



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: April 2, 2025
RE: Agenda # 28, File # 4-SF-25-F
Final Plat of Sycamore Estates

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 1/11/2024 as Planning Case 1-SC-24-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. Due to the need for additional plat revisions, and with concurrence of the applicant, Planning staff is recommending postponement for 30 days until the May 8, 2025 Planning Commission meeting.

Associated Case and Decision

1-SC-24-C: Approved by the Planning Commission (1/11/2024)

1-B-24-DP: Approved by the Planning Commission (1/11/2024)



Request to Postpone • Table • Withdraw

Wade Lovin

4/2/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

April 10, 2025

Scheduled Meeting Date

4-SF-25-F

File Number(s)

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.


Applicant Signature

Wade Lovin

Please Print

865-584-0999

Phone Number

wadel@mbicompanies.com

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

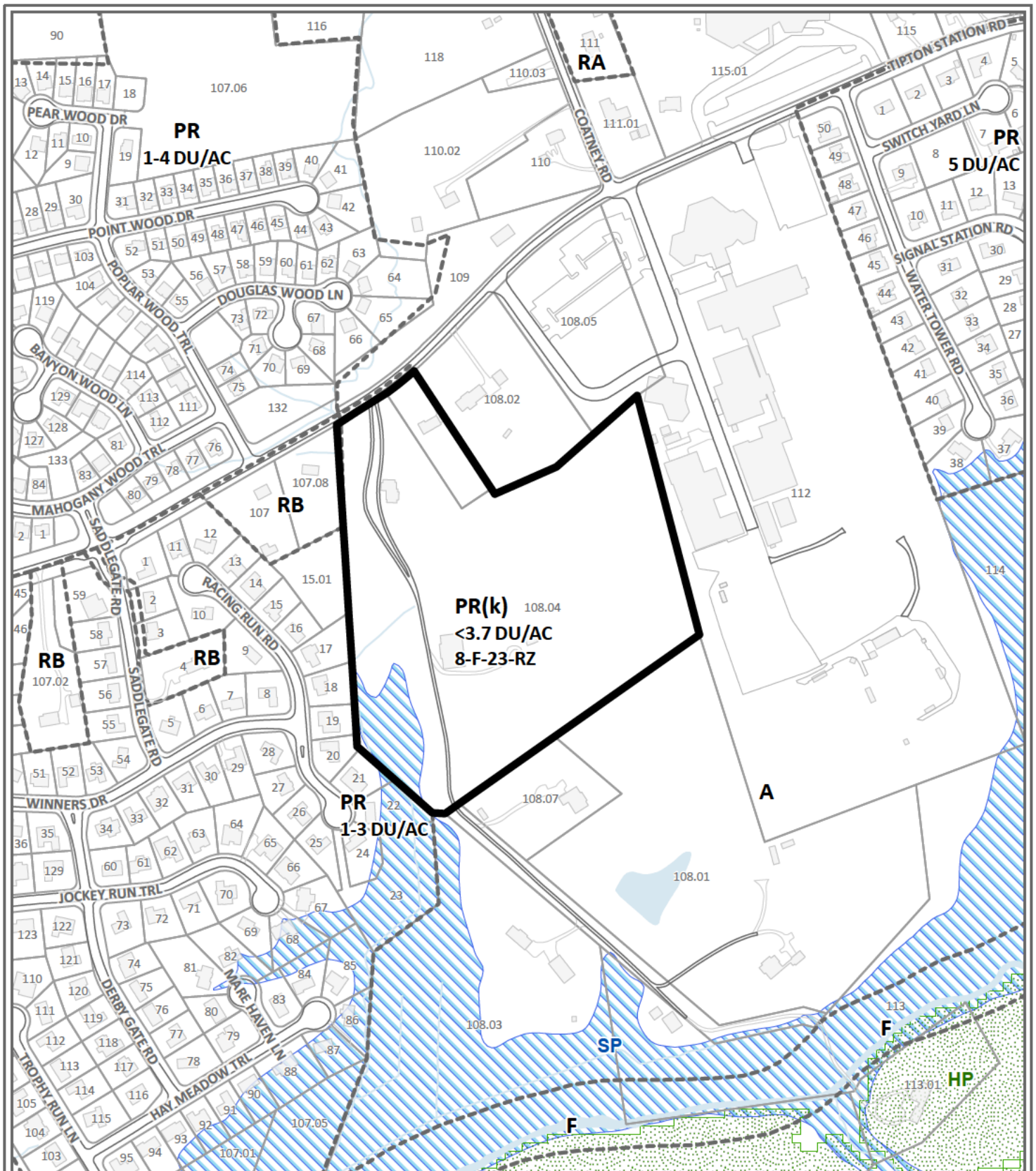
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



