



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist  
DATE: March 28, 2024  
RE: 4-SA-24-F, Agenda #7  
Final Plat of Emory Green Subdivision

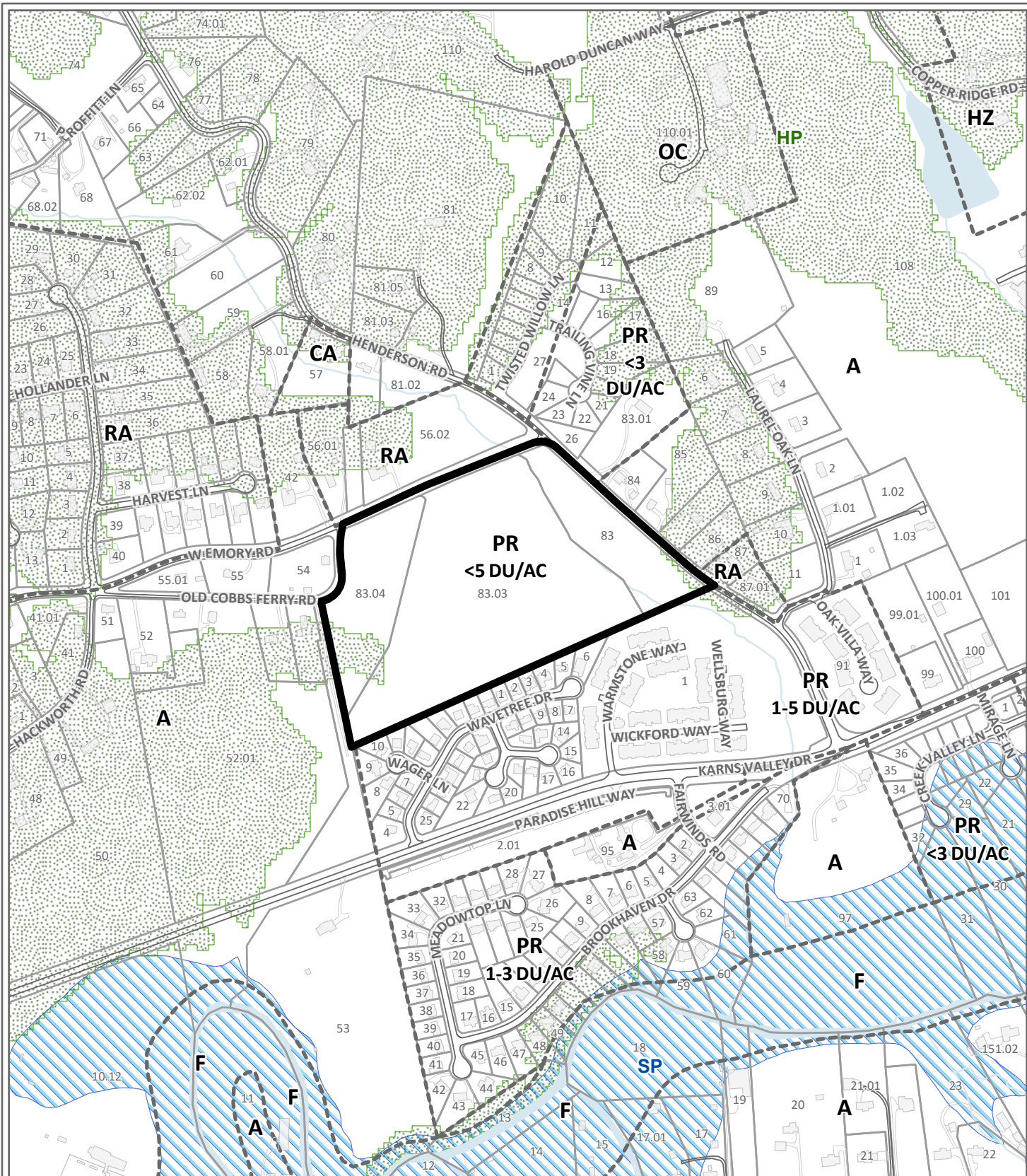
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#### **Recommendation**

The concept plan indicating the overall layout and design for this plat was approved on 4/8/2021 as Planning Case 4-SD-21-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**

4-SD-21-C: Approved by the Planning Commission (4/8/2021)  
4-D-21-UR: Approved by the Planning Commission (4/8/2021)



