



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning and Subdivision Specialist
DATE: January 3, 2024
RE: 1-SD-24-F, Agenda #44
Final Plat of Sonesta Subdivision Phase 2

Recommendation

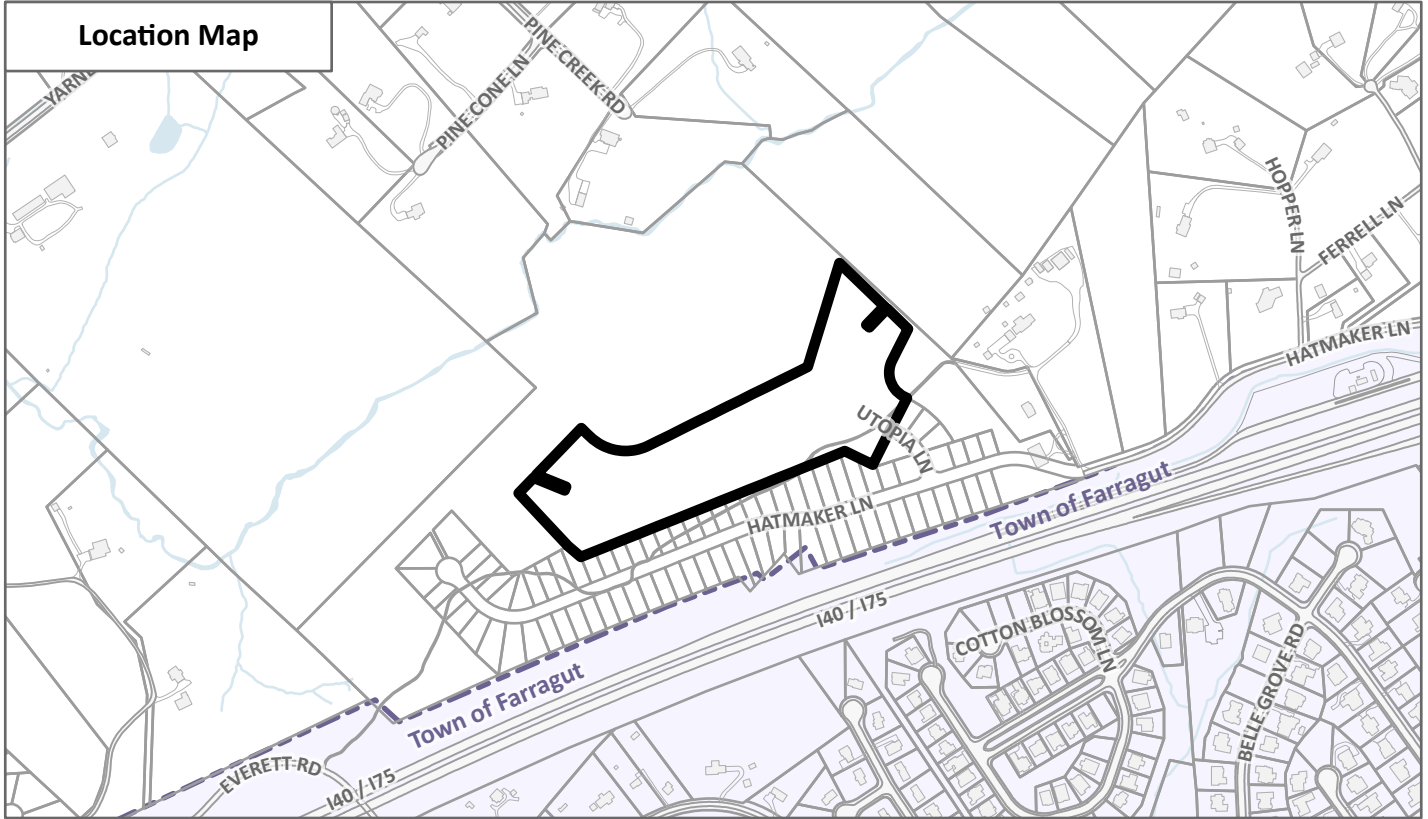
The concept plan indicating the overall layout and design for this plat was approved on 2/11/2021 as Planning Case 12-SB-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

