



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist  
DATE: September 23, 2024  
RE: Agenda # 5, File # 10-SB-24-F  
Final Plat of Belhaven Subdivision (formerly known as Beaver Valley Subdivision)

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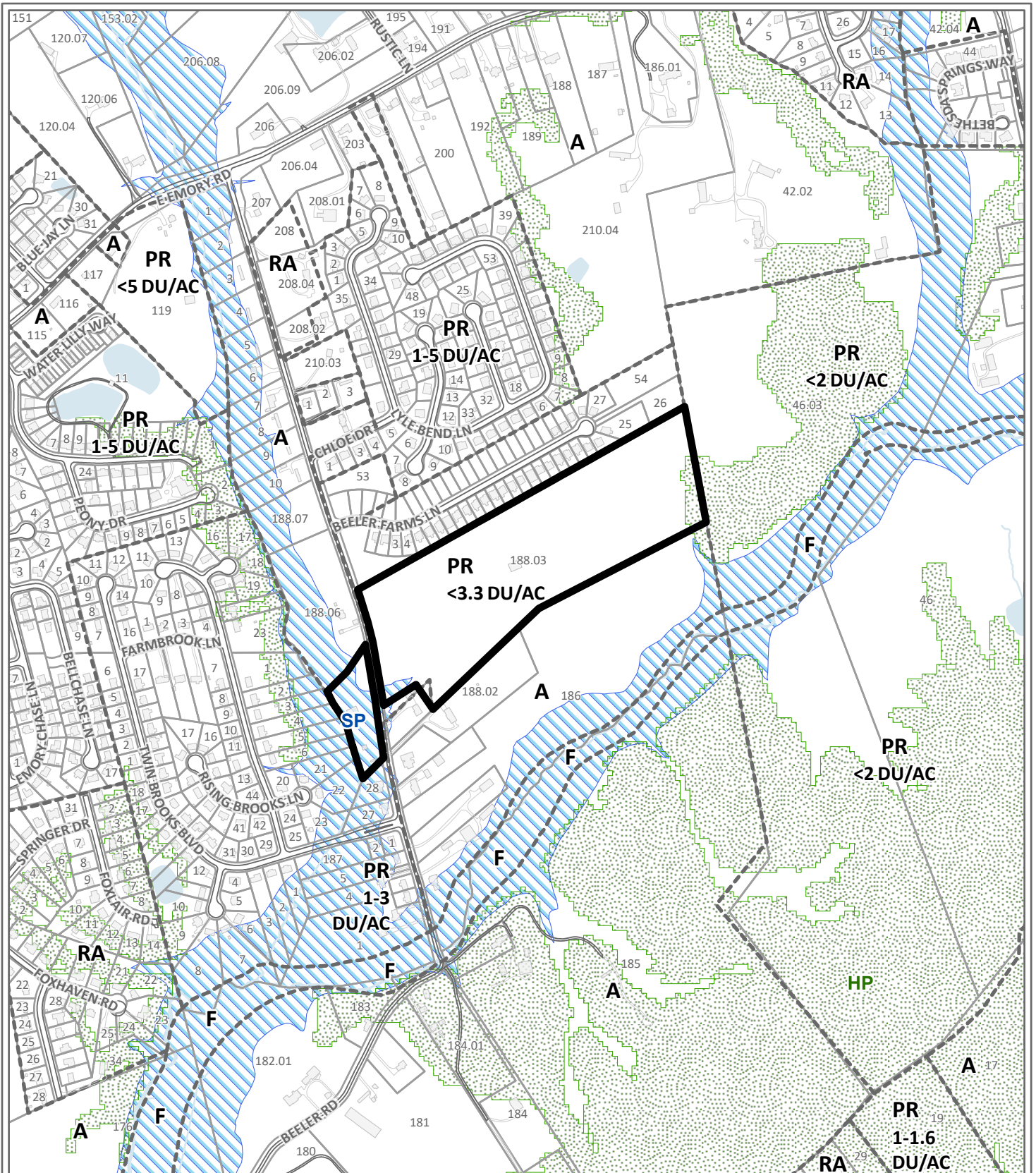
#### **Recommendation**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved on September 24, 2023, as Planning Case File # 1-SF-23-C.