FINAL SUBDIVISION PLAT

4-SF-25-F

Petitioner: Wade Lovin



Final Plat For: Final Plat of Sycamore Breeze Estates

Original Print Date: 2/27/2025

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

Map No: 148

Jurisdiction: County

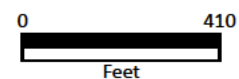
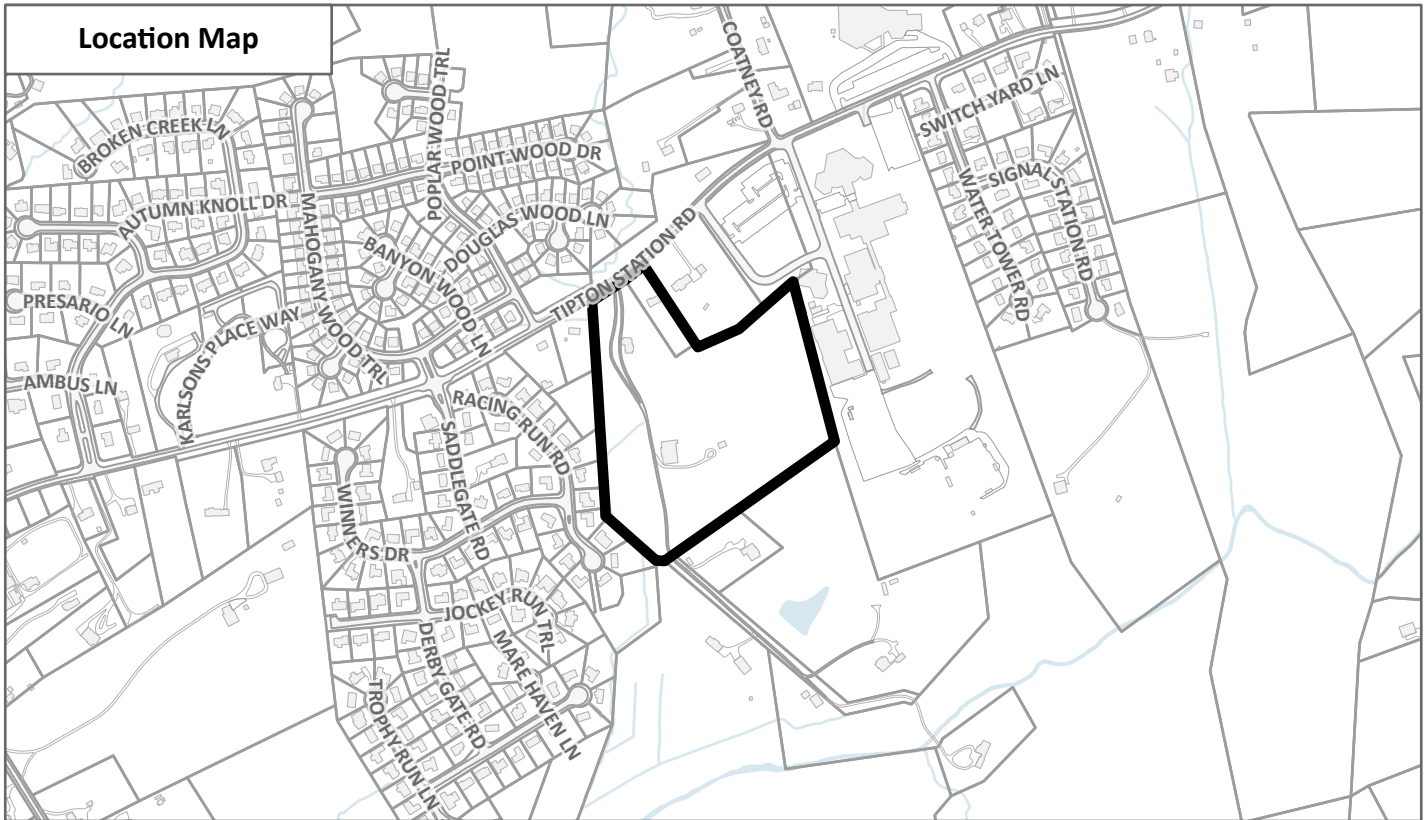


Exhibit A. Contextual Images

Location Map



Aerial Map

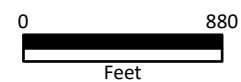


CONTEXTUAL MAPS 1

4-SF-25-F



Case boundary



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: _____

Certification of Final Plat - All Indicated Marker, Monuments and Benchmarks to be Set When Construction 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 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 Approval of Public Sanitary Sewer System - Major Subdivision

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was install, or will be installed, in accordance with the State and local regulations.

Utility Provider _____
Authorized Signature for Utility _____ Date _____

Certificate of Approval of Public Water System - Major Subdivision

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider _____
Authorized Signature for Utility _____ Date _____
Zoning _____
Zoning Shown on Official Map _____
Date: _____
By _____

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 ensure 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 Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure 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 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: _____

Planning Staff 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 variances and waivers noted on this plat 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: _____

Owner Certification on Release of Easement

I, (We) 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 plat before digging or constructing any building or structure.

Owner(s) Printed _____ Signature(s): _____
Name _____
Date: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

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 _____

County - Release of Easements.

Except as noted or shown on this plat, 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 plat

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. 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

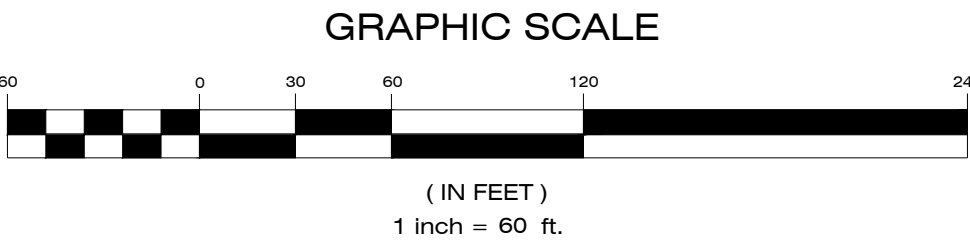
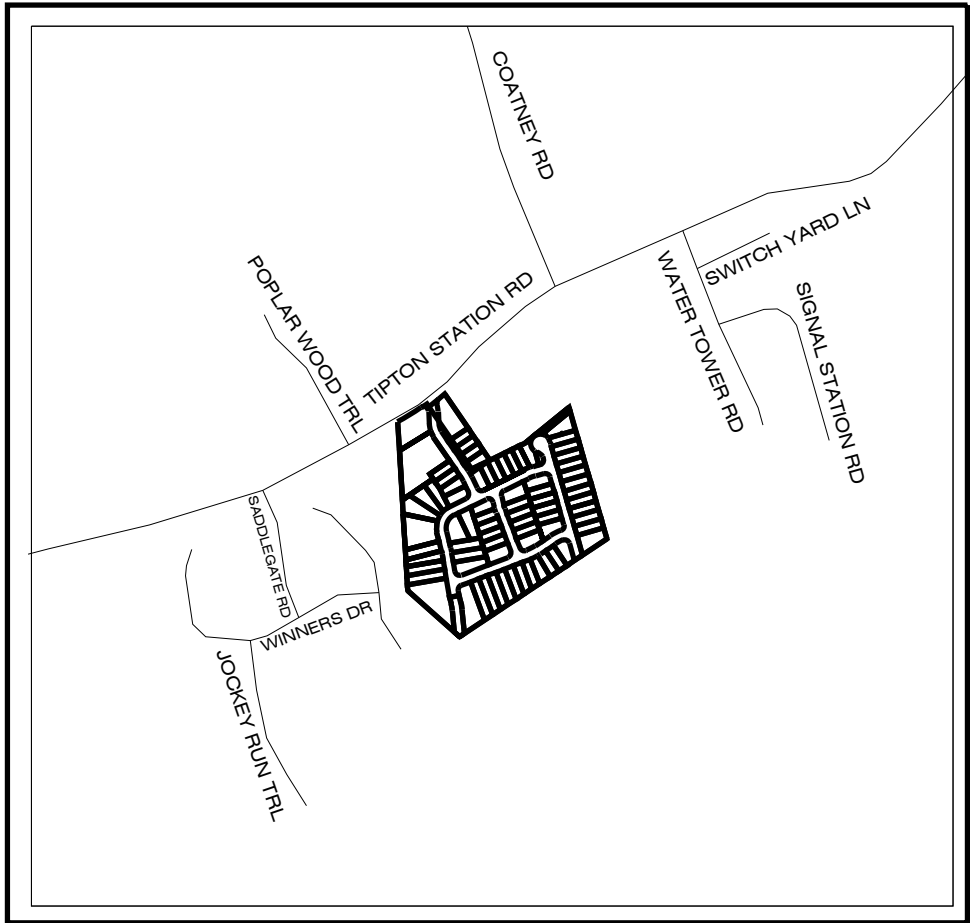
Signed: _____ Date: _____
Water: (Utility Agency Name) _____
Sewer: (Utility Agency Name) _____
Electric: (Utility Agency Name) _____
Gas: (Utility Agency Name) _____
Telephone: (Utility Agency Name) _____
Cable Television: (Utility Agency Name) _____

