



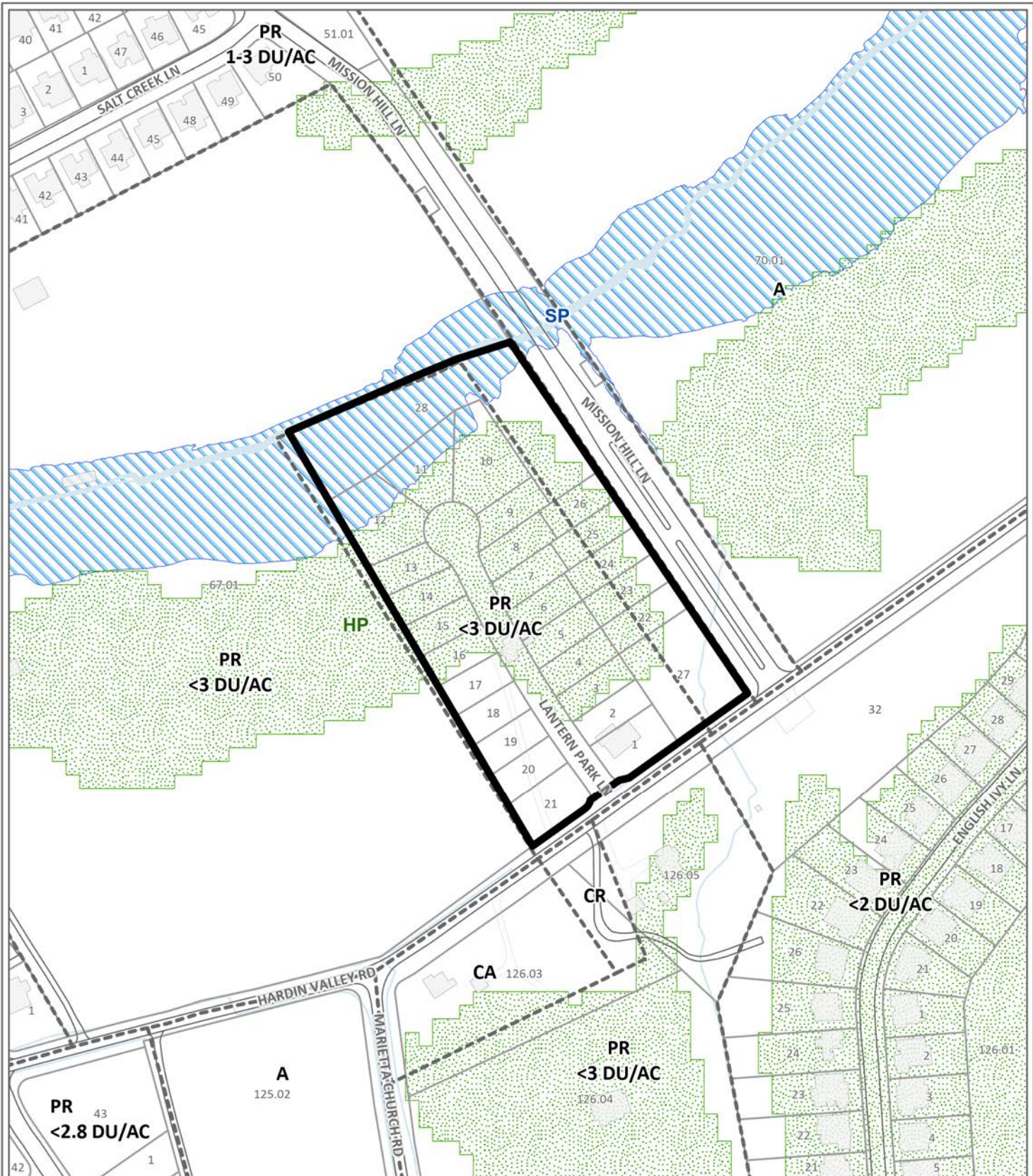
TO: Knoxville-Knox County Planning Commission
FROM: Samiul Haque, Planner
DATE: August 1, 2023
RE: 8-SC-23-F, Agenda # 37
Replat of Lantern Park

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 2/10/2022 as Planning Case 1-SB-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

1-SB-22-C: Approved by the Planning Commission (2/10/2022)
1-G-22-UR: Approved by the Planning Commission (2/10/2022)



FINAL SUBDIVISION PLAT

8-SC-23-F

Petitioner: S&E Properties LLC



Final Plat For: Lantern Park

Map No: 116

Jurisdiction:

Original Print Date: 7/18/2023

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



TOTAL AREA
8.83 Acres
384,558 sq. ft.

INCLUDES COMMON AREA AND R.O.W.

Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #202305104029.