The last revision of the final plat was received after the corrections deadline as Knox County Engineering and Public Works had not provided final comments. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. Revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

#### **Associated Case and Decision**

1-E-23-DP: Approved by the Planning Commission (9/24/2023)  
1-SF-23-C: Approved by the Planning Commission (9/24/2023)



**FINAL SUBDIVISION PLAT**

**10-SB-24-F**

**Petitioner:** Ryan Lynch



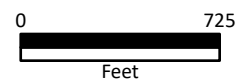
**Final Plat For:** Final Plat of Beaver Valley Subdivision

**Original Print Date:** 8/26/2024

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

**Map No:** 29

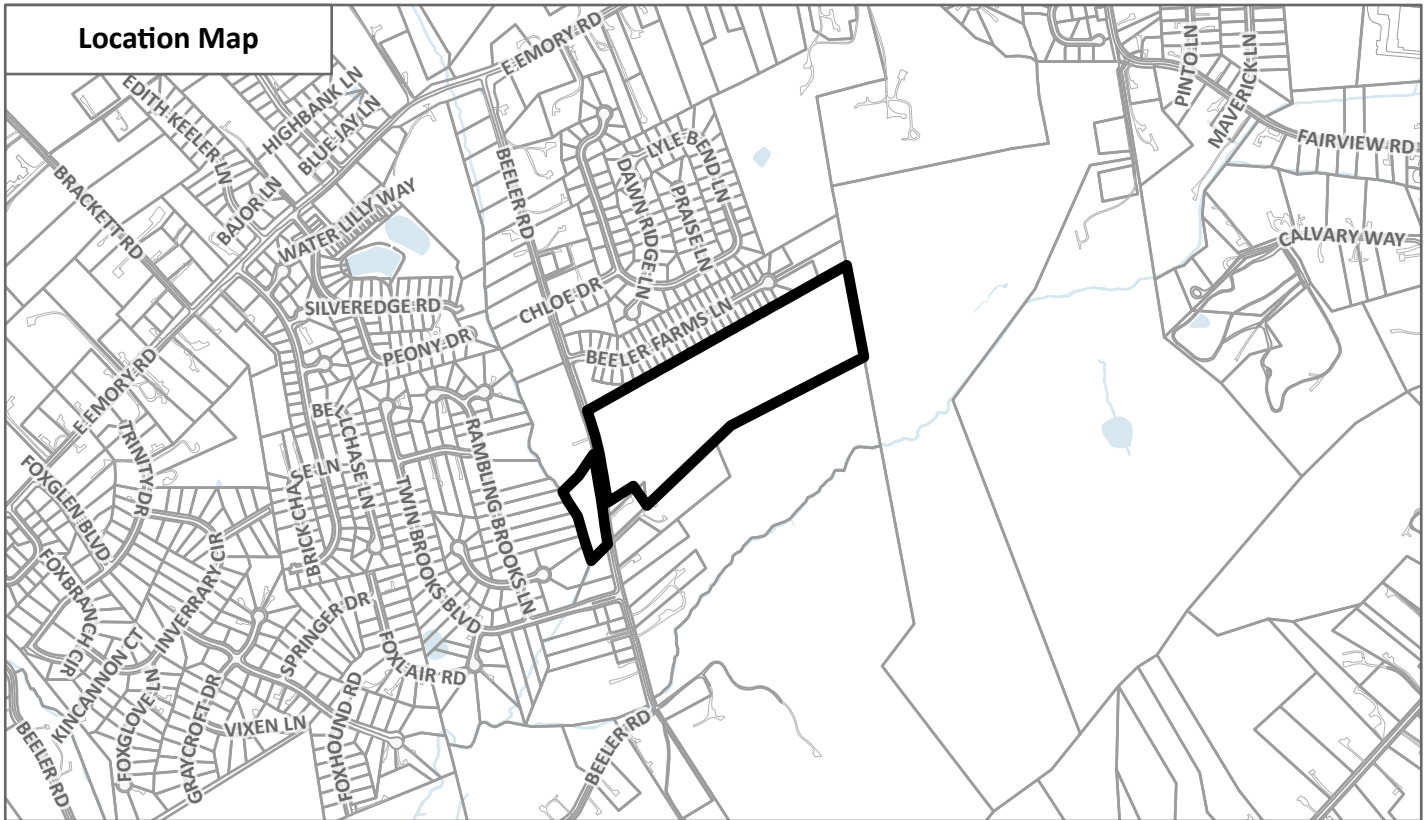
**Jurisdiction:** County



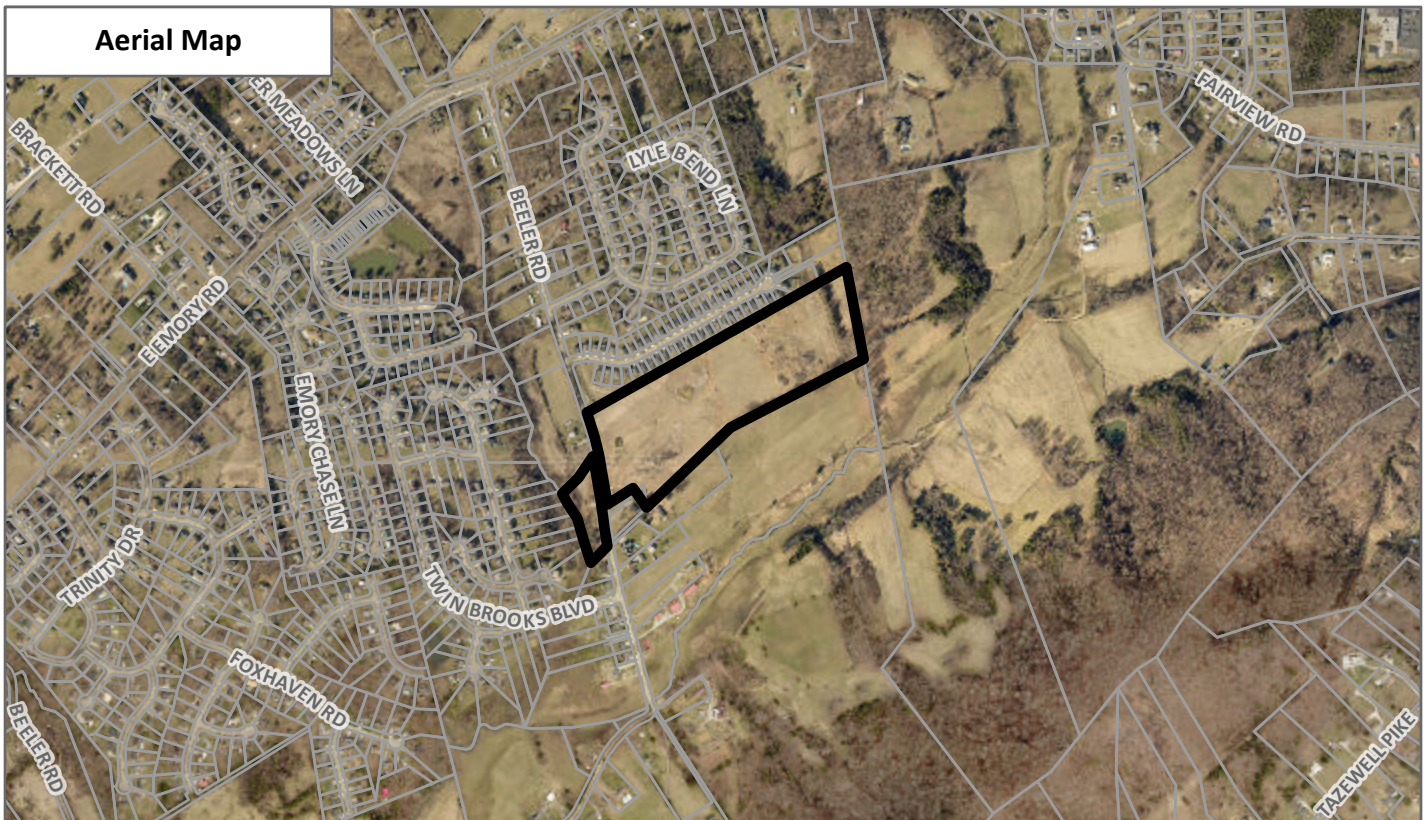


## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

