



Policy 17

SURVEY CONTROL SYSTEM REQUIREMENTS

The purpose of this policy is to clarify plat requirements relative to the *Knoxville-Knox County Planning Subdivision Regulations* and for the use of the City of Knoxville's Survey Control System, which is currently based on the **NAD83 (2011)** adjustment. To assist surveyors in tying surveys in the City of Knoxville to the System, the Department of Engineering has established a network of survey control monuments (points) within the city. New points continue to be established and published as needed and as resources permit. Information published for each point includes the date established, datum, northing and easting coordinates, latitude and longitude, elevations, scale factor, convergence angle, azimuth point numbers, description, and location information, etc. This information is published on the [Survey Control Points](#) web page.

The Section **2.10-G.2.b.** of the *Knoxville-Knox County Subdivision Regulations* defines those surveys that must be tied and rotated to the City of Knoxville survey control system. It also defines the information that must be shown on the plat. It states the following:

"All subdivisions within the City of five (5) or more lots and all resubdivisions within the City which combine or alter five (5) or more lots that have a property line or iron pin located within two thousand (2000) feet of an approved control point in the City of Knoxville's survey control system shall be tied to the system. All other subdivisions within the city that have a property line or iron pin located within two hundred (200) feet of an approved control point in the City's survey control system shall be tied to the system.

Coordinates of the approved control point shall be shown on the plat and all bearings shown on the plat shall be rotated to the survey control system. The tie line shall show the bearing and distance between the approved control point and the subdivision. For specific details refer to the City of Knoxville's Land Development Manual Policy on Survey Control System Requirements."

The information required by the Standards of Practice and the Subdivision Regulations must be included on all survey plats. In addition, when a survey is tied to the City of Knoxville's survey control system, the following information will also be required:

1. The survey shall be tied to an approved survey control point and rotated to the **grid bearing** between that point and a nearby second approved survey control point. This **grid bearing** shall be the bearing computed between the published coordinates of these two points. These points become the **base control points** for the survey.

2. A *tie line* from a property corner to the closest base control point shall be shown. The *tie line* shall include the *grid bearing* and measured *ground distance* of the line. *Ground distance* is defined as the horizontal distance between two points as measured at ground datum. When grid distances are shown on the survey plat the corresponding **ground distance** shall also be shown.
3. **Beginning January 1, 2010**, plats required to be tied to the City's survey control system shall include a reference to the *horizontal datum* that the published coordinates are based on. **On June 17, 2013** the most recent coordinate system "NAD83 (NSRS2007)" was replaced with adjusted data. The adjusted data is based on the **NAD83 (2011)** adjustment and shall be the required reference datum for all plat ties.
4. The *point identification number* and the latest published *north* and *east coordinate* of the *base control point* at the end of the *tie line* shall be labeled on the plat verbatim as published, including *all* digits after the decimal point. The *horizontal datum* in Item 3 above shall be noted alongside the coordinates.
5. The *grid north meridian* shall be identified properly. When labeling the north arrow, "**GRID NORTH**" and/or "**GRID NORTH/NAD83 (2011)**" is preferred to labels such as "NAD-83", "SPCS", "Tennessee Lambert Grid", etc. Do not label the North arrow as "KGIS" or any variation thereof. A statement should be on the plat indicating the horizontal datum reference, for example **NAD83 (2011)**.
6. To explain the basis for the *grid north meridian*, the following note shall be shown on the plat. This note also clarifies that distances are horizontal at ground datum and have not been converted to *grid distances* by applying a datum adjustment factor.

"GRID NORTH is based on a bearing of X Deg° Min' Sec' Y from City Control Point # _____ to # _____ . Distances have not been reduced to grid."
7. If a published elevation for an approved control point is labeled on the plat, the proper *vertical reference datum* must also be labeled, for example "NGVD29" or "NAVD88". Both elevations are included in the published data. Elevations shall be labeled verbatim as published, including all digits after the decimal point.

When selecting the *base control points* for a survey, the integrity of those points should be confirmed at the beginning of the survey by carefully inspecting the points and measuring and comparing the *ground distance* between them to the *grid distance* computed from the published coordinates. *Ground distances* should be longer than *grid distances* by a factor of approximately 1.0001 (about 0.10 feet longer per 1,000 feet). **Please report any missing, disturbed, or otherwise unusable control points to the City Surveyor by calling (865) 215-6100.**

Survey control data for the City of Knoxville Survey Control System is published and maintained by the Department of Engineering.

This data is available on the [Survey Control Points](#) web page. It is also available through the Technical Services office (phone 865-215-2103) located in Room 462 of the City County Building at 400 Main Street, Knoxville, Tennessee 37901.