TOTAL LOTS = 28
OPEN SPACE/COMMUNITY LOTS: 2
BUILDING LOTS: 26

HOMESTEAD LAND HOLDINGS LLC
118 06720
20211025-0034072
TRACT 5
UNIVERSAL LAND DEVELOPMENT CO., LTD
CAB F SLIDE 1908

Zoning

Zoning Shown on Official Map:

Date: _____
By: _____

Addressing Payment 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: _____

Certification of Approval of Public Sewerage System - Major Subdivision

This is to certify that the public sanitary sewer system installed or proposed for installation is in accordance with State and local regulations.

Utility Provider: _____
Date: _____
Authorized Signature for Utility: _____

Certification of Approval of Public Water System - Major Subdivision

This is to certify that the public water system installed or proposed for installation is in accordance with State and local regulations.

Utility Provider: _____
Date: _____
Authorized Signature for Utility: _____

Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications which have been officially accepted as built by the appropriate official(s).

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

Continuation 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: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plan on this ____ day of 20____.

Engineering Director: _____

City Tax Clerk: Signed _____
Date: _____

Knox County Trustee: Signed _____
Date: _____

HOMESTEAD LAND HOLDINGS LLC
118 06720
20211025-0034072
TRACT 5
UNIVERSAL LAND DEVELOPMENT CO., LTD
CAB F SLIDE 1908

Consent - Release of Easement

Except as noted or shown on this plot, 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 eliminated by this plot.

The following parties do not release any rights that may have accrued for their use and benefit in the utility and drainage easements along the previously established easement, whether or not shown on this plot. Any relocation 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: _____

Planning Commission Certification of Approval for Roadway - Final Plat

This is to certify that the subdivision plot shown herein 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 plot and in the minutes of the Knoxville-Knox County Planning Commission, on this ____ day of _____, 20____, 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: _____
Signed: _____ Date: _____
Signed: _____ Date: _____

Signed: _____ Date: _____
Signed: _____ Date: _____

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVERS. UPOCH HIPER 3R NETWORK. ROVER, DUAL FREQUENCY WAS USED (L1,L2)

GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TPO1 (GNS NETWORK: MACHS062007) VERTICAL DATUM IS NAVD83. GEODROID PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

LINE TABLE with columns: LINE, BEARING, DISTANCE

Certificate of Ownership and General Dedication
I, the undersigned owner(s) of the property shown herein, hereby certify 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 (my, our) property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

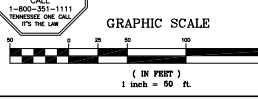
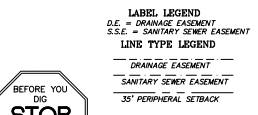
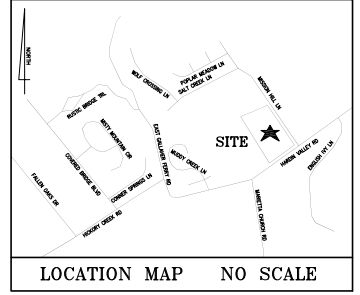
Owner's Printed Name: SCOTT SMITH (S&E PROPERTIES LLC)
Signature(s): _____
Date: _____

Owner Certification on Release of Easement
I, 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 eliminated by this plot before digging or constructing any building or structure.

Owner's Printed Name: SCOTT SMITH (S&E PROPERTIES LLC)
Signature(s): _____
Date: _____

SYMBOL LEGEND with symbols for FOUND MONUMENTATION, SET MONUMENTATION, SANITARY SEWER EASEMENT, etc.

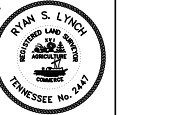
- 1. IRON PINS SET AT ALL CORNERS... 2. ALL NEW PROPERTY MONUMENTS... 3. DEED REFERENCES... 4. THIS PROPERTY IS ZONED PR-C DU/AC... 5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/200... 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS... 7. NORTH ROTATION: NAD83/NRIS2007... 8. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS... 9. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET... 10. FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES... 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL... 12. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED... 13. LOTS 1-21 SHALL HAVE ACCESS TO INTERNAL SYSTEM ONLY... 14. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED AS INSTRUMENT NUMBER... 15. PER THE CONCEPT PLAN CASE SUMMARY, LOTS 1 & 21 SHALL HAVE DRIVEWAYS AS FAR NORTH ON THE LOTS AS POSSIBLE... 16. THE RIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.0.4.1)



REPLAT OF: B-SC-23-F
S&E PROPERTIES LLC
405 MONTBROOK LN
KNOXVILLE, TN 37919
865-454-3727
LYNCH SURVEYS LLD
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COTNER RD, KNOXVILLE, TENN. 37912
865-564-2680 FAX: 865-564-2801 WWW.LYNCHSURVEY.COM

