TENNESSEE VALLEY LAND, LLC
ATTN: ROCKY SMITH
4909 BALL STREET
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
EMAIL: RHSG@RHSCO.COM

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wrghel@seecentral.com www.southlandengineering.com	DESIGNED	WAR	APPROVED	SCALE HORIZONTAL: 1"= 60'	DATE 01-10-2020	NO. DATE REVISION APPR.	FINAL PLAT FOR PHASE I, UNIT-1-C MANOR IN THE FOOTHILLS CLT MAP 091 PART OF PARCEL 021.00 CLT MAP 091 PART OF PARCEL 060.19 DISTRICT 7TH, BLOUNT COUNTY, TENNESSEE	PLC-01-10-20-1-U-1-C-FP-2 SHEET 2 OF 2 SHEETS 1"=60' COPYRIGHT 2020
	DRAWN	WAR	ENGINEER					
	CHECKED	WAR						