legend

- xx (O) - monument (old)
- xx (N) - monument (new)
- - catch basin
- - storm manhole
- ⌒ - headwall
- OU — OU — - overhead utility line
- SD — SD — - storm drain line
- - - - - landscaping
- - - - - drainage easement
- x x x x - fence

sheet index

- Sheet 1 - Certificates/Sheet Index
- Sheet 2 - Easements
- Sheet 3 - Lots 1 - 9, 42-49, 73
- sheet 4 - Lots 10 - 30, 61 - 72
- sheet 5 - Lots 31 - 41, 50 - 60
- sheet 6 - bearings and distances



GENERAL NOTES

- G1 The purpose of this plat is to create 72 lots.
- G2 Verify exact size, depth and location of all underground utilities prior to construction.
- G3 Property subject to all applicable easements, setback and restrictions of record.
- G4 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- G5 This survey plat does not warrant title.
- G6 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- G7 By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0294F, which bears an effective date of 05/02/2007, and is in a special flood hazard area.
- G8 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. These easements are not required along specific lot lines for property that is zoned to allow less than a five (5) foot building setback.
- G9 Total Lots = 72 Total Area = 19.21 acres / 836,817.s.f.

UTILITY INFORMATION

- | | | |
|---|--|--|
| ELECTRIC SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | WATER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | SEWER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 |
| GAS SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
9733 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2956 | CABLE SERVICE
Xfinity
5720 Asheville Hwy
Knoxville, TN 37924
Phone: 800-266-2278 |
- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
 - U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
 - U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

- Z1 Property is zoned A (Agricultural Zone)
- Z2 Building Setbacks:
Setbacks per required zoning
- Z3 Verify full zoning regulations by contacting:

KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

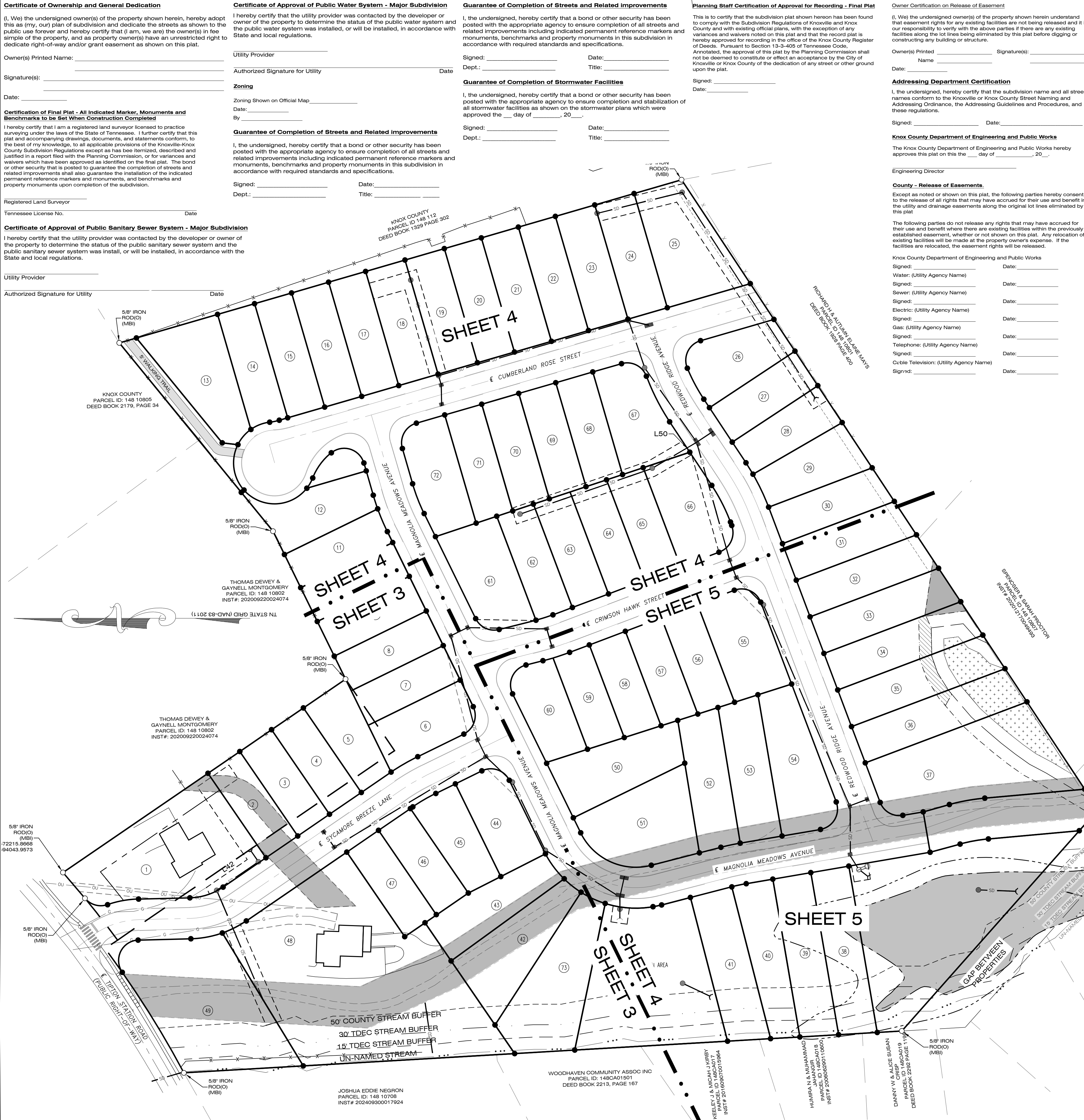
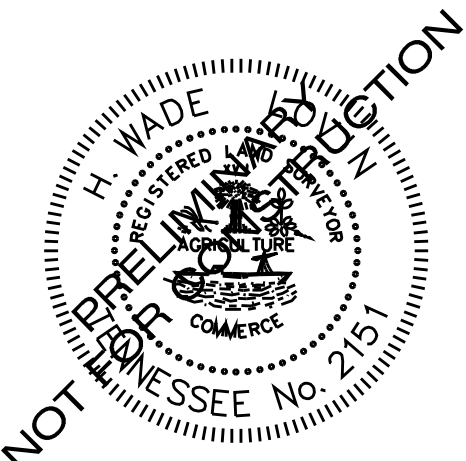
SURVEYOR'S CERTIFICATION

