



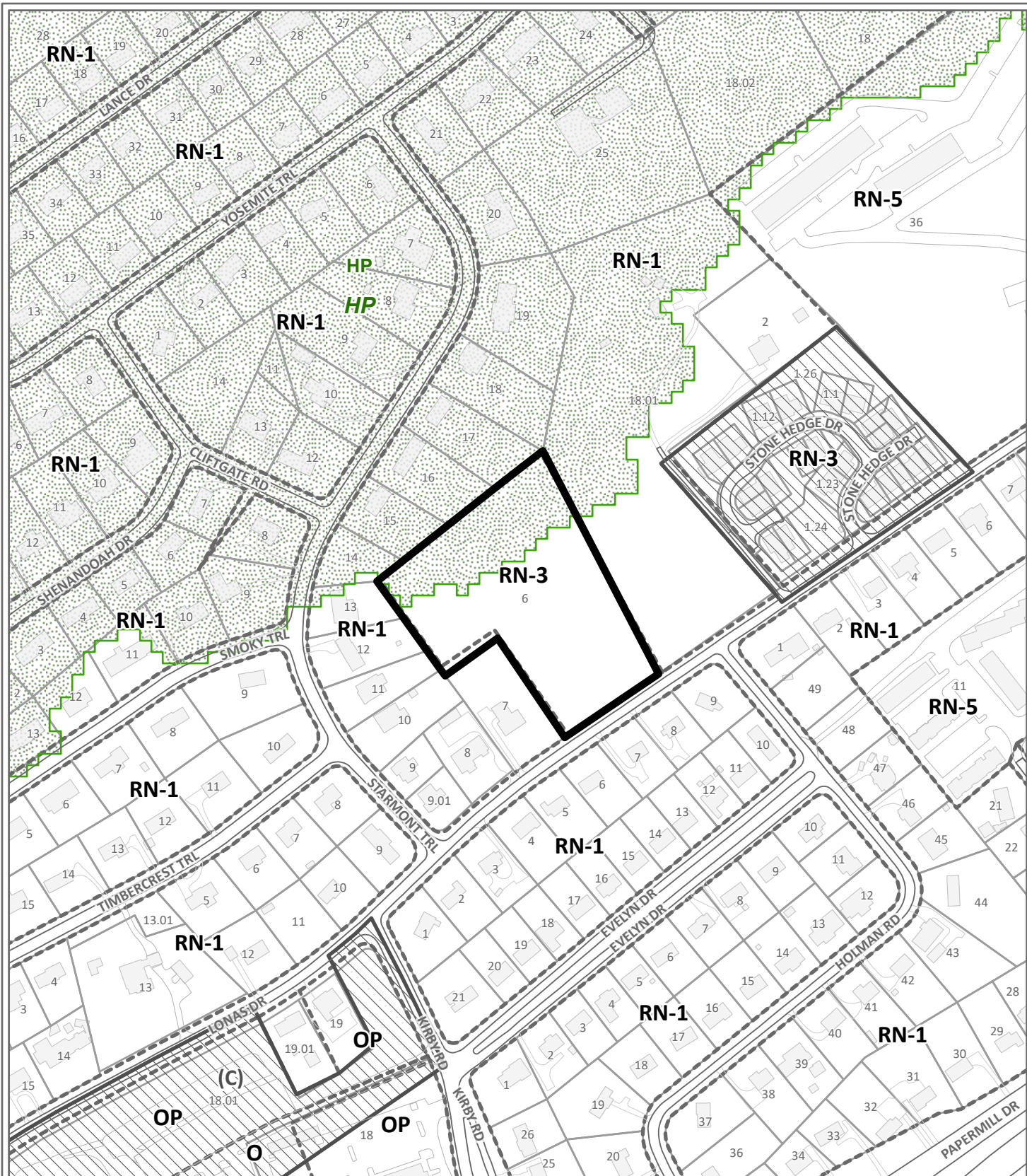
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE: March 27, 2026
FILE #: 4-SG-26-F, Agenda # 6
SUBJECT: Final Plat of Lonas Creek Subdivision

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 by the Planning Commission on 1/11/2024 as Planning Case File # 1-SB-24-C.