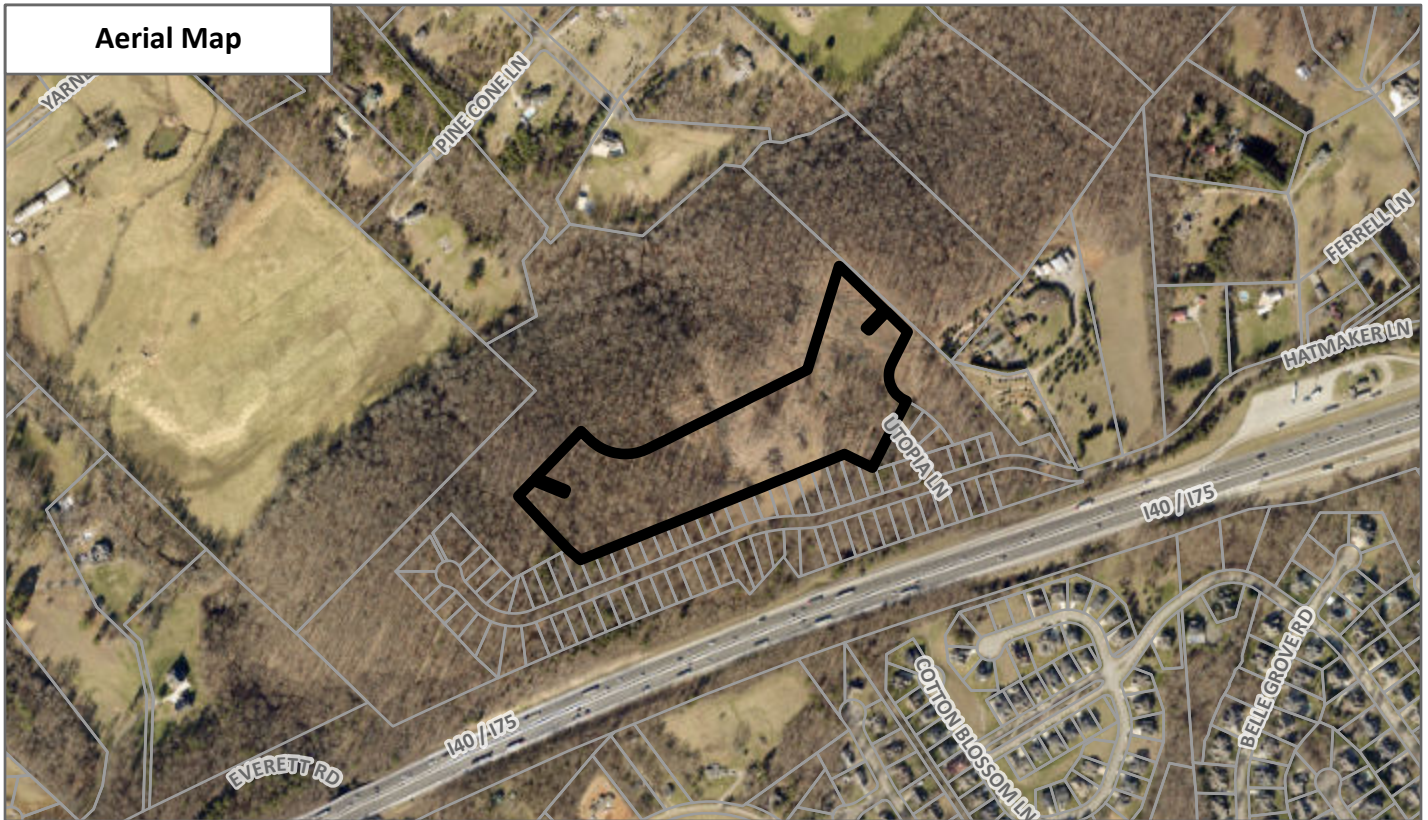
12-SB-20-C: Approved by the Planning Commission (2/11/2021)
12-C-20-UR: Approved by the Planning Commission (2/11/2021)

Exhibit A. Contextual Images

Location Map



Aerial Map

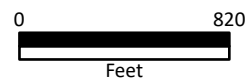


CONTEXTUAL MAPS 1

1-SD-24-F



Case boundary



TOTAL AREA
69.92 ACRES
(3,045,698 sq.ft.)
THIS PHASE: 49.65 ACRES
(2,162,659 sq.ft.)
ROADS: 2.12 ACRES
OPEN SPACE LOT OS-2: 30.01 ACRES
TOTAL HOUSE LOTS=55

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 plan on this _____ day of 20____.

Engineering Director

Certificate of Ownership and General Dedication
I, (We), the undersigned owner(s) of the property shown herein, hereby adopt this on (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: _____

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: _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.