# FINAL SUBDIVISION PLAT

4-SA-24-F

Petitioner: Lynch, Ryan



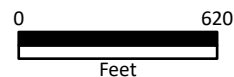
Final Plat For: Final Plat of Emory Green Subdivision

Original Print Date: 3/6/2024

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

Map No: 77

Jurisdiction: County





**TOTAL AREA**  
**18.65 Acres**  
**NUMBER OF BUILDING LOTS: 60**  
**NUMBER OPEN SPACE LOTS: 2**

Certification of Approval of Public Sanitary Sewer 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 \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

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 \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_

Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as Instrument # 202403150044548.

Guarantee of Completion of Streets and Related Improvements  
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements (including indicated permanent reference markers and monuments, benchmarks and property monuments) in this subdivision in accordance with required standards and specifications.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept.: \_\_\_\_\_ Title: \_\_\_\_\_

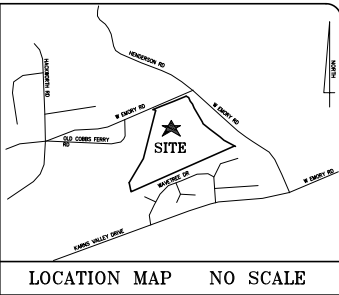
Guarantee of Completion of Stormwater Facilities  
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept.: \_\_\_\_\_ Title: \_\_\_\_\_  
Zoning  
Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

Knox County Department of Engineering and Public Works  
The Knox County Department of Engineering and Public Works hereby approves this plot on this the \_\_\_\_ day of 20\_\_\_\_.  
Engineering Director \_\_\_\_\_

Taxes and Assessments  
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 \_\_\_\_\_

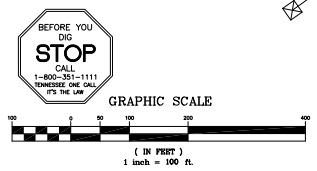
Certificate of Ownership and General Dedication  
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, us and) the owner(s) in the simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plot.  
Owner(s) Printed Name: \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Planning Commission Certification of Approval for Recording - Final Plat  
This is to certify that the subdivision plot 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 plot and in the minutes of the Knoxville-Knox County Planning Commission, on this the \_\_\_\_ 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 the 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: \_\_\_\_\_



- IRON PIN SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 077 PARCEL 083.03
- DEED REFERENCES - 20210119-000810  
PLAT REFERENCE - HANNAKER PROPERTY ON W. EMORY ROAD 20210813-0012765
- THIS PROPERTY IS ZONED PR <S DU/AC  
MINIMUM SETBACKS:  
FRONT: 20' SIDE: 5' REAR: 15'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709302230P  
EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS/PLEAS. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF DRAINS AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-S-21-C AND 4-D-21-UR (2/22/2021)
- THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
- SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION STANDARDS OF PRACTICE.
- ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER: \_\_\_\_\_

SYMBOL LEGEND	
○ IRON ROD (SIZE&TYPE)	□ CONC. MONUMENT
● IRON ROD SET	⊠ WATER VALVE
	⊞ POWER/TELE. POLE
LINE LEGEND	
---	GAS LINE
---	STORM SEWER LINE
---	POWER/TELE. LINE



GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NRS2007) VERTICAL DATUM IS NAVD83, GEOID09. 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.

**4-SA-24-F**

NO THIS REPORT AND SUBMITTALS TO THIS DIVISION AND THESE EXAMINERS AND/OR ANY OF THE INFORMATION HEREIN BEING RECEIVED BY A TITLE CLERK BY A TITLE OFFICE.

FOR / OWNER:

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

FINAL PLAT OF:

**Emory Green Subdivision**  
**Knoxville, Tennessee**  
**District 6, Knox County, Tennessee**

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: M.STRANGE	1 03/12/2024 PS COMMENTS
CHECKED BY: R. LYNCH	2 03/13/2024 PS COMMENTS
APPROVED BY: R.S.L.	3 03/18/2024 ADDED MAINT. #
SCALE: 1"=100'	4 03/25/2024 PS COMMENTS
DATE: 02/20/2023	5
	6



PROJECT NO.  
**4300**  
SHEET NO.  
**1 of 3**

**TOTAL AREA**  
18.65 Acres  
NUMBER OF BUILDING LOTS: 80  
NUMBER OPEN SPACE LOTS: 2

**Certification of Approval of Public Sanitary Sewer 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 \_\_\_\_\_

**Guarantee of Completion of Streets and Related Improvements**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, and/or other property improvements in this subdivision in accordance with required standards and specifications.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**Guarantee of Completion of Stormwater Facilities**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and installation 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 the \_\_\_\_\_ day of 20\_\_\_\_.