Associated Case and Decision

File # 1-SB-24-C: Approved by the Planning Commission 1/11/2024
File # 1-D-24-SU: Approved by the Planning Commission 1/11/2024



FINAL SUBDIVISION PLAT

4-SG-26-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Lonas Creek Subdivision

Original Print Date: 3/2/2026

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

Map No: 107

Jurisdiction: City

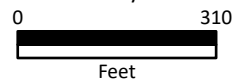
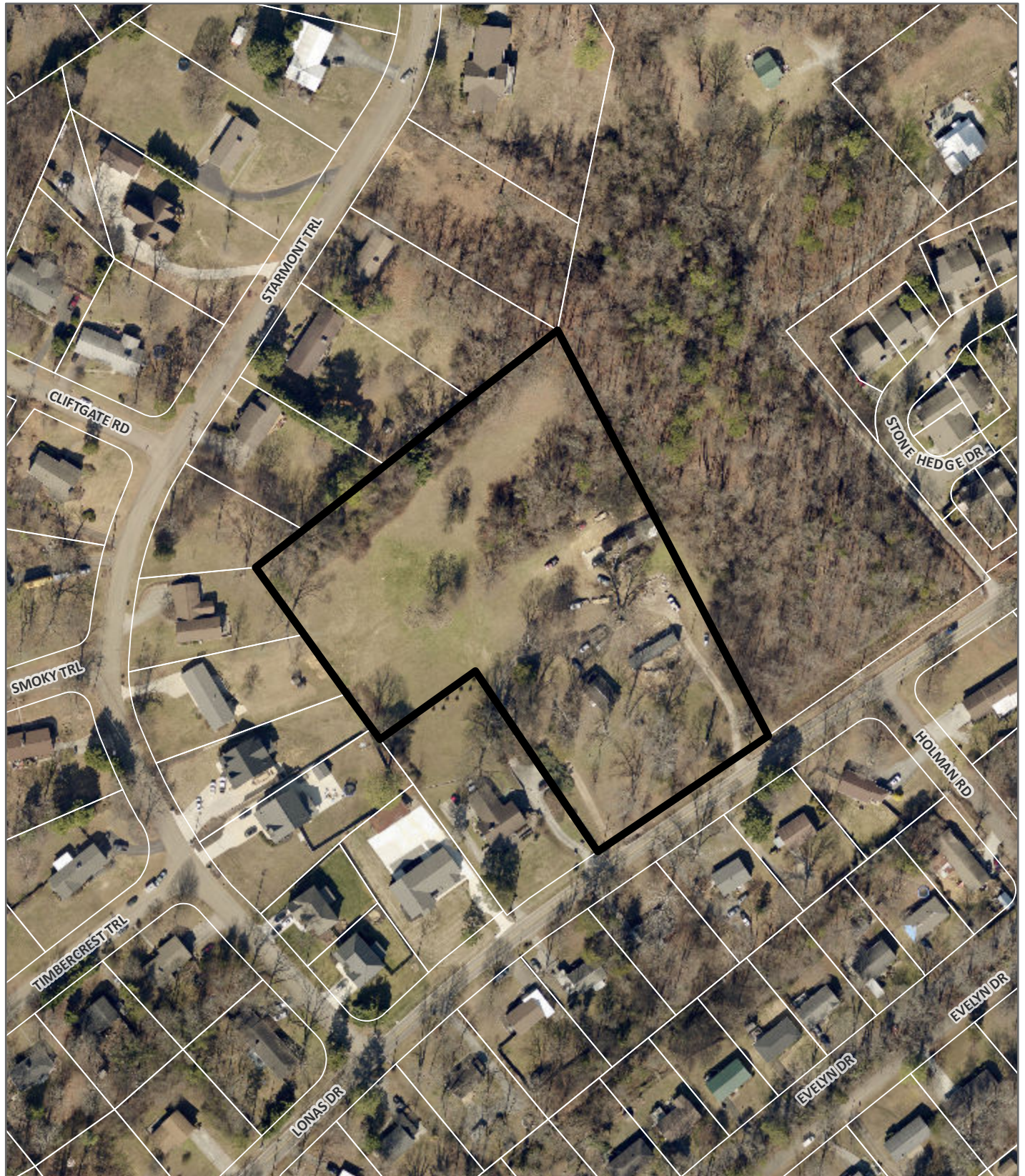


Exhibit A. Contextual Images



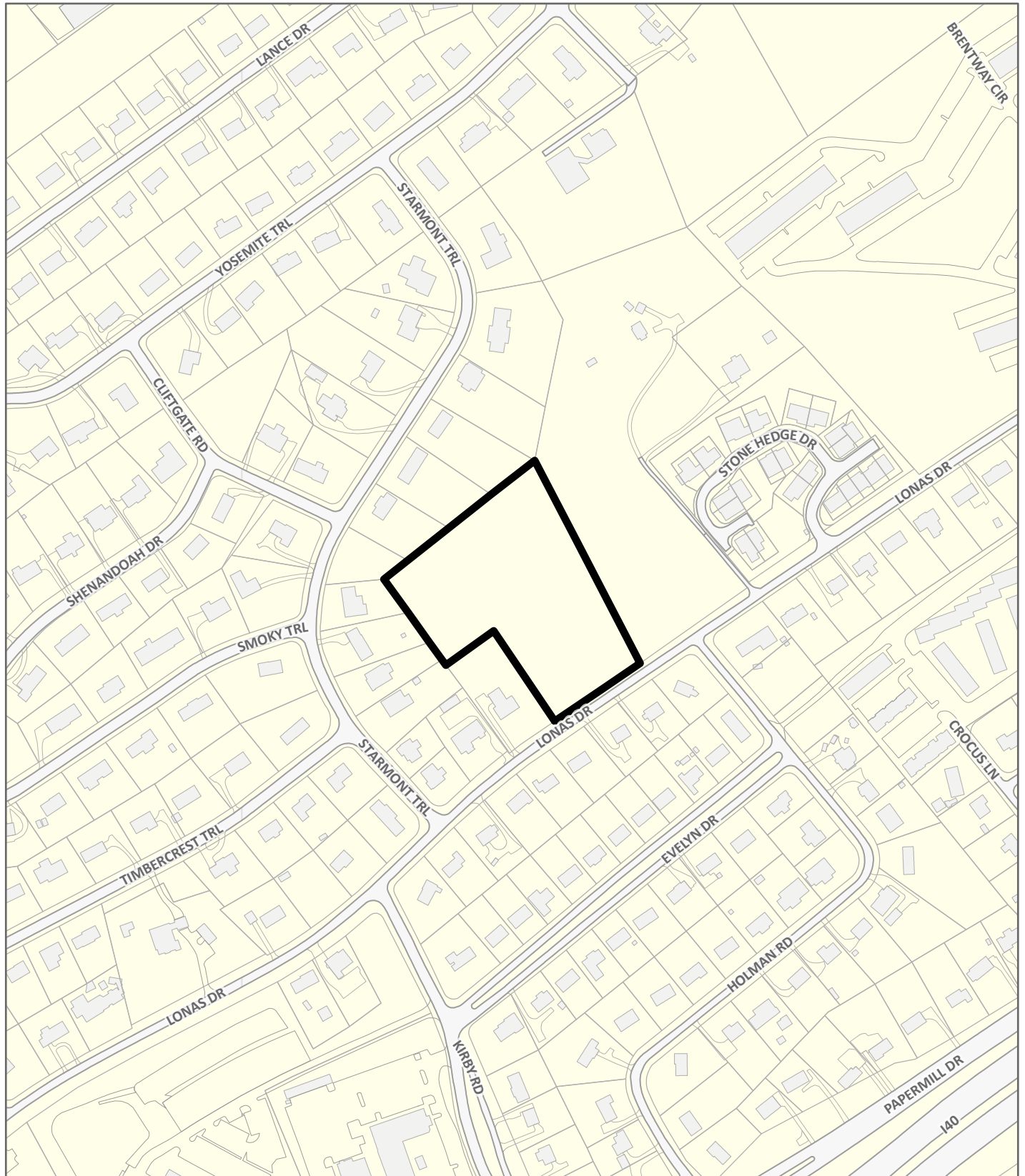
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

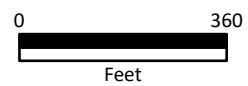


LOCATION MAP

4-SG-26-F



Case boundary



TOTAL AREA = 4.38 ACRES

TOTAL LOTS = 29

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 TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEODIOD. 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.

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202404080049448.

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) the owner(s) in fee simple of the property, and as properly owner(s), have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plat

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

State of _____ County of _____

On this _____ day of _____ 20____

Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above.

Written _____ Notary

My Commission expires _____ "Seal"

Table with columns: LINE, LENGTH, BEARING. Lists 24 lines of the subdivision.

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 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 Addressing Guidelines and Procedures, and these regulations.

Signed: _____

Date: _____

Zoning

Zoning Shown on Official Map _____

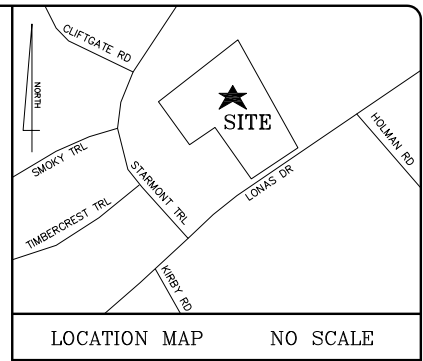
Date: _____

By _____

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this _____ day of _____ 20____

Engineering Director



NOTES:

- 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 107G GROUP B PARCEL 006
- 3. DEED REFERENCES - 202505120059302 PLAT REFERENCES - 202506200067327; BOUNDARY SURVEY BY STAN HINDS DATED 01-19-2021, "BOUNDARY SURVEY OF THE R.L. JOHNSON PROPERTY, JOB #2012006
- 4. THIS PROPERTY IS ZONED RN-3
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C02786 EFFECTIVE DATE: AUGUST 5, 2013.
- 6. UTILITIES ARE NOT REFERENCED ON THIS SURVEY.
- 7. NORTH ROTATION: NAD83(NSRS2007)
- 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENTS 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.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. THE PURPOSE OF THIS PLAT IS TO CREATE 29 BUILDING LOTS, 2 COMMON AREAS, AND PRIVATE RIGHT OF WAY AS SHOWN.
- 11. VERTICAL DATUM: NAVD88
- 12. PRIVATE RIGHT-OF-WAY RECORDED IN INSTRUMENT NO. _____ IN THE KNOX COUNTY REGISTER OF DEED'S OFFICE.
- 13. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO. _____ IN THE KNOX COUNTY REGISTER OF DEED'S OFFICE.
- 14. LOT 1 SHALL HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY.
- 15. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 1-3B-24-C & 1-D-24-SU.
- 16. EASEMENT TO BE 5' EACH SIDE CENTERLINE OF SWALE AS CONSTRUCTED.

Certificate 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 amended, 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. 2447

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.

Certification of the Accuracy of Surveys

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. 2447

Date: _____



BY EXECUTING THIS PLAT, THE CITY ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVER(S):

- 1) TO REMOVE/REMOVE THE STANDARD DRAINAGE AND UTILITY EASEMENT, WITHIN THE DETENTION/WATER QUALITY EASEMENT, FROM 10 OR 5 FEET TO 0 FEET, AS SHOWN HEREON, PER THE APPROVED CITY PROJECT BEARING PLANS NUMBER IBC-NEW-24-0029.
- 2) TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT, UNDER THE PROPOSED STRUCTURES, FROM 5 FEET TO THE MINIMUM DISTANCES, AS SHOWN ON THE APPROVED CITY PROJECT BEARING PLANS NUMBER IBC-NEW-24-0029.

Certification 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: _____

Certification 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: _____

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 this _____ day of _____ 20____

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 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: _____

- P.R.M. #1 N 594234.05 E 2560838.96
- P.R.M. #2 N 594358.64 E 2560790.68
- P.R.M. #3 N 594530.33 E 2560674.31

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM PRIVATE RIGHT-OF-WAY WIDTH ON ROAD 'A' (EVERGREEN GROVE WAY) AND ROAD 'B' (BLUE ATLAS WAY) FROM 50 FT TO 40 FT.
- 2) REDUCE THE MINIMUM PAVEMENT WIDTH ON ROAD 'A' (EVERGREEN GROVE WAY) AND ROAD 'B' (BLUE ATLAS WAY) FROM 26 FT TO 24 FT.
- 3) INCREASE THE MAXIMUM RIGHT-OF-WAY GRADE ON ROAD 'A' (EVERGREEN GROVE WAY) FROM 12% TO 12.33%.

4-SG-26-F

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 15-3-405 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: _____

WELLS PARCEL 107G8007 DEED 2021064009982

Plat to be on the City of Knoxville and Knox County

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

OWNER/SURVEY FOR:

Harrigan Construction Company LLC P.O. Box 10872 Knoxville, Tennessee 37939 Phone: 865-679-3111

FINAL PLAT OF:

Lonas Creek Subdivision District 8, Knox County, Tennessee Ward 48, City Block 48260, Knoxville, Tennessee 4907

PROJECT NO.

4907

Table with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD. Lists 24 curves of the subdivision.

SYMBOL LEGEND: IRON ROD (SIZE & TYPE), IRON ROD SET, PERMANENT REFERENCE MONUMENT (P.R.M.), D.E. = DRAINAGE EASEMENT, S.S.E. = SANITARY SEWER EASEMENT, EASEMENT.

GRAPHIC SCALE



(IN FEET) 1 inch = 60 ft.



LYNCH SURVEYS LLC SUBDIVISIONS | AS-BUILTS | SITE DESIGN 4405 COSTER RD. KNOXVILLE, TENN. 37912 865-984-2630 FAX: 865-984-2801 WWW.LYNCHSURVEY.COM

Table with columns: DRAWN BY, CHECKED BY, APPROVED BY, DATE, REVISIONS. Lists drawing details and revisions.