REVISIONS table with columns: NO., DATE, DESCRIPTION

PROJECT NO. 4457-02
DRAWN BY: U STRANGE
CHECKED BY: R LYNCH
APPROVED BY: G.S.L.
SCALE: 1"=50'
DATE: 03/28/2023



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 Knoxville-Knox County Subdivision Regulations which have been verified, described and justified in a report filed with the Planning Commission, or variances thereto which have been approved as detailed on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor, RYAN S. LYNCH
Tennessee License No. 2447
Date: 03/28/2023

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
Certification of the 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 accordance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
Registered Land Surveyor, RYAN S. LYNCH
Tennessee License No. 2447
Date: 03/28/2023

FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 8/10/2023

AGENDA # (FILE #)	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION
#37 8-SC-23-F	S&E Properties LLC	116ME001-028	2102 Lantern Park Ln.; Multiple addresses on Lantern Park Ln. and Mission Hill Ln.	Replat of Lantern Park	8.83	26	1-SB-22-C	APPROVE
#38 8-SD-23-F	Ryan Lynch	129 16413, 141 082, 141 08203	0 Hatmaker Ln., North of I-40 and West of Hopper Ln.	Sonesta, Phase 1	69.92	80	12-SB-20-C	APPROVE
#39 8-SE-23-F	Southland Group Inc	049 067	0 Stoneyhurst Ln., West of Murphy Rd. and south of Star Gate Dr.	The Meadows at Shannon Valley, Unit 3	11.79	28	1-SB-23-C	APPROVE
#40 8-SF-23-F	Hardin Valley Farm Development Inc	103 072	0 Flame Willow Ln., Northwest side of Sam Lee Rd and East of Dearing Way	Hayden Farms, Phase 2	16.015	63	4-SB-20-C	POSTPONE
#41 8-SG-23-F	Lynch Surveys	105 02504	0 Yellow Aster Rd., South of Troutman Ln., North of Yellow Aster Dr.	The Grange, Unit 2	21.82	70	8-SD-20-C	APPROVE
#42 8-SH-23-F	Lynch Surveys	116 06701	12119 Hardin Valley Rd.	Ironwood Glen	20.36	47	9-SB-21-C	APPROVE
#43 8-SI-23-F	Turner Homes LLC	029PL001-046	7426 Snow Bank Ln.; Multiple addresses on Snow Bank Ln. and Ancient Glacier Ln.	Corrected Final Plat for Snowmass, Phase 2B	10.64	46	3-SD-19-C	APPROVE

*Note: see plat for all parcel IDs and exact location of proposed subdivision

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



Development Request

[Reset Form](#)

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

S+E Properties LLC

Applicant Name

Affiliation

7/7/2023

Date Filed

08/10/2023

Meeting Date (if applicable)

File Number(s)

8-SC-23-F

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Eric Moseley

Name

S+E Properties LLC

Company

405 Montbrook Ln

Address

Knoxville

City

TN

State

37919

ZIP

865-454-3727

Phone

eric.moseley@icloud.com

Email

CURRENT PROPERTY INFO

S+E Properties LLC

Property Owner Name (if different)

405 Montbrook Ln, Knoxville, TN 37919

Property Owner Address

865-454-3727

Property Owner Phone

Hardin Valley Road

Property Address

11606704

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

Septic (Y/N)

STAFF USE ONLY

At intersection of Hardin Valley Rd and Mission Hill Ln

General Location

8.83 acres

Tract Size

6

PR < 3 du/ac

RR, AgForVac

City County

District

Zoning District

Existing Land Use

Northwest County

RR, HP

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Lantern Park

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

26

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0204	\$250.00	
Fee 2		\$250.00
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Please Print

Date

865.454.3727

ericmoseley@icloud.com

Phone Number

Email

SG, 07/07/2023

Property Owner Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

S&E Properties LLC

Applicant Name Affiliation

7/7/2023

8/10/2023

8-SC-23-F

Date Filed Meeting Date (if applicable) File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Eric Moseley S&E Properties LLC

Name / Company

405 Montbrook Ln. Knoxville TN 37919

Address

865-454-3727 / ericmoseley@icloud.com

Phone / Email

CURRENT PROPERTY INFO

Eric Moseley S&E Properties LLC	405 Montbrook Ln. Knoxville TN 37919	865-454-3727 / ericmoseley@icloud.com
Owner Name (if different)	Owner Address	Owner Phone / Email

0 Hardin Valley Rd.

Property Address

116 M E 001-028

8.83 acres

Parcel ID Part of Parcel (Y/N)? Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

At intersection of Hardin Valley Rd and Mission Hill Ln

General Location

<input type="checkbox"/> City	Commission District 6	PR (Planned Residential)	
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

Northwest County

Rural Area

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Lantern Park	Related Rezoning File Number
Proposed Subdivision Name	
_____	28
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number

<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	\$250.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	S&E Properties LLC	7/7/2023
	Please Print	Date

Phone / Email	Eric Moseley S&E Properties LLC	7/7/2023
Property Owner Signature	Please Print	Date