Engineering Director \_\_\_\_\_ Date: \_\_\_\_\_

**Taxes and Assessments**

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: \_\_\_\_\_

**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 plan.

Owner(s) Printed Name: \_\_\_\_\_  
Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".

2. CLT TAX MAP 077 PARCEL 083.03

3. DEED REFERENCES - 20210119-008010 PLAT REFERENCE - HATMAKER PROPERTY ON W. EMORY ROAD 20210119-001276

4. THIS PROPERTY IS ZONED PR -C5 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 15' REAR: 15'

5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709302232Z EFFECTIVE DATE: MAY 02, 2007.

6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

7. NORTH ROTATION: NAD83(NSRS2007)

8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (PE). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.

10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SHALES AS CONSTRUCTED.

11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-0-20-21-C AND 4-0-21-21-R (2/22/2021)

12. THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.

13. ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.

14. SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS.

15. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER: \_\_\_\_\_

**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: \_\_\_\_\_

EMORY ROAD PARTNERS LLC  
077.06  
3021005-002849  
HATMAKER PROPERTY ON W. EMORY ROAD  
20210119-001276

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HATMAKER PROPERTY ON W. EMORY ROAD  
20210119-001276

**Planning Commission Certification of Approval for Recording - 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 the \_\_\_\_\_ 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 13-3-402 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: \_\_\_\_\_

**4-SA-24-F**

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS.  
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2)  
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09.  
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.

FOR / OWNER: \_\_\_\_\_

**SYMBOL LEGEND**

- FOUND MONUMENTATION WITH SIZE & TYPE
- SET MONUMENTATION SEE NOTE 1
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- PERMANENT REFERENCE MARKER MAY BE IRON, WOOD, OR 96" SPIRIT
- COMMUNITY / OPEN SPACE LOT

**CURVE TABLE**

CURVE	BEARING	CURVE	RADIUS	LENGTH
C1	N105°02'00"W	103.04	250.00	103.78
C2	N07°24'24"E	54.35	250.00	54.46
C3	N85°47'30"E	54.35	250.00	54.46
C4	N02°44'24"E	139.17	250.00	141.03
C5	N85°03'17"E	4.47	119.00	4.47
C6	S86°23'36"W	0.21	25.00	0.21
C7	N68°35'36"W	35.83	25.00	35.85
C8	S92°28'36"W	35.84	25.00	35.87
C9	S88°20'30"W	17.05	1975.00	17.05
C10	N78°28'36"E	22.08	1030.00	22.08
C11	N04°40'51"E	142.05	225.00	142.42
C12	N74°52'22"E	68.94	225.00	68.92
C13	S88°01'30"E	31.75	25.00	31.75
C14	N88°01'30"E	31.76	25.00	31.77
C15	N78°01'30"E	20.46	1225.00	20.47
C16	N55°44'31"E	36.99	25.00	41.64
C17	N43°24'36"E	65.90	225.00	66.74
C18	N17°08'47"E	21.66	75.00	21.73

**CURVE TABLE**

CURVE	BEARING	CURVE	RADIUS	LENGTH
C21	N30°40'40"W	36.96	75.00	37.34
C22	S41°45'57"E	37.74	50.00	38.70
C23	S14°11'30"W	40.34	50.00	41.52
C24	S58°21'36"W	34.81	50.00	35.58
C25	N85°03'17"E	4.47	119.00	4.47
C26	N40°01'37"E	34.83	50.00	35.58
C27	N02°20'50"W	33.19	50.00	33.64
C28	S14°16'10"W	11.20	25.00	11.21
C29	S01°38'03"E	31.50	75.00	31.73
C30	N17°18'30"E	18.64	275.00	18.64
C31	N04°50'48"W	46.74	275.00	46.80
C32	N04°50'48"W	47.41	275.00	47.47
C33	N01°36'30"E	17.68	25.00	17.68
C34	N12°01'29"E	13.70	275.00	13.70
C35	S10°17'34"W	31.04	25.00	31.05
C36	N81°36'47"E	39.73	225.00	39.78
C37	N43°24'36"E	65.96	225.00	66.77
C38	S14°01'51"E	8.68	175.00	8.68

**NOTE:** THIS SURVEY WAS SUBMITTED TO THE CITY OF KNOXVILLE AND KNOX COUNTY PLANNING COMMISSION FOR REVIEW AND RECORDING BY A TRUE SURVEY BY A TRUE SURVEY.

