



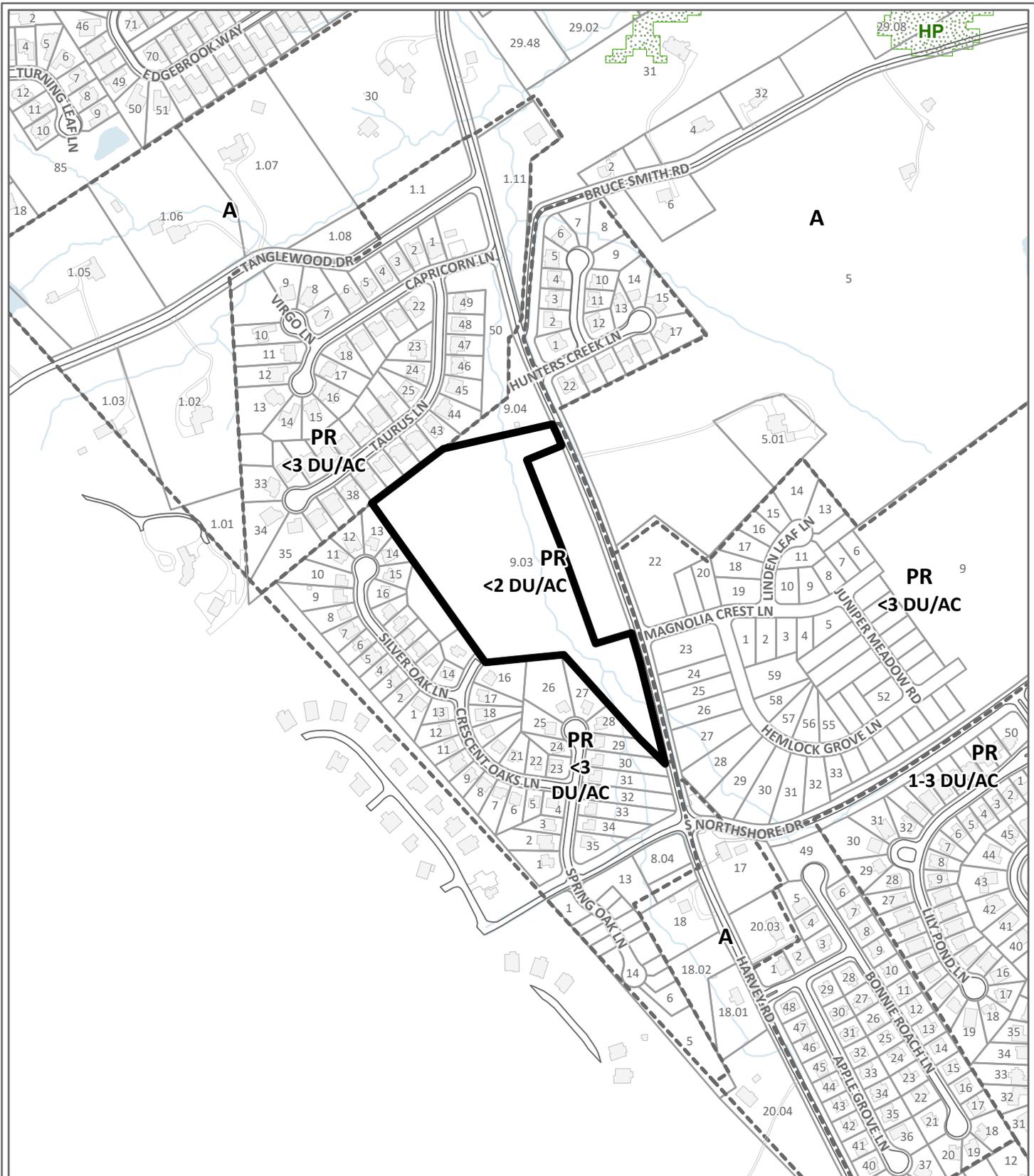
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE: February 19, 2026
FILE #: 3-SA-26-F, Agenda # 17
SUBJECT: Final Plat of Oaks Pointe Phase 2

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 9/12/2024 as Planning Case File # 9-SA-24-C.

Associated Case and Decision

File # 9-SA-24-C: Approved by the Planning Commission 9/12/2024
File # 9-B-24-DP: Approved by the Planning Commission 9/12/2024



FINAL SUBDIVISION PLAT

3-SA-26-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Oaks Pointe Phase 2

Map No: 169

Jurisdiction: County

Original Print Date: 1/27/2026

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

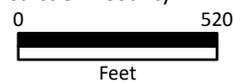
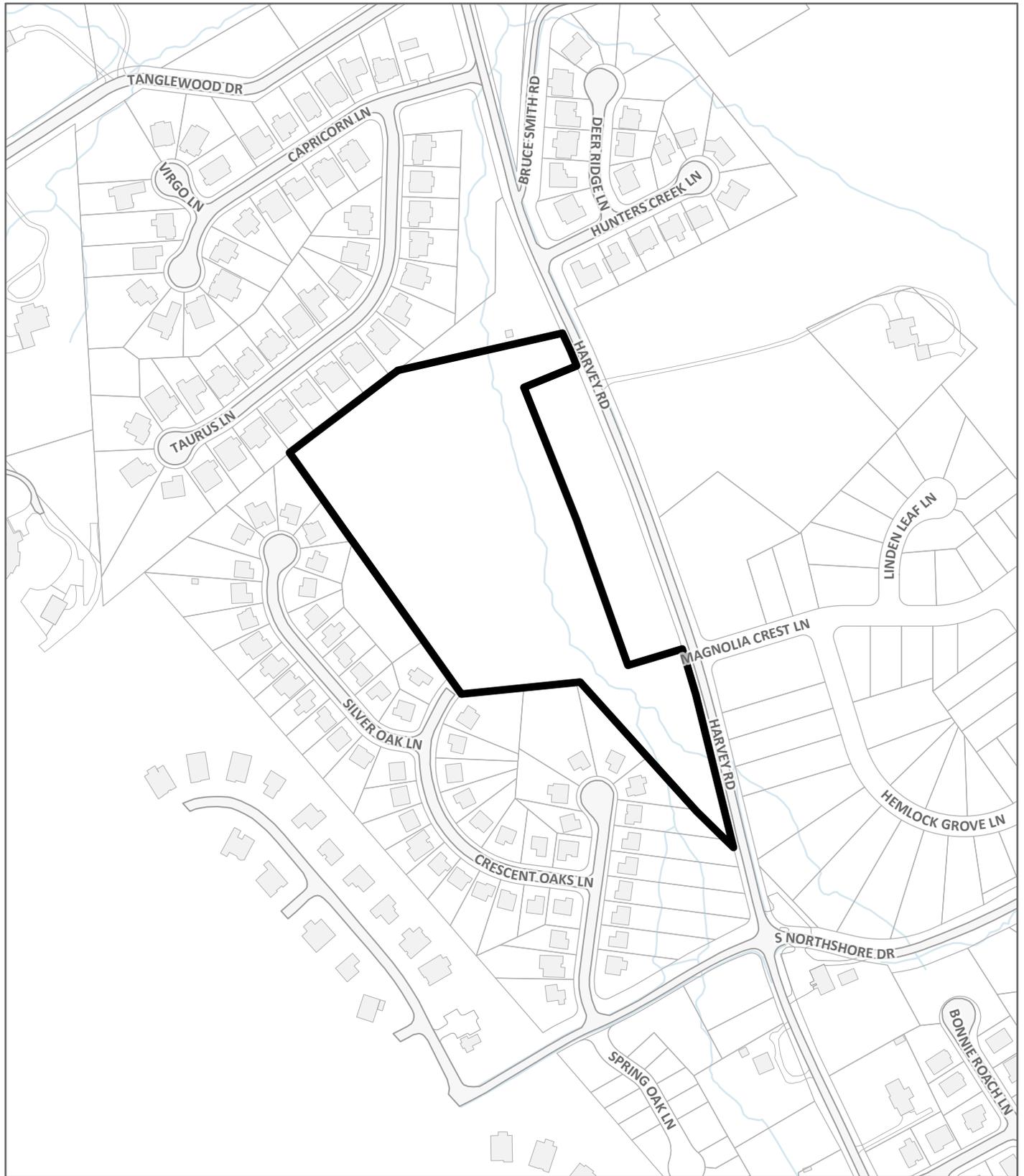


Exhibit A. Contextual Images

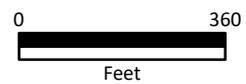


LOCATION MAP

3-SA-26-F



Case boundary



TOTAL AREA
11.02 ACRES
(479,873 sq. ft.)
TOTAL LOTS = 16

Addressing Department Certification

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

Signed: _____
 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: _____

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 13-1-402 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the location of any street or other ground upon the plat.

Signed: _____
 Date: _____

Property owners are responsible for maintenance of stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # _____.

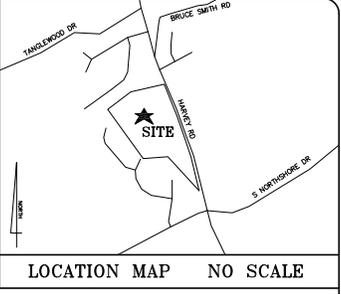
PERMANENT REFERENCE MARKERS

- ▲ I.P. E 2024042
- ▲ I.P. E 2024043
- ▲ I.P. E 2024044
- ▲ I.P. E 2024045

Certification of Ownership and General Pledges

I, 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, 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.