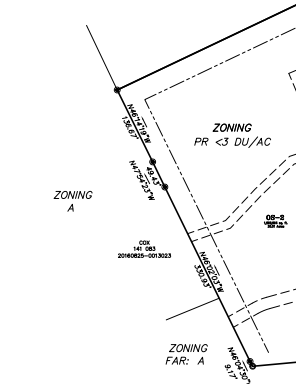
City Tax Clerk: Signed: _____ Date: _____
Knox County Trustee: Signed: _____ Date: _____

Addressing Department Certificate
I, the undersigned, hereby certify that the subdivision names 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: _____
Date: _____

SYMBOL LEGEND

○	FOUND MONUMENTATION (WITH SIZE & TYPE)
●	IRON ROD SET (SEE NOTE 1)
□	CONCRETE R.O.W. MONUMENT
△	NET - PERMANENT RESERVE MONUMENT (SEE NOTE 2)
▭	DRAINAGE EASEMENT
≡	WATER LINE EASEMENT
≡	SANITARY SEWER EASEMENT



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: _____

Certificate of Approval of Public Sanitary Sewer System - Major Subdivisions
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: _____

Certificate of Approval of Public Water System - Major Subdivisions
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: _____

STOP
BEFORE YOU GO
CALL
1-800-351-1111
THROUGH ONE CALL,
IT'S THE LAW

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

Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #20230721003796.

FLOODING LINE MARKS BEGINNING OF "Y" ZONING
OF MAJOR BUFFER - NO ACTUAL CRACK BUFFER
OF CRACK BUFFER - NO MAJOR CRACK BUFFER

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-1
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

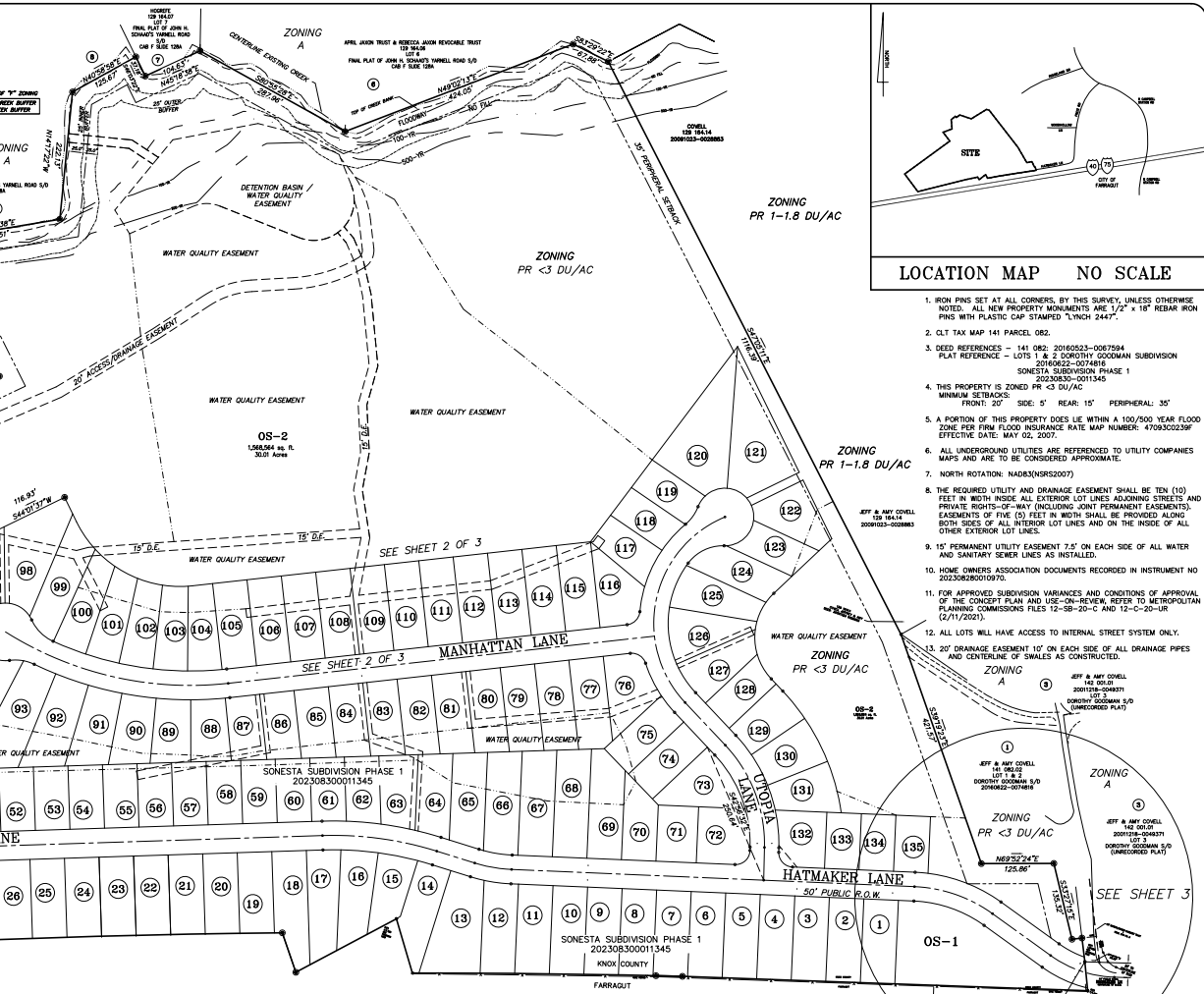
OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.