**REVISIONS**

DATE	BY	REVISIONS
1 03/12/2024	PS	COMMENTS
2 03/13/2024	PS	COMMENTS
3 03/18/2024	ADDED MAINT. #	
4 03/25/2024	PS	COMMENTS
5 03/27/2024	PS	COMMENTS
6		

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

**Ball Homes**  
1914 Pinnacle Pointe Way  
Knoxville, Tennessee 37922  
Phone: (865) 862-4774

**Emory Green Subdivision**  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

**PROJECT NO. 4300**  
**SHEET NO. 2 of 3**



TOTAL AREA  
18.65 Acres  
NUMBER OF BUILDING LOTS: 80  
NUMBER OF PAVEMENT LOTS: 2

Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument # 202403150044548.

#### Certification of Approval of Public Sanitary Sewer 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 \_\_\_\_\_

#### 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: \_\_\_\_\_

#### Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of streets and related improvements including indicated permanent reference markers and monuments, and that the record plat is hereby approved for recording in accordance with required standards and specifications.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

#### Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

#### Zoning

Zoning Shown on Official Map: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

#### 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 \_\_\_\_\_

#### Taxes and Assessments

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: \_\_\_\_\_

#### Planning Commission Certification of Approval for Recording - Final Plat

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 variance and waiver noted on this plat 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 13-3-402 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or affect the acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

#### PERMANENT REFERENCE MARKERS

Δ # 1 807176.80  
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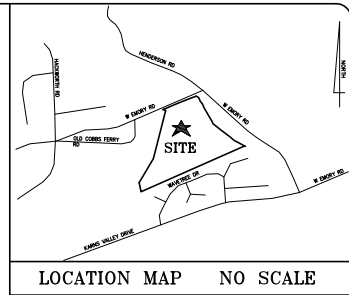
#### Certificate of Ownership and General Dedication

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.

Owner(s) Printed Name: \_\_\_\_\_

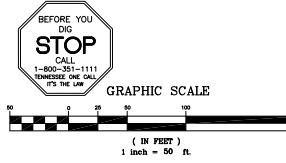
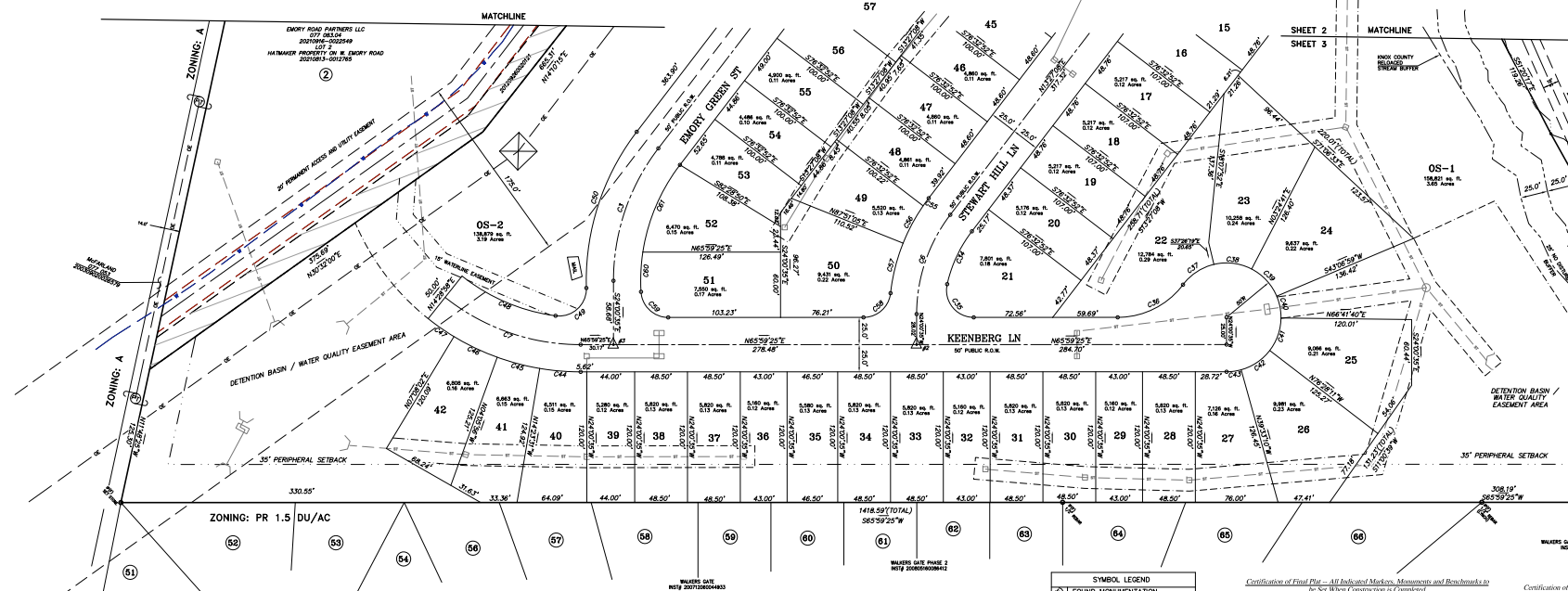
Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_