10-SB-24-F



Case boundary

0 1,000  
Feet



0000-0000  
0000-0000



SHEET NO  
1 of 3  
PROJECT NO  
4863

Planning Commission Certification of Approval for Recording - Final Plat

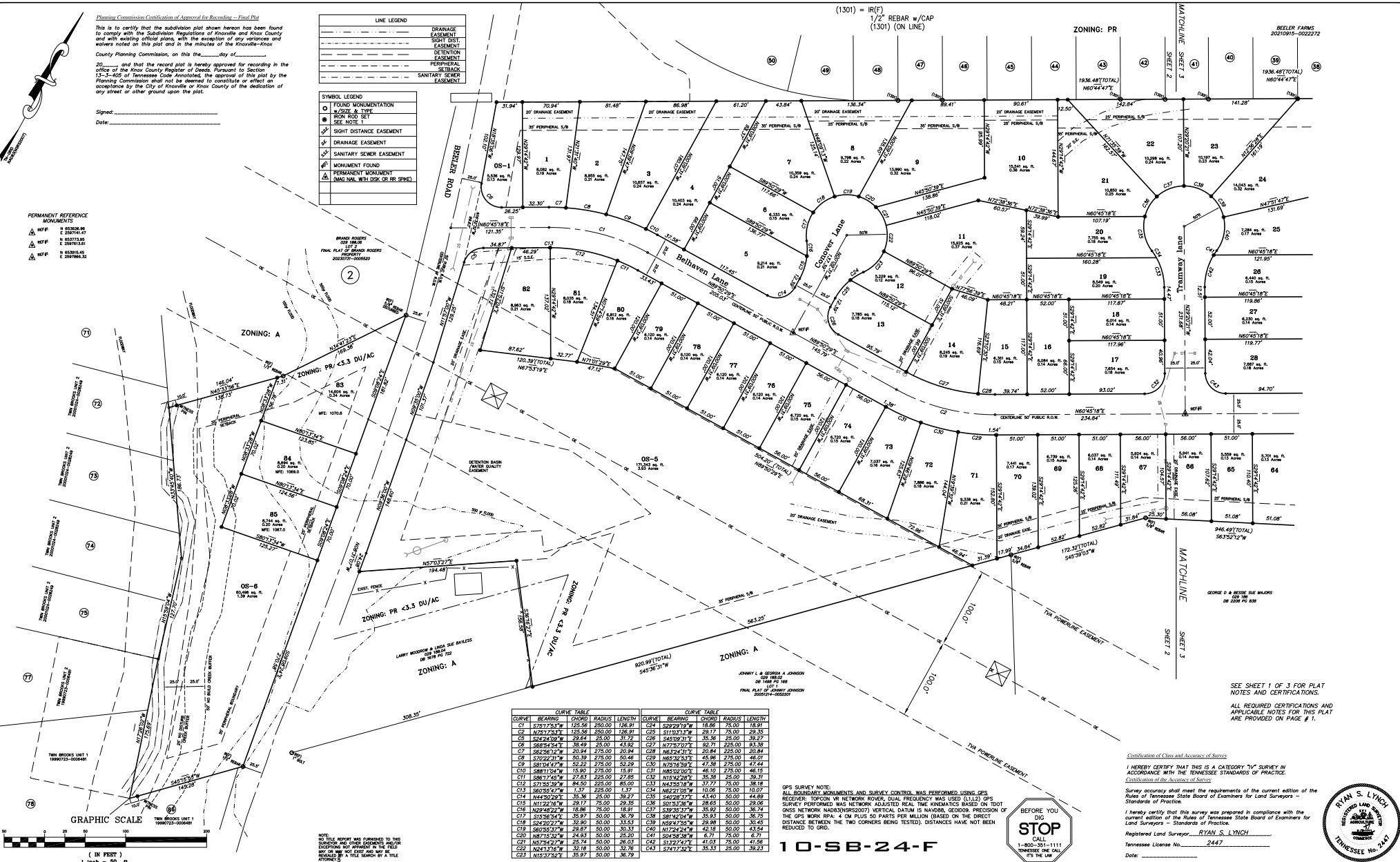
This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning 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 13-3-405 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: \_\_\_\_\_

