

Knoxville-Knox County Planning is responsible for regulations governing the subdivision of all land in Knox County, Tennessee, including the incorporated City of Knoxville, but excluding all land located within the corporate boundaries of the Town of Farragut. The Town of Farragut Municipal Planning Commission reviews subdivision plats for property within the [Town of Farragut](#).

Planning staff reviews subdivision plats for compliance with the [Knoxville-Knox County Subdivision Regulations](#). Approval of the plat by the Planning Commission may also be required. Plats dividing property into 5 or more acres, which do not require new street or utility construction, are exempt from review.

1. HIRE A SURVEYOR

A registered land surveyor will survey the property and prepare a plat. Confirm what services the surveyor provides and what is included in their fee. These services could include: preparing the plat, submitting the plat for review, creating easement documents, obtaining signatures or recording the plat.

2. SUBMIT PLAT FOR REVIEW

Submit the plat and [application](#) to Planning for processing. Staff will provide the total [fee](#) and payment options. Detailed instructions for submitting plats for review are provided in the document “How to submit subdivision plats for review” found on Planning’s website here: <https://knoxplanning.org/plats/>.

Review of the plat is completed by Planning, City or County engineering, utility districts and the health department (if needed). Any comments will be emailed directly to the surveyor, who is responsible for correcting the plat as needed and providing a revised copy to Planning for review.

The surveyor is notified when the plat meets all the requirements of the subdivision regulations and the plat is ready to certify. If Planning Commission approval is required, staff will make a recommendation to the Commissioners who will vote on the recommended action at their scheduled meeting.

3. OBTAIN SIGNATURES AND CERTIFICATION

The surveyor or their client is responsible for obtaining all required signatures on the plat. Signatures can be obtained in-person or electronically as described in the document “How to obtain signatures on a plat” found on Planning website here: <https://knoxplanning.org/plats/>.

4. SUBMIT PLAT TO PROPERTY ASSESSOR

The surveyor or their client is responsible for providing the plat to the Knox County Property Assessor.

5. RECORD PLAT WITH THE REGISTER OF DEEDS

The surveyor or their client is responsible for providing the plat to the Knox County Register of Deeds and paying the fee to record the plat. The subdivision plat now becomes a legal document.