LOCATION MAP NO SCALE

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 077 PARCEL 083.03
- DEED REFERENCES - 20210119-005810  
PLAT REFERENCE - HATMAKER PROPERTY ON W. EMORY ROAD 2021081-001295
- THIS PROPERTY IS ZONED PR <5 DU/AC  
MINIMUM SETBACKS:  
FRONT: 20' SIDE: 5' REAR: 15'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709302232P  
EFFECTIVE DATE: MAY 06, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83/NRS2007
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS(PLS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-0-21-02-C AND 4-0-21-02-UR (2/22/2021)
- THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT PRIOR CONSENT OF TVA.
- ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER: \_\_\_\_\_



CURVE BEARING	CHORD	RADIUS	LENGTH
C3 105°16'44.71"	128.45	200.00	130.77
C8 105°16'44.71"	86.34	150.00	86.07
C4 101°04'10.70"	53.61	125.00	54.03
C10 162°29'41.71"	39.08	75.00	44.41
C6 142°28'21.71"	67.08	75.00	69.55
C17 132°46'20.70"	31.96	50.00	34.65
C19 172°59'11.71"	34.90	50.00	36.69
C39 166°14'10.70"	33.96	50.00	34.65
C40 143°01'41.71"	30.43	50.00	30.58
C41 104°43'12.71"	31.59	50.00	33.15
C43 143°59'10.71"	31.66	50.00	33.22
C44 147°04'25.71"	37.72	225.00	37.77
C45 180°43'12.71"	45.37	225.00	46.42

CURVE BEARING	CHORD	RADIUS	LENGTH
C46 188°46'25.71"	44.04	225.00	44.17
C47 153°11'30.71"	26.84	225.00	26.86
C48 169°00'34.71"	83.35	175.00	84.49
C49 162°13'20.71"	36.09	25.00	43.50
C50 106°10'26.71"	150.78	225.00	153.75
C51 104°13'20.71"	36.80	175.00	36.97
C52 169°00'34.71"	47.38	175.00	47.50
C53 169°00'34.71"	34.37	25.00	37.42
C54 142°43'12.71"	36.49	175.00	36.55
C55 150°43'12.71"	87.07	175.00	88.00

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS  
RECEIVER: TOPCON Hiper SR NETWORK RECEIVER, DUAL FREQUENCY WAS USED (L1/L2)  
GPS SURVEY PERFORMANCE WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON  
TODOT CROSS NETWORK NAD83(NRS2007) VERTICAL DATUM IS NAVD83, GEODETIC  
PRECISION OF THE GPS NETWORK IS 4 CM PLUS 10 PARTS PER MILLION (BASED ON THE  
DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT  
BEEN REDUCED TO GRID.