LINE LEGEND	
---	DRAINAGE EASEMENT
---	EASEMENT
---	SIGHT DIST. EASEMENT
---	DETENTION EASEMENT
---	PERIPHERAL EASEMENT
---	SE BACK
---	SANITARY SEWER EASEMENT

SYMBOL LEGEND	
○	FOUND MONUMENTATION
○	1/2" REBAR & TYPE
○	IRON ROD SET
○	SEE NOTE 1
✓	SIGHT DISTANCE EASEMENT
✓	DRAINAGE EASEMENT
✓	SANITARY SEWER EASEMENT
○	MONUMENT FOUND
△	PERMANENT MONUMENT
△	(IMAG. MON. WITH DIS. OR BR. SINK)

PERMANENT REFERENCE MONUMENTS	
HTF	N 65°28'46"E
HTF	E 33°14'47"E
HTF	N 65°27'50"E
HTF	E 33°16'31"E
HTF	N 65°30'15"E
HTF	E 33°16'15"E



CURVE TABLE				CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S27°17'43"	126.56	250.00	126.91	C24	S29°22'19"	18.86	75.00	19.35
C2	N27°12'51"	126.56	250.00	126.91	C25	S11°31'13"	28.17	75.00	29.35
C3	S24°24'59"	29.84	28.00	37.72	C26	S45°09'31"	35.36	25.00	36.35
C4	S88°54'54"	35.36	25.00	43.62	C27	N72°57'07"	62.71	25.00	63.35
C5	S82°56'51"	20.84	275.00	20.94	C28	N82°54'41"	20.84	275.00	20.84
C6	S23°22'41"	50.39	275.00	50.46	C29	N85°10'53"	45.98	275.00	46.44
C7	S81°14'42"	50.22	275.00	50.29	C30	N75°16'59"	47.98	275.00	47.84
C8	S88°11'24"	15.80	275.00	15.91	C31	N85°02'02"	46.10	275.00	46.10
C9	S87°14'55"	27.83	275.00	27.85	C32	N15°42'48"	35.36	25.00	36.37
C10	S27°35'39"	84.50	225.00	85.00	C33	N43°26'18"	37.77	75.00	38.37
C11	S60°25'42"	1.37	225.00	1.37	C34	N62°27'09"	10.06	75.00	10.06
C12	N44°50'23"	35.36	25.00	35.74	C35	S40°28'17"	45.40	50.00	46.89
C13	N11°22'48"	28.17	75.00	29.35	C36	S01°34'36"	28.65	50.00	29.35
C14	N42°38'27"	18.86	75.00	19.91	C37	S39°15'27"	35.93	50.00	36.93
C15	S15°36'54"	35.97	50.00	36.79	C38	S81°42'04"	35.93	50.00	36.79
C16	S24°22'27"	35.80	50.00	35.53	C39	S89°47'25"	29.88	50.00	30.54
C17	S60°25'42"	24.67	50.00	25.31	C40	N72°24'24"	42.10	50.00	42.75
C18	N87°12'32"	24.83	50.00	25.20	C41	S04°58'38"	6.71	75.00	6.71
C19	N67°14'42"	25.74	50.00	26.03	C42	S12°27'47"	41.03	75.00	41.63
C20	N64°13'17"	32.18	50.00	32.76	C43	S74°17'34"	35.33	25.00	35.21
C21	N15°27'52"	35.97	50.00	36.79					

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER. TOPCON VR NETWORK ROVER. DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TIGHT GPS NETWORK NAD83/USNGS2007 VERTICAL DATUM IS NAD83. 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.

10-SB-24-F

SURVEY FOR:



Mesana Investments, LLC  
1515 Ashland Road  
Knoxville, Tennessee 37922  
Phone: (865) 806-8008

Belhaven Subdivision  
Beeler Road  
Knoxville, Tennessee  
District 8, 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 09/17/2024 PS COMMENTS
CHECKED BY: R. LYNCH	2 09/18/2024 PS COMMENTS
APPROVED BY: R.S.L.	3 09/23/2024 ENG COMMENTS
SCALE: 1"=50'	4 09/27/2024 Rev. MFE Lot 83
DATE: 08/08/2024	5
	6

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "T" 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.

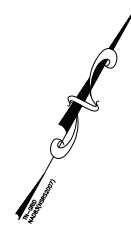
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: RYAN S. LYNCH  
Tennessee License No.: 2447

Date: \_\_\_\_\_  
FINAL PLAT OF:



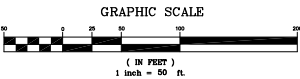
SHEET NO.  
2 of 3  
PROJECT NO.  
4863



CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S70°10'14"W	272.73	170.00	135.61
C2	S70°10'14"W	61.86	290.00	82.23
C3	N10°45'18"E	35.99	25.00	36.31
C4	N42°30'15"W	37.77	75.00	38.19
C5	N62°42'10"W	10.96	75.00	10.07
C6	S40°28'17"E	41.40	50.00	44.89
C7	S01°31'36"W	28.65	50.00	28.06
C8	S32°26'27"E	35.92	50.00	36.74
C9	S08°42'04"W	35.93	50.00	36.75
C10	N59°47'50"W	29.99	50.00	30.49
C11	N07°24'21"E	42.19	50.00	43.54
C12	S04°58'58"W	6.71	75.00	6.71
C13	S13°27'42"E	41.03	75.00	41.56
C14	S74°17'52"E	35.33	50.00	39.23
C15	N10°45'18"E	35.36	25.00	39.27
C16	S74°14'54"E	35.36	25.00	39.27
C17	S27°31'06"E	8.31	175.00	8.31
C18	S19°13'12"E	44.48	175.00	44.60
C19	S04°26'21"E	45.54	175.00	45.67
C20	S30°20'17"E	45.54	175.00	45.67
C21	S40°24'18"E	45.54	175.00	45.67
C22	S54°18'09"E	39.23	175.00	39.35
C23	S55°15'42"W	21.92	125.00	23.96
C24	S12°30'34"E	162.55	125.00	164.07
C25	S27°30'34"E	8.31	175.00	8.31
C26	S87°44'56"W	66.99	275.00	67.16
C27	S77°10'20"W	51.99	275.00	52.30
C28	S70°10'14"W	73.68	225.00	74.01
C29	N01°58'00"E	25.17	75.00	25.29
C30	N24°31'46"E	43.62	75.00	44.28
C31	S34°08'29"E	44.65	50.00	46.22
C32	N09°44'50"W	61.91	50.00	100.09
C33	N19°27'01"W	34.55	50.00	35.27
C34	N10°50'12"E	20.12	50.00	20.36
C35	N42°32'10"E	31.96	50.00	32.53