OS-2
LANDMARK NO. 1
50' PUBLIC R.O.W.



Planning Commission Certificate 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 variances and waivers 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 office of the Knox County Register of Deeds. Pursuant to Section 12-2-405 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: _____

1-SD-24-F

Registered Land Surveyor: _____
Tennessee License No. _____
Date: _____

Certificate of Final Plat - All Indicated Markers, Monuments and Benchmarks
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 itemized, described and justified in a report filed with the Planning Commission, or the variances 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: _____

Certificate of Care and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "Y" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certificate of 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: _____

Certificate of Care and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "Y" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certificate of 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.

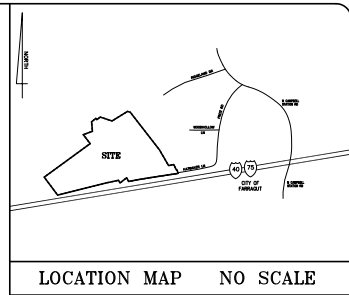
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: _____
Tennessee License No. _____
Date: _____

Certificate of 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: _____



- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REBAR IRON PINS WITH PLASTIC CAP STAMPED 1/3"X 2447.
- CLT TAX MAP 141 PARCEL 082.
- DEED REFERENCES - 141 082; 20160523-007594 PLAT REFERENCE - LOTS 1 & 2 DOROTHY GOODMAN SUBDIVISION 20160523-007594 SONESTA SUBDIVISION PHASE 1 202308300011345
- THIS PROPERTY IS ZONED PR <3 DU/AC
MINIMUM SETBACKS:
FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4705030239P 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 JOINT PERMANENT EASEMENTS) 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.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO 202308280010970.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 12-SB-20-C AND 12-C-20-UR (2/17/2021).
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.

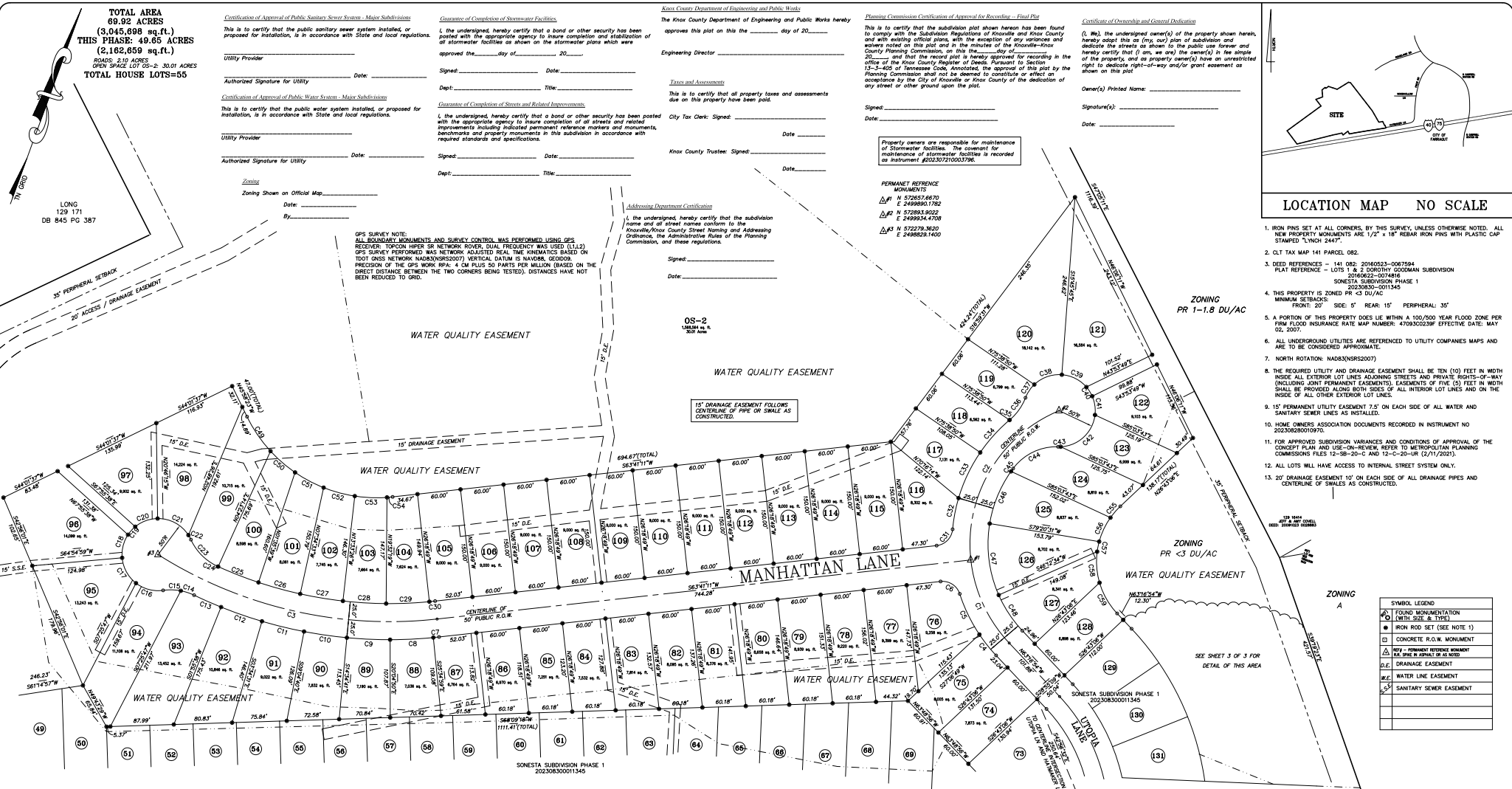
RYAN S. LYNCH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2447

REVISONS	
DRAWN BY: M. STRANGE	1 PLANNING COMMENTS 12/05/2023
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 11/27/2023	5
	6

S&E PROPERTIES, LLC/S E PROPERTIES LLC
405 MONTBROOK ROAD
Knoxville, Tennessee 37919
Phone: (865) 693-9699

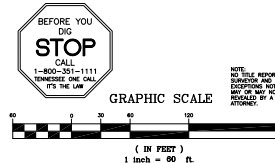
Sonesta Subdivision Phase 2
Lots 74 Thru 128
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO:
3903-06
SHEET NO.
1 of 3



TOTAL AREA
69.92 ACRES
(3,045,698 sq. ft.)
THIS PHASE: 49.65 ACRES
(2,162,659 sq. ft.)
ROADS: 2.10 ACRES
OPEN SPACE LOT OS-2: 30.01 ACRES
TOTAL HOUSE LOTS=65

LONG
129 171
DB 845 PG 387



Certification of Approval of Public Sanitary Sewer System - Main 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: _____
Title: _____

Certification of Approval of Public Water System - Main 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: _____
Title: _____

Zoning Shown on Official Map: _____
By: _____

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 finalization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

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

Guarantee of Completion of Streets and Related Easements
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: _____

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ 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: _____

Addressing Determination Certification
I, the undersigned, hereby certify that the subdivision names 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: _____

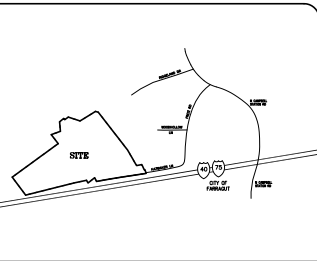
Planning Commission Certification of Approval for Rezoning - Final Plat
This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this 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 office of the Knox County Register of Deeds pursuant to Section 13-3-406 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: _____

PERMANENT REFERENCE MONUMENTS
#1 N 572657.6670
#2 E 2498901.792
#3 N 572881.9022
#4 E 249924.4708
#5 E 252739.3830
#6 E 249829.1400

Certificate of Ownership and General Dedication
(If No.) the undersigned owner(s) of the property shown herein, hereby adopt this (or, any) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, or any) 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: _____
Signed: _____
Date: _____



LOCATION MAP NO SCALE

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "1/2 INCH 2447".
- CLT TAX MAP 141 PARCEL 082.
- DEED REFERENCES - 141 082: 20160523-007994 PLAT REFERENCE - LOTS 1 & 2 DOROTHY GIDDOM SUBDIVISION SONESTA SUBDIVISION PHASE 1 20200830-001345
- THIS PROPERTY IS ZONED PR C3 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0239F EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ORIENTATION: MAGNETIC (2007)
- 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 ADJ. PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- PERMANENT UTILITY EASEMENT 5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO 2023080101970
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S FINAL REPORT AND DECISION NO. 12-0-205-UR (7/11/2021).
- ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SNAILES AS CONSTRUCTED.

SYMBOL LEGEND

- ▲ FOUND MONUMENTATION (MINI SEE 1.129)
- IRON ROD SET (SEE NOTE 1)
- CONCRETE R.O.W. MONUMENT
- ▣ PERMANENT REFERENCE MONUMENT (SEE NOTE 1.129) OR SET (SEE NOTE 1.129)
- DRAINAGE EASEMENT
- WATER LINE EASEMENT
- SANITARY SEWER EASEMENT

CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
CT	S44°24'21"	126.82	200.00	129.04	C16	N84°27'17"	38.88	50.00	39.84	C46	S24°24'29"	78.13	178.00	78.80	C17	S12°32'27"	99.39	178.00	107.20
C1	S12°32'27"	240.38	200.00	251.84	C17	S48°58'42"	48.03	50.00	41.15	C47	S27°12'27"	99.39	178.00	107.20	C18	S24°24'29"	78.13	178.00	78.80
C2	N62°52'56"	386.84	600.00	404.45	C18	S24°24'29"	78.13	178.00	78.80	C48	S24°24'29"	78.13	178.00	78.80	C19	S24°24'29"	78.13	178.00	78.80
C3	S88°34'24"	37.07	225.00	37.17	C19	S24°24'29"	78.13	178.00	78.80	C49	S24°24'29"	78.13	178.00	78.80	C20	S24°24'29"	78.13	178.00	78.80
C4	S45°30'28"	49.56	225.00	62.76	C20	S24°24'29"	78.13	178.00	78.80	C50	S24°24'29"	78.13	178.00	78.80	C21	S24°24'29"	78.13	178.00	78.80
C5	N72°04'56"	31.62	25.00	34.24	C21	N81°44'16"	46.52	50.00	50.68	C51	S24°24'29"	78.13	178.00	78.80	C22	S24°24'29"	78.13	178.00	78.80
C6	N45°10'36"	7.87	425.00	7.97	C22	N81°44'16"	46.52	50.00	50.68	C52	N81°44'16"	46.52	50.00	50.68	C23	S24°24'29"	78.13	178.00	78.80
C7	N81°44'16"	60.00	625.00	60.02	C23	N81°44'16"	46.52	50.00	50.68	C53	S24°24'29"	78.13	178.00	78.80	C24	S24°24'29"	78.13	178.00	78.80
C8	N72°04'56"	60.00	625.00	60.02	C24	S24°24'29"	78.13	178.00	78.80	C54	S24°24'29"	78.13	178.00	78.80	C25	S24°24'29"	78.13	178.00	78.80
C9	N72°04'56"	60.00	625.00	60.02	C25	S24°24'29"	78.13	178.00	78.80	C55	S24°24'29"	78.13	178.00	78.80	C26	S24°24'29"	78.13	178.00	78.80
C10	N72°04'56"	60.00	625.00	60.02	C26	S24°24'29"	78.13	178.00	78.80	C56	S24°24'29"	78.13	178.00	78.80	C27	S24°24'29"	78.13	178.00	78.80
C11	N72°04'56"	60.00	625.00	60.02	C27	S24°24'29"	78.13	178.00	78.80	C57	S24°24'29"	78.13	178.00	78.80	C28	S24°24'29"	78.13	178.00	78.80
C12	N72°04'56"	60.00	625.00	60.02	C28	S24°24'29"	78.13	178.00	78.80	C58	S24°24'29"	78.13	178.00	78.80	C29	S24°24'29"	78.13	178.00	78.80
C13	S88°34'24"	40.87	625.00	40.89	C29	N72°04'56"	60.00	625.00	60.03	C59	S24°24'29"	78.13	178.00	78.80	C30	S24°24'29"	78.13	178.00	78.80
C14	S88°34'24"	19.18	75.00	19.43	C30	N72°04'56"	60.00	625.00	60.03	C60	S24°24'29"	78.13	178.00	78.80	C31	S24°24'29"	78.13	178.00	78.80
C15	S24°24'29"	24.53	75.00	24.64	C31	N62°52'56"	29.77	575.00	29.97	C61	S24°24'29"	78.13	178.00	78.80	C32	S24°24'29"	78.13	178.00	78.80

1-SD-24-F

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

1	PLANNING COMMENTS 12/05/2023
2	
3	
4	
5	
6	

DRAWN BY: M. STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=60'
DATE: 11/27/2023

S&E PROPERTIES, LLC/B AND E PROPERTIES LLC
405 MONTBROOK ROAD
Knoxville, Tennessee 37919
Phone: (865) 693-9699

Sonesta Subdivision Phase 2
Lots 74 Thru 128
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
3903-06
SHEET NO.
2 of 3



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.
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 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: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks
I, the undersigned, 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 electronic conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been certified, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The bond or other security that is posted to 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: _____

TOTAL AREA
69.92 ACRES
(3,045,698 sq.ft.)
THIS PHASE: 49.65 ACRES
(2,162,659 sq.ft.)
 ROADS: 2.10 ACRES
 OPEN SPACE LOT 95-D: 33.01 ACRES
TOTAL HOUSE LOTS=55

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 _____ 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 _____ Date _____
 Authorized Signature for Utility _____ Date _____

Zoning _____ Date _____
 By: _____

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: _____
 Title: _____

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: _____
 Title: _____

Knox County Department of Engineering and Public Works

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

Engineering Director _____ Date: _____

Taxes and Assessment

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 Rezoning - Final Plat

This is to certify that the subdivision plat 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 plat 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 13-3-409 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

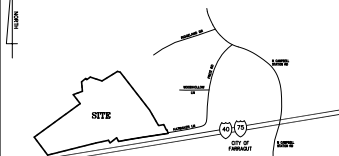
Signed: _____ Date: _____

Certificate of Ownership and General Dedication

I, (We), the undersigned owner(s) of the property shown herein, hereby adopt this (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, we and) 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: _____

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #20230791002796.



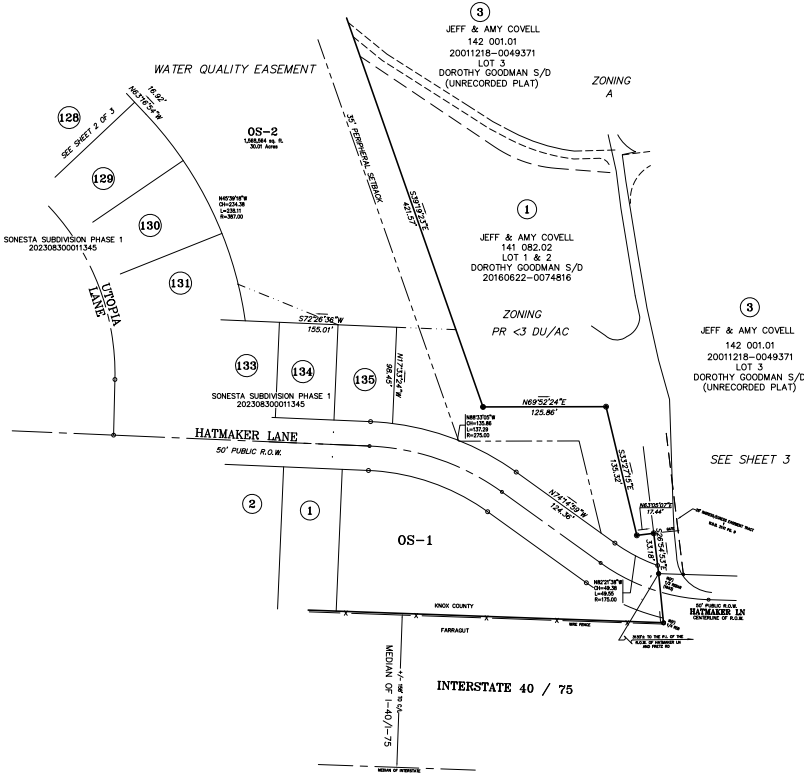
LOCATION MAP NO SCALE

- 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 141 PARCEL 082.
- DEED REFERENCES - 141 082; 20160523-006794; PLAT REFERENCE - LOTS 1 & 2 DOROTHY GOODMAN SUBDIVISION 20160523-007416; SONESTA SUBDIVISION PHASE 1 20230830-001340
- THIS PROPERTY IS ZONED PR <3 DU/AC
- MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470602000E EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRSR2007)
- 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 JOINT PERMANENT EASEMENTS). 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.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO 202308201070.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 12-38-20-C AND 12-C-10-HR (6/11/2021).
- ALL LOTS WILL HAVE TO INTERNAL STREET SYSTEM ONLY.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.

Addressing Department Certification

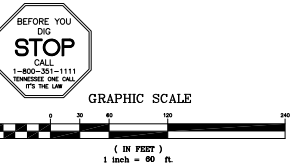
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____ Date: _____



SYMBOL LEGEND

▲	FOUND MONUMENTATION (WITH SIZE & TYPE)
■	IRON ROD SET (SEE NOTE 1)
□	CONCRETE R.O.W. MONUMENT
▲	NEW - PERMANENT REFERENCE MARKER (AS SHOWN IN SPECIAL OR AS NOTED)
—	DRAINAGE EASEMENT
—	WATER LINE EASEMENT
—	SANITARY SEWER EASEMENT



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(NRSR2007)) VERTICAL DATUM IS NAVD83, GEODOID. PRECISION OF THE GPS WORK RPK: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GPD.

NOTE: THIS SURVEY WAS FURNISHED TO THE SURVEYOR AND THESE CONDITIONS AND/OR COVENANTS NOT APPLICABLE TO THIS SURVEY. ANY AND ALL RIGHTS MAY BE INCURRED BY A TITLE SEARCH BY A TITLE OFFICER.

1-SD-24-F

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 except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances 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 all indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
 Tennessee License No. _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "TY" 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 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 PLANNING COMMENTS 12/05/2023
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 04/25/2023	5
	6

S&E PROPERTIES, LLC/S AND E PROPERTIES LLC
 405 MONTBROOK ROAD
 Knoxville, Tennessee 37919
 Phone: (865) 693-9699

Sonesta Subdivision Phase 2
 Lots 74 Thru 128
 Knoxville, Tennessee
 District 6, Knox County, Tennessee

PROJECT NO.
3903-06
 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

11/29/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-SD-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

S&E Properties

Owner Name (if different)

405 Montbrook Pk Knoxville TN

Owner Address

865-693-9699

Owner Phone / Email

0 Everett Rd.

Property Address

141 082

Parcel ID

Part of Parcel (Y/N)?

69.92 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

North of Hatmaker Lane and West of Hopper Lane

General Location

City **Commission District 6 PR (Planned Residential), 3 du/ac**

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

Sector Plan Land Use Classification

Rural Area

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

Sonesta Subdivision Phase 2	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	55 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	\$2,300.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
ADDITIONAL REQUIREMENTS		
<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	Ryan Lynch Please Print	11/29/2023 Date
---------------------	-----------------------------------	---------------------------

Phone / Email		
Property Owner Signature	S&E Properties Please Print	11/29/2023 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

11/27/2023

January 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

1-SD-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

S & E Properties, LLC

405 Montbrook Road Knoxville, TN

865-693-9699

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~Hatmaker Lane Knoxville, TN~~

0 Everett Road, Knoxville
TN 37932

141 082

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Hatmaker Ln and West of Hopper Ln

69.92 Acres

General Location

Tract Size

City County

6

PR < 3 DU/AC

AgForVac

District

Zoning District

Existing Land Use

Northwest County

AG, 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

Sonesta Subdivision

Related Rezoning File Number

Proposed Subdivision Name

Phase 2

55

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

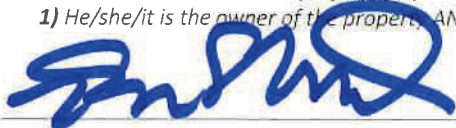
ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0203	\$1,600	\$2,300
Fee 2		
0208	\$700	
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

11/27/2023

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

N/A

11/28/2023, SG

Property Owner Signature

Please Print

Date Paid