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

For boundary aspects of this survey, RTK GPS positional data was observed on 12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 combined grid factor: 0.99991010 centered on TN15 as shown hereon.

I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

H. Wade Lovin, TN RLS #2151 Date _____



12/10/2024 2:52 PM Project:Knox County 2024 2151 Tipton Station Rd Boundary And Topsoil 16 & 2151 Tipton Station Rd - Plat Area 23.025

MBI

MBI COMPANIES INC.
299 N. WEISGARDER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

811
Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
CMH HOMES INC
P O BOX 8790
MARYVILLE, TN 37902

COPYRIGHT © MBI COMPANIES INC.

PLANNING SERVICE

Sycamore Breeze Estates
Tipton Station Road
Knoxville, Tennessee 37920

Final Plat of
Knox County, Tn
City of Knoxville, Tn
Tax Parcel Id:
148 10804
148 10806
Deed Ref(s): 20231023-0020746
& 20231023-0020744
Plat Ref. (s): N/A

Crew Chief: BP & BS
Drawn By: LJ
Appvd. By: W. Lovin

Field date: 08/28/2023
Drawing date: 02/17/2025
Last Revision:

Scale: 1" = 60'
Job No. 231272

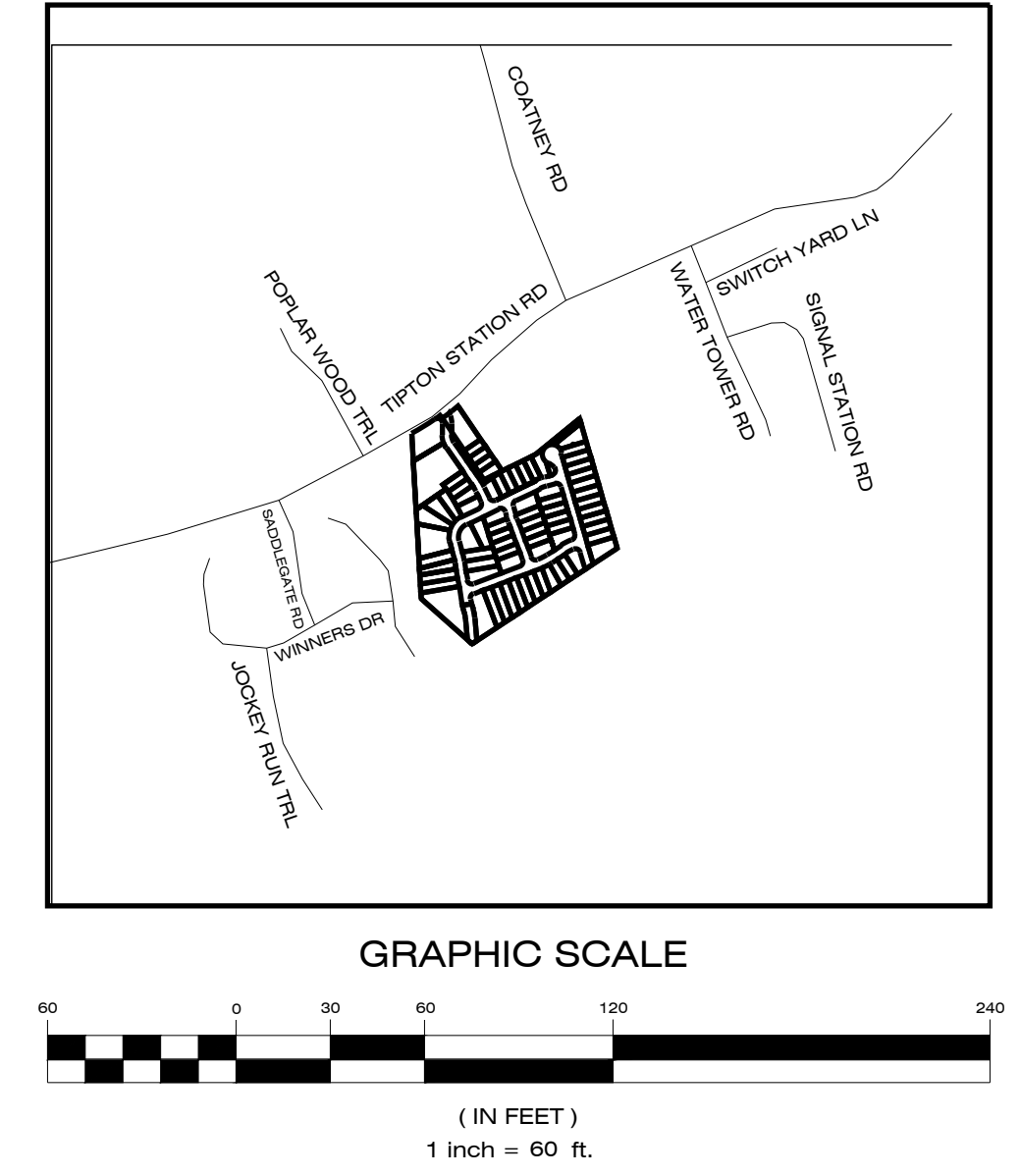
SHEET NO.:
1 OF 6

11/20/2023 2:52 PM C:\Users\H Wade\OneDrive\Documents\Projects\4-SF-25-F\4-SF-25-F.dwg



legend

- xx (O) - monument (old)
- xx (N) - monument (new)
- - catch basin
- - storm manhole
- () - headwall
- OU — - overhead utility line
- SD — - storm drain line
- - - - - landscaping
- - - - - drainage easement
- x — - fence



- GENERAL NOTES**
- (G1) The purpose of this plat is to create 72 lots.
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 - (G9) Total Lots = 72 Total Area = 19.21 acres / 836,817 s.f.