NOTE:  
THIS PLAT BEING FILED FOR THE  
SUBDIVISION AND THESE EASEMENTS AND/OR  
EASEMENTS NOT APPLICABLE TO THE  
SUBDIVISION BEING FILED BY A TITLE SURETY BY A TITLE  
INSURANCE

4-SA-24-F

SYMBOL	LEGEND
○	FOUND MONUMENTATION WITH SIZE & TYPE
●	SET MONUMENTATION
○	SEE NOTE
○	SET MONUMENTATION
○	SEE NOTE
○	SANITARY SEWER EASEMENT
○	DRAINAGE EASEMENT
○	PERMANENT REFERENCE MARKER
○	"NAD 83" NAIL, W/DATE OF HIS SPINE
○	COMMUNITY / OPEN SPACE LOT

#### Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to

be Set Where 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 except as has been limited, described and justified in a report filed with the Planning Commission, or for variance and waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_

#### Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Classification 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 compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_



**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: M.STRANGE	1 03/12/2024 PS COMMENTS
CHECKED BY: R. LYNCH	2 03/13/2024 PS COMMENTS
APPROVED BY: R.S.L.	3 03/18/2024 ADDED MAINT. #
SCALE: 1"=50'	4 03/25/2024 PS COMMENTS
DATE: 02/20/2024	5
	6

Ball Homes  
1914 Pinnacle Pointe Way  
Knoxville, Tennessee 37922  
Phone: (865) 862-4774

Emory Green Subdivision  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

PROJECT NO.  
4300  
SHEET NO.  
3 of 3



# 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

**Ryan Lynch**

Applicant Name

Affiliation

**2/22/2024**

Date Filed

**4/11/2024**

Meeting Date (if applicable)

**4-SA-24-F**

File Number(s)

## CORRESPONDENCE

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

**Ryan Lynch Lynch Surveys LLC**

Name / Company

**4405 Coster Rd Knoxville TN 37912**

Address

**865-584-2630 / RLynch@LynchSurvey.com**

Phone / Email

## CURRENT PROPERTY INFO

**Ball Homes, LLC**

Owner Name (if different)

**1914 Pinnacle Pointe Way Knoxville TN 37922**

Owner Address

**865-862-4774**

Owner Phone / Email

**0 W. Emory Rd.**

Property Address

**77 083 03**

Parcel ID

**19.44 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**South of W. Emory Rd., North of Paradise Hill Way**

General Location

☐ City

**Commission District 6**

**PR (Planned Residential)**

☒ County

District

Zoning District

Existing Land Use

**Northeast County**

Planning Sector

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

### Final Plat of Emory Green Subdivision

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number   ☒ Split Parcels

60

Total Number of Lots Created

Additional Information \_\_\_\_\_

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

- ☐ Plan  
Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☒ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1

**\$2,510.00**

Total

Fee 2

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.

**Ryan Lynch**

**2/22/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Ball Homes, LLC**

**2/22/2024**

Property Owner Signature

Please Print

Date



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☒ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

Ryan Lynch

Land Surveyor

Applicant Name

Affiliation

2/21/2024

04/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

4-SA-24-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

Ryan Lynch

Lynch Surveys

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

(865) 584-2630

rlynch@lynchsurvey.com

Phone

Email

## CURRENT PROPERTY INFO

Ball Homes

1914 Pinnacle Pointe Way, Knoxville, TN

865-862-4774

Property Owner Name (if different)

Property Owner Address

37922

Property Owner Phone

0 West Emory Rd. Knoxville, TN 37931

077 083.03

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of W, Emory Rd., North of Paradis Hill Way

19.44 acres

General Location

Tract Size

☐ City ☒ County

6th

PR, 5 du/ac

AgForVac

District

Zoning District

Existing Land Use

Northwest County

LDR

Planned Growth

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST****Emory Green Subdivision**

Related Rezoning File Number

Proposed Subdivision Name

**60****File # 4-SD-21-C**

Unit / Phase Number

☐ Combine Parcels☒ Divide Parcel

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**

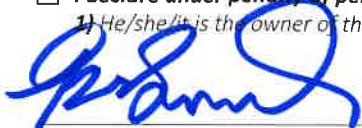
- ☐ Design Plan Certification (*Final Plat*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0203	\$1,740.00	
Fee 2		\$2,510.00
0208	\$770.00	
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



Ryan Lynch

2/21/2024

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

Property Owner Signature

Please Print

Date Paid