PERMANENT REFERENCE MONUMENTS

- REFP
- REFP
- REFP
- REFP



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

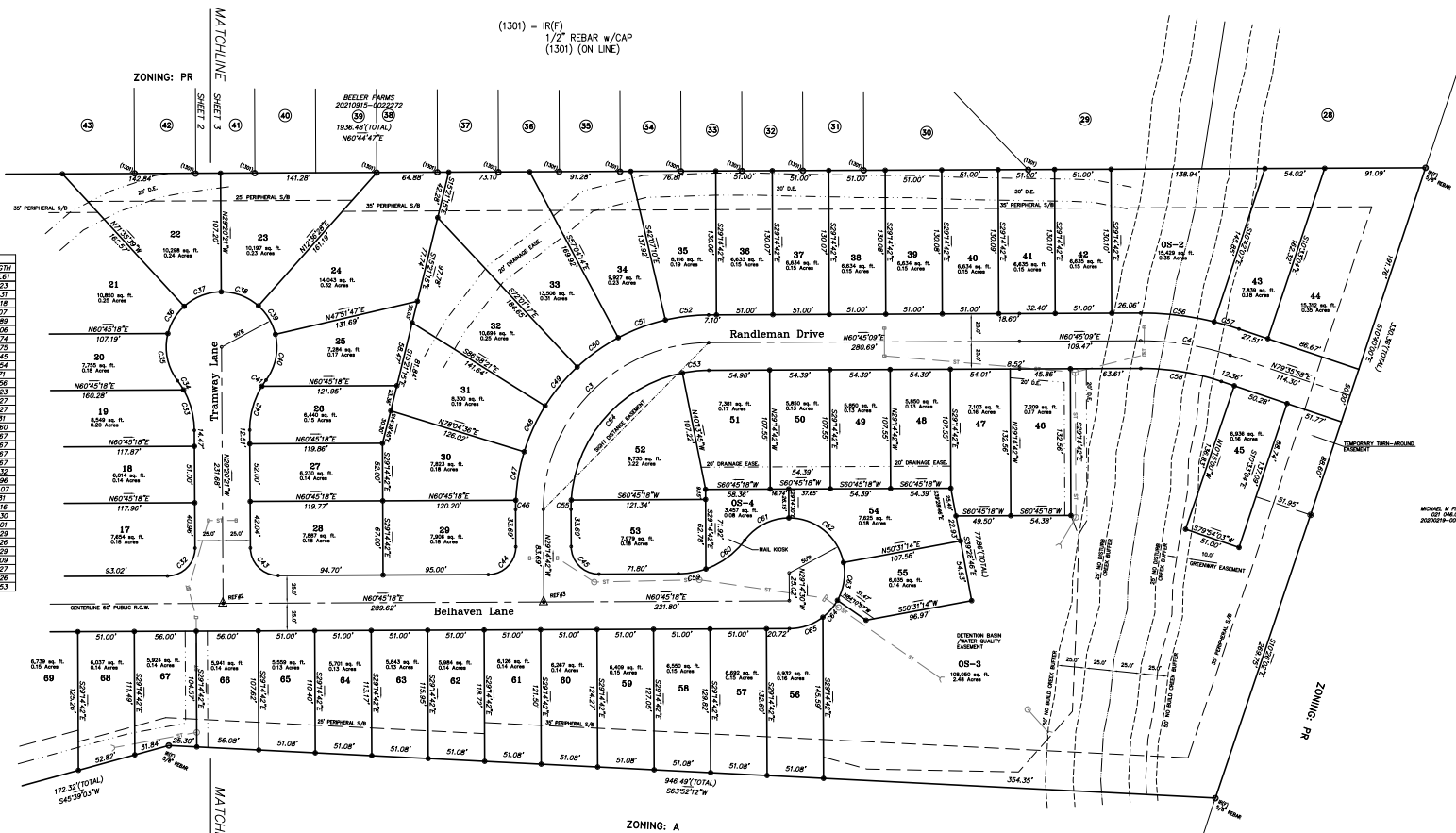


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APPROVED BY: R.S.L.	3 09/23/2024 ENG COMMENTS
SCALE: 1"=50'	4
DATE: 08/08/2024	5
	6

SURVEY FOR:  
**Mesana Investments, LLC**  
1515 Ashland Road  
Knoxville, Tennessee 37922  
Phone: (865) 806-8008

**Belhaven Subdivision**  
Beeler Road  
Knoxville, Tennessee  
District 8, Knox County, Tennessee

SHEET NO.  
**3 of 3**  
PROJECT NO.  
**4863**



LINE LEGEND	
---	DRAINAGE EASEMENT
---	SHORT DIST. EASEMENT
---	EASEMENT
---	DETENTION EASEMENT
---	PERMANENT EASEMENT
---	SANITARY SEWER EASEMENT

SYMBOL LEGEND	
○	FOUND MONUMENTATION
△	W/DATE & TYPE
●	IRON ROD SET
●	SEE NOTE 1
○	SIGHT DISTANCE EASEMENT
△	DRAINAGE EASEMENT
△	SANITARY SEWER EASEMENT
△	MONUMENT FOUND
△	PERMANENT MONUMENT (NAG NAIL WITH DOK OR RR SPIKE)

Planning Commission Certification of Approval for Recording - 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 13-3-405 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.

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.  
ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

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: **RYAN S. LYNCH**  
Tennessee License No.: **2447**  
Date: \_\_\_\_\_







# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☒ Final Plat

## ZONING

- ☐ Rezoning  
☐ Plan Amendment  
☐ Sector Plan  
☐ City OYP / County Comp Plan

Ryan Lynch

Applicant Name

Affiliation

8/19/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-SB-24-F

File Number(s)

## CORRESPONDENCE

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

Ryan S. Lynch Lynch Surveys, LLC

Name / Company

4405 Coster Rd. Rd. Knoxville TN 37912

Address

865-584-2630 / rlynch@lynchsurvey.com

Phone / Email

## CURRENT PROPERTY INFO

Mesana Investments

Owner Name (if different)

P.O. Box 11315 Knoxville TN 37939

Owner Address

865-693-3356

Owner Phone / Email

0 BEELER RD

Property Address

29 18803

Parcel ID

27.48 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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 Beaver Valley Subdivision

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number   ☒ Split Parcels

85

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 Rezoning Requests

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

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review   ☒ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders   ☐ Variance Request  
☐ Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1

**\$3,380.00**

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**

**8/19/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Mesana Investments**

**8/19/2024**

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

8/19/2024

10/3/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

10-SB-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 LLC

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

865-584-2630

rlynch@lynchsurvey.com

Phone

Email

CURRENT PROPERTY INFO

Mesana Investments

PO Box 11315, Knoxville, TN 37939

865-693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Beeler Road

` 029 188.03

Property Address

Parcel ID

HPUD

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Beeler Rd, South of Beeler Farms Ln

27.48 acres

General Location

Tract Size

☐ City ☒ County

8

PR <3.3 DU/AC

AgForVac

District

Zoning District

Existing Land Use

Northeast County

RC, SR & SP

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

## 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

### Final Plat of Beaver Valley Subdivision

Proposed Subdivision Name

Unit / Phase Number   ☐ Combine Parcels   ☒ Divide Parcel

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

85

Total Number of Lots Created

Related Rezoning File Number

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

## 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	\$2,320	
Fee 2		\$3,380
0208	\$1,060	
Fee 3		

## AUTHORIZATION

Applicant Signature

865-584-2630

Phone Number

Ryan Lynch

Please Print

rlynch@lynchsurvey.com

Email

8/19/2024

Date

8/19 SS

Property Owner Signature

Please Print

Date