UTILITY INFORMATION

ELECTRIC SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	WATER SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	SEWER SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911
GAS SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	TELEPHONE SERVICE AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	CABLE SERVICE Xfinity 5720 Asheville Hwy Knoxville, TN 37924 Phone: 800-266-2278

(U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.

(U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.

(U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

- ZONING INFORMATION**
- (Z1) Property is zoned A (Agricultural Zone)
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Setbacks per required zoning
 - (Z3) Verify full zoning regulations by contacting:
KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

**PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION**

SURVEYOR'S CERTIFICATION

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

For boundary aspects of this survey, RTK GPS positional data was observed on 12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 combined grid factor: 0.99991010 centered on TN15 as shown hereon.

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MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

OWNER:
CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37802

COPYRIGHT © MBI COMPANIES INC.

PLANNING SERVICE

Sycamore Breeze Estates

Tipton Station Road
Knoxville, Tennessee 37920

Final Plat of

Knox County, TN
City of Knoxville, TN

Tax Parcel ID:
148 10804
148 10806

Deed Ref(s): 20231023-0020746
& 20231023-0020744

Plat Ref(s): N/A

Crew Chief: BP & BS
Drawn By: LJ
Appvd. By: W. Lovin

Field date: 08/28/2023
Drawing date: 02/17/2025
Last Revision:

Scale: 1" = 60'
Job No. 231272
SHEET NO.: 2 OF 6



CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37802

PLANNING SERVICE I

Sycamore Breeze Estates

Tipton Station Road
Knoxville, Tennessee 37920

The Final Plat of

Knox County, Tn
City of Knoxville, Tn

Tax Parcel Id:
148 10804

DocId:32934000

& 20231023-002

Crew Chief: BP & BS

Drawn By: L

Appvd. By: W. Lovin

Field date: 08/28/2023

Drawing date: 02/17/2025

Last Revision:

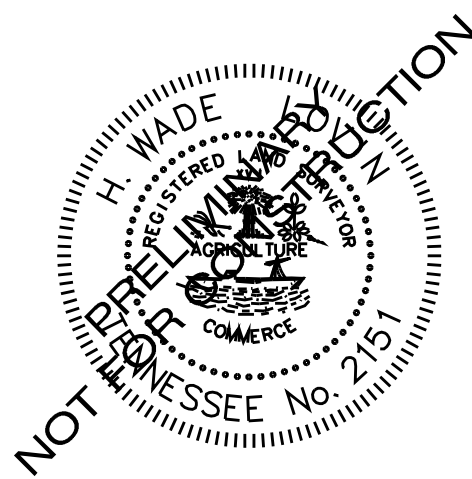
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SHEET NO.:

4 OF 6



4-SF-25-F
2/25/2025



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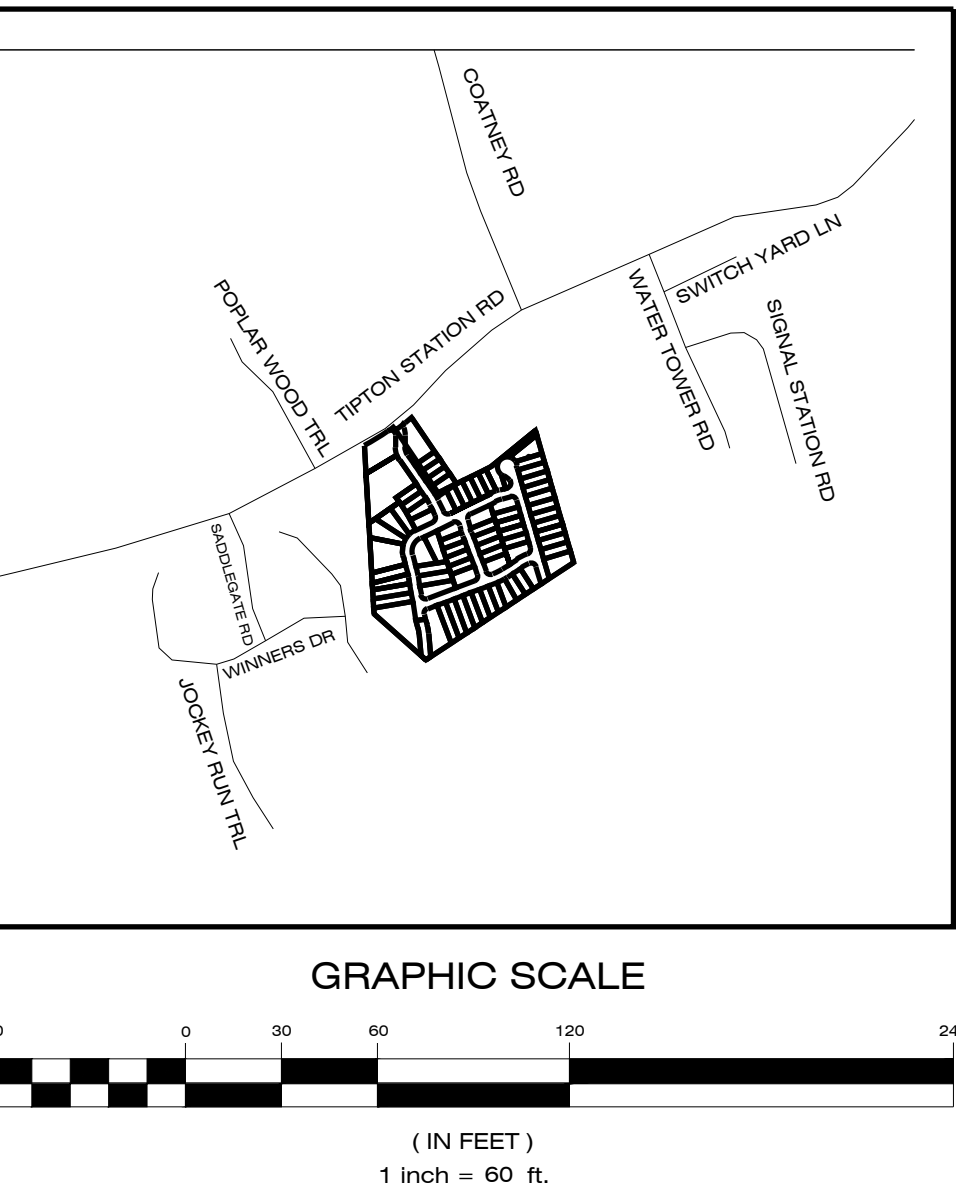
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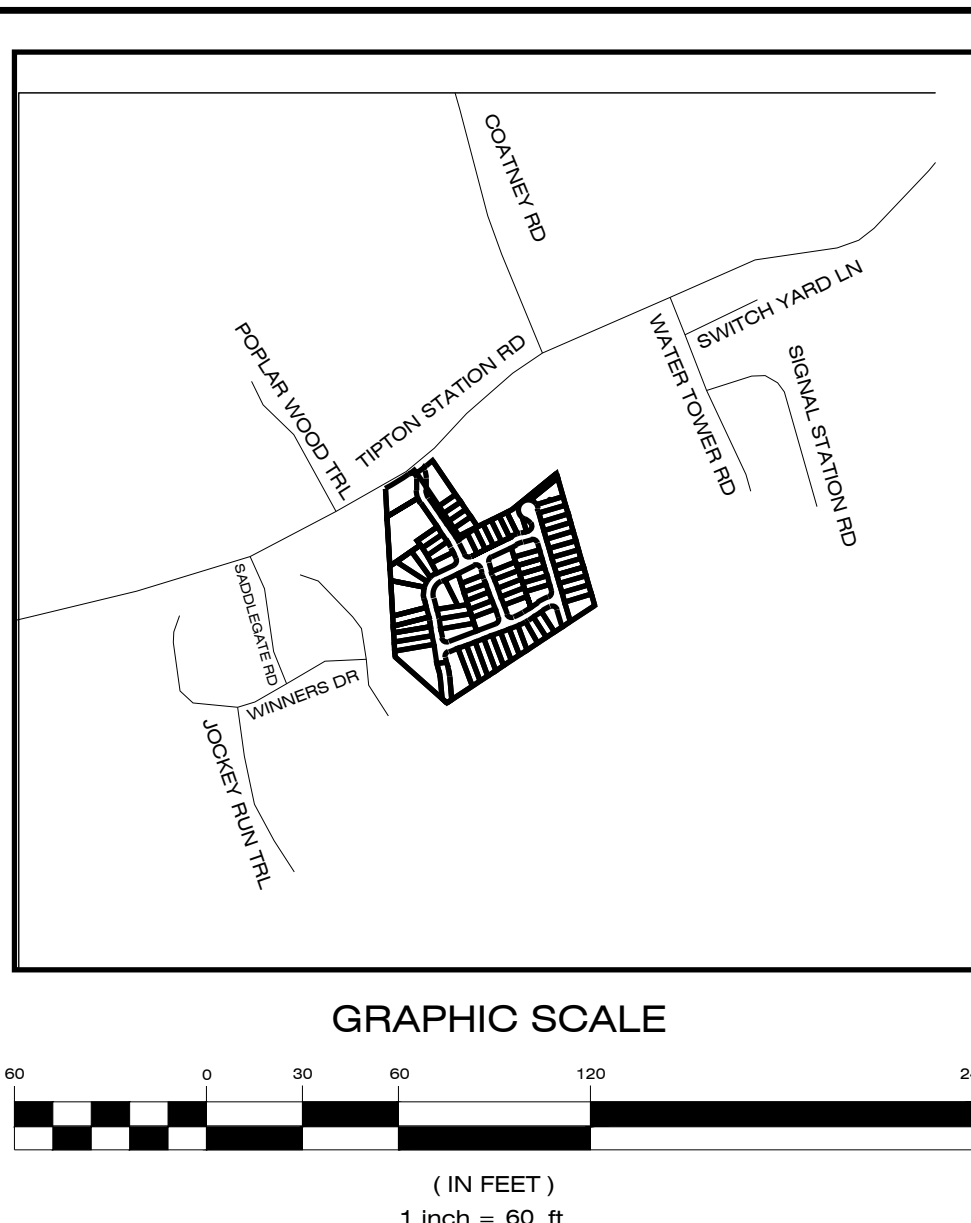
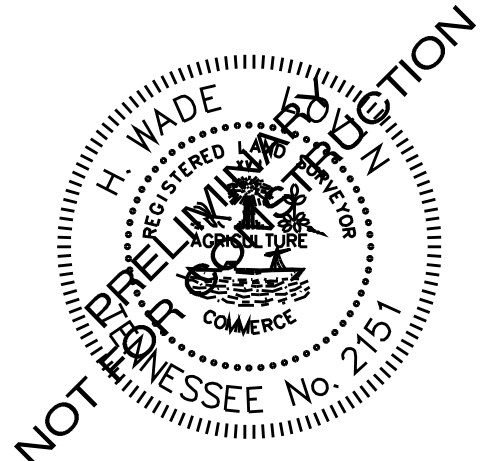
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KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

1:\Survey\2023 Projects\Knox County\231272 Tipton Station Rd Boundary And Topo\2116 & 2120 Tipton Station Rd - Plat.dwg 2/24/25

11/20/2023 2:52 PM Tipton Station Road Boundary and Topography - Plan Day 23:05



4-SF-25-F
2/25/2025



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GAS SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	TELEPHONE SERVICE AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	CABLE SERVICE Xfinity 5720 Asheville Hwy Knoxville, TN 37924 Phone: 800-266-2278
(U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.		
(U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.		
(U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.		

ZONING INFORMATION

- (Z1) Property is zoned A (Agricultural)
- (Z2) Building Setbacks:
Setbacks per required zoning
- (Z3) Verify full zoning regulations by contacting:
KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

SURVEYOR'S CERTIFICATION

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
For boundary aspects of this survey, RTK GPS positional data was observed on 12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 combined grid factor: 0.99991010 centered on TN15 as shown herein.
I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

H. Wade Lovin, TN RLS #2151 Date _____

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

811

Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37802

PLANNING SERVICE

Sycamore Breeze Estates

Tipton Station Road
Knoxville, Tennessee 37920

The Final Plat of

Knox County, TN
City of Knoxville, TN
Tax Parcel ID:
148 10804
148 10806
Deed Ref(s): 20231023-0020746
& 20231023-0020744
Plat Ref(s): N/A

Crew Chief: BP & BS
Drawn By: LJ
Appvd. By: W. Lovin

Field date: 08/28/2023
Drawing date: 02/05/2025
Last Revision:
Scale: 1" = 60'
Job No. 231272
SHEET NO.: 5 OF 6

1/10/January/2025 Projection:Knox County/2011/2157 Tipton Station Rd Boundary And Ties/2011/16 & 2157 Tipton Station Rd - Plat/2011/23/4/25

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.40	N49°35'56"E
L2	36.00	S63°53'00"W
L3	14.82	S63°53'00"W
L4	4.32	S40°35'35"E
L5	30.92	S73°49'00"W
L6	10.00	S73°49'00"W
L7	30.00	S34°24'41"E
L8	47.00	N34°24'41"W
L9	3.59	S34°24'41"E
L10	26.54	S26°07'00"E
L11	61.08	N26°56'47"W
L13	10.72	S12°02'21"E
L14	36.27	S14°29'51"E
L15	32.90	S09°42'25"E
L16	20.42	N63°53'00"E
L17	21.29	S14°09'33"E
L18	25.63	S20°41'00"E
L20	27.08	N14°29'51"W
L22	25.20	N20°41'00"W
L23	31.25	N63°53'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L67	20.00	N81°46'02"W
L68	20.00	S08°13'58"W
L69	19.99	S81°46'02"E
L70	20.00	S80°16'38"W
L71	19.99	N80°16'38"E
L72	20.00	S09°43'22"E
L73	53.37	S43°47'11"W
L74	26.02	N63°53'00"E
L75	73.18	S63°53'00"W
L76	71.56	S00°57'03"W
L77	44.89	N14°09'45"W

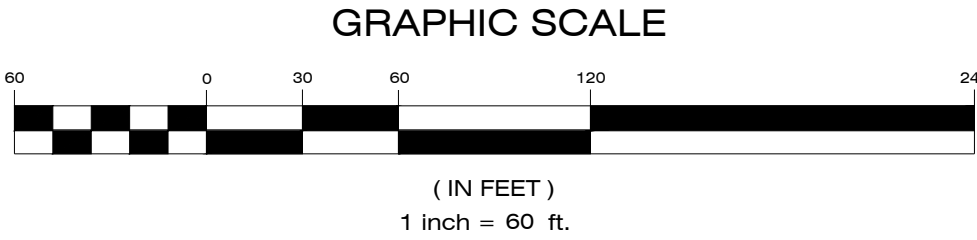
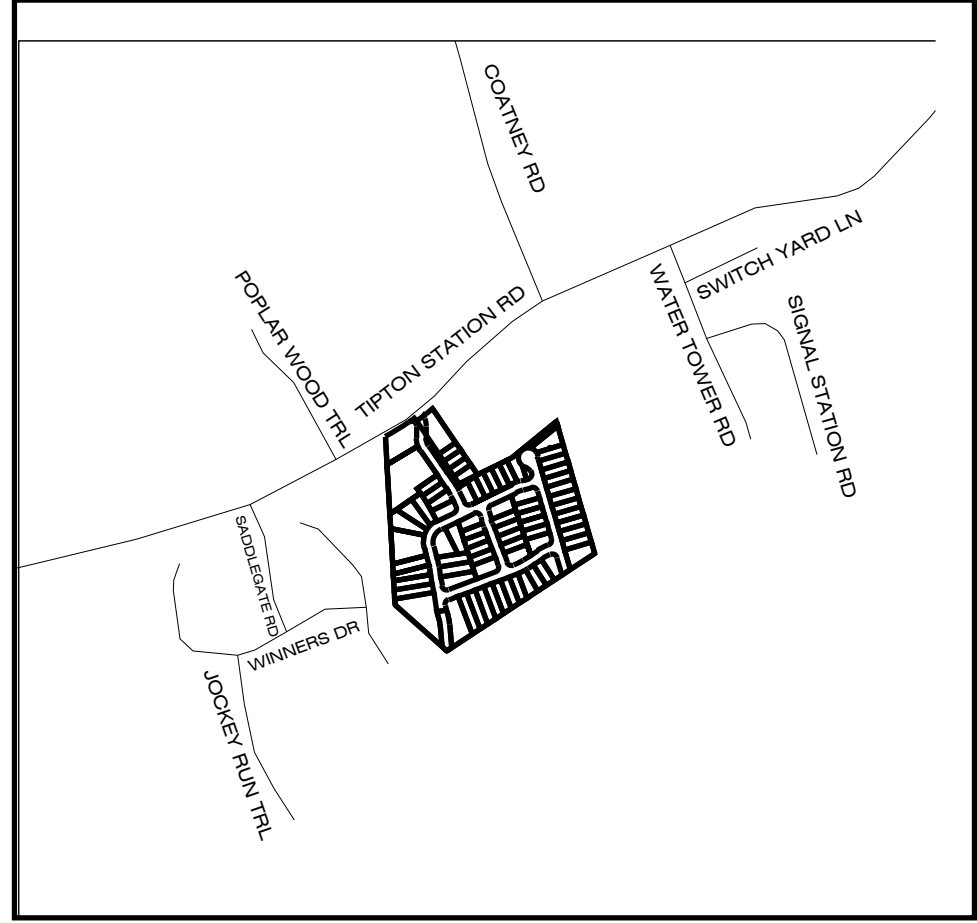
LINE TABLE		
LINE	LENGTH	BEARING
L24	36.00	S16°11'00"E
L25	52.27	N18°21'35"W
L26	44.52	S56°31'18"W
L27	4.46	S69°19'00"W
L28	19.28	S06°33'25"W
L29	21.74	S16°11'00"E
L30	10.66	N16°11'00"W
L31	12.38	N56°31'18"E
L32	30.22	N56°31'18"E
L33	25.22	S09°42'25"E
L34	33.15	S15°38'46"E
L35	37.97	S15°14'35"E
L36	20.13	S16°46'46"E
L37	8.95	N66°38'03"E
L38	20.00	S55°35'19"W
L39	26.71	N34°24'41"W
L40	46.71	S34°24'41"E
L41	98.83	S55°35'19"W
L42	60.14	S34°24'41"E
L43	63.27	N34°24'41"W

LINE TABLE		
LINE	LENGTH	BEARING
L44	20.00	N16°11'00"W
L45	20.00	N73°49'00"E
L46	40.00	N16°11'00"W
L47	20.01	N32°06'54"W
L48	20.02	N73°49'00"E
L49	20.03	N73°49'00"E
L50	20.45	N56°31'18"E
L51	48.35	N30°19'32"W
L52	51.42	S30°19'32"E
L53	123.05	S74°20'25"W
L54	48.57	S56°31'18"W
L55	53.94	S45°14'01"W
L56	24.42	N69°19'00"E
L57	34.78	N48°28'09"W
L58	29.70	S56°31'19"W
L59	33.15	S15°38'46"E
L60	50.00	N80°17'35"E
L61	37.97	N15°14'35"W
L62	29.99	N03°20'20"W
L64	52.11	S14°29'46"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	43.21	75.00	42.61	N17°54'26"W
C2	38.61	125.00	38.45	N10°15'04"W
C3	30.40	25.00	28.56	N15°44'13"E
C4	37.58	275.00	37.55	N30°01'52"W
C5	99.27	25.00	35.36	N71°07'00"W
C6	30.24	275.00	30.22	S67°02'00"W
C7	87.42	50.00	76.71	S01°40'30"E
C8	17.44	275.00	17.44	S72°00'00"W
C9	14.51	50.00	14.46	S60°04'50"E
C10	38.61	75.00	38.19	S53°38'43"E
C11	49.18	25.00	41.62	S17°27'38"W
C12	53.28	25.00	43.76	S63°53'19"E
C13	39.16	125.00	39.00	S10°22'42"E
C14	32.85	125.00	32.76	S26°52'56"E
C15	32.57	225.00	32.55	S30°15'50"E
C16	39.27	25.00	35.36	S18°53'00"W
C17	38.13	125.00	37.98	S53°13'36"E
C18	26.40	125.00	26.35	S38°26'16"W
C19	32.53	125.00	32.44	S24°55'56"W
C20	59.03	125.00	58.48	S03°56'51"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C21	18.04	225.08	18.03	S12°00'13"E
C22	102.60	75.00	94.79	N24°41'35"E
C23	44.49	25.00	38.85	S65°08'16"E
C24	12.78	415.27	12.78	S15°12'36"E
C25	21.38	333.01	21.38	S18°44'33"E
C27	24.05	276.07	24.04	N11°59'49"W
C29	21.84	200.01	21.83	N17°35'28"W
C30	34.05	25.00	31.48	N24°51'44"E
C31	99.01	225.00	39.96	N68°51'00"E
C32	99.27	25.00	35.36	S61°11'00"E
C33	62.58	275.00	62.44	S63°02'26"W
C34	37.41	25.00	34.02	S26°41'17"W
C35	44.06	25.00	38.57	N60°11'43"W
C36	39.27	25.00	35.36	S24°19'00"W
C37	50.25	225.00	50.14	S62°55'09"W
C38	39.27	25.00	35.36	N65°41'00"W
C39	99.33	50.00	55.91	S82°24'40"W
C40	24.61	50.00	24.36	N49°29'35"W
C41	24.75	50.00	24.50	N21°12'33"W
C42	11.99	75.00	11.97	N11°36'17"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C43	42.81	225.00	42.75	N61°58'21"E
C44	42.06	25.00	37.27	S64°22'48"E
C45	16.30	275.00	16.30	N58°13'12"E
C46	44.51	275.00	44.47	N64°33'19"E
C47	34.48	25.00	31.81	S29°48'17"W
C48	43.92	250.00	43.86	S10°12'38"E
C49	35.13	200.00	35.09	S10°12'38"E
C50	20.04	125.00	20.02	N25°58'33"W
C51	18.79	75.00	18.74	N27°14'07"W
C52	54.71	227.81	54.58	N63°26'28"E
C53	54.71	227.81	54.58	N63°26'28"E
C54	40.47	25.04	36.21	S64°20'59"E
C55	36.27	25.00	33.17	N27°45'03"E
C56	43.92	250.00	43.86	S10°12'38"E
C57	35.13	200.00	35.09	N10°12'38"W
C58	59.03	125.00	58.48	S03°56'51"W
C59	32.53	25.00	30.28	N26°36'42"E
C60	34.54	25.00	31.86	N76°32'07"W
C61	32.85	25.00	30.54	N23°29'15"E



GENERAL NOTES

- The purpose of this plat is: create 72 lots.
- Verify exact size, depth and location of all underground utilities prior to construction.
- Property subject to all applicable easements, setback and restrictions of record.
- Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- This survey plat does not warrant title.
- Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0294F, which bears an effective date of 05/02/2007, and is in a special flood hazard area.
- 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. These easements are not required along specific lot lines for property that is zoned to allow less than a five (5) foot building setback.
- Total Lots = 72 Total Area = 19.21 acres / 836,817 s.f.

UTILITY INFORMATION

ELECTRIC SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	WATER SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	SEWER SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911
GAS SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	TELEPHONE SERVICE AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	CABLE SERVICE Xfinity 5720 Asheville Hwy Knoxville, TN 37924 Phone: 800-266-2278

- Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
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- Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

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Setbacks per required zoning
- Verify full zoning regulations by contacting:

KNOXVILLE-KNOX COUNTY PLANNING
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Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

PRELIMINARY
NOT FOR CONSTRUCTION,
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IMPLEMENTATION

SURVEYOR'S CERTIFICATION

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

For boundary aspects of this survey, RTK GPS positional data was observed on 12/09/2024 utilizing a Topcon HiPer HR Multi-Purpose GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 combined grid factor: 0.99991010 centered on TN15 as shown hereon.

I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

H. Wade Lovin, TN RLS #2151 Date _____



MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
CMH HOMES INC
P O BOX 9790
MARYVILLE, TN 37802

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PLANNING SERVICE

Sycamore Breeze Estates

Tipton Station Road
Knoxville, Tennessee 37920

The Final Plat of

Knox County, Tn
City of Knoxville, Tn
Tax Parcel Id:
148 10804
148 10806
Deed Ref(s): 20231023-0020746
& 20231023-0020744
Plat Ref (s): N/A

Crew Chief: BP & BS
Drawn By: LJ
Appvd. By: W. Lovin

Field date: 08/28/2023
Drawing date: 02/17/2025
Last Revision:

Scale: 1" = 60'

Job No. 231272

SHEET NO.:



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

Wade Lovin

Surveyor

Applicant Name

Affiliation

2-24-25

April 10, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Wade Lovin

MBI Companies

Name

Company

299 N Weisgarber Rd

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

Phone

Email

CURRENT PROPERTY INFO

CMH Homes LLC

P.O. Box 9790 Maryville, TN

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2116 & 2120 Tipton Station Rd Knoxville, TN

148 108.04 & 148 108.06

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

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 Sycamore Breeze Estates

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

73

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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 \$2,900
0203	\$2,000	
Fee 2		
0208	\$900	
Fee 3		

AUTHORIZATION



Applicant Signature

Wade Lovin

Please Print

2-24-25

Date

865-584-0999

Phone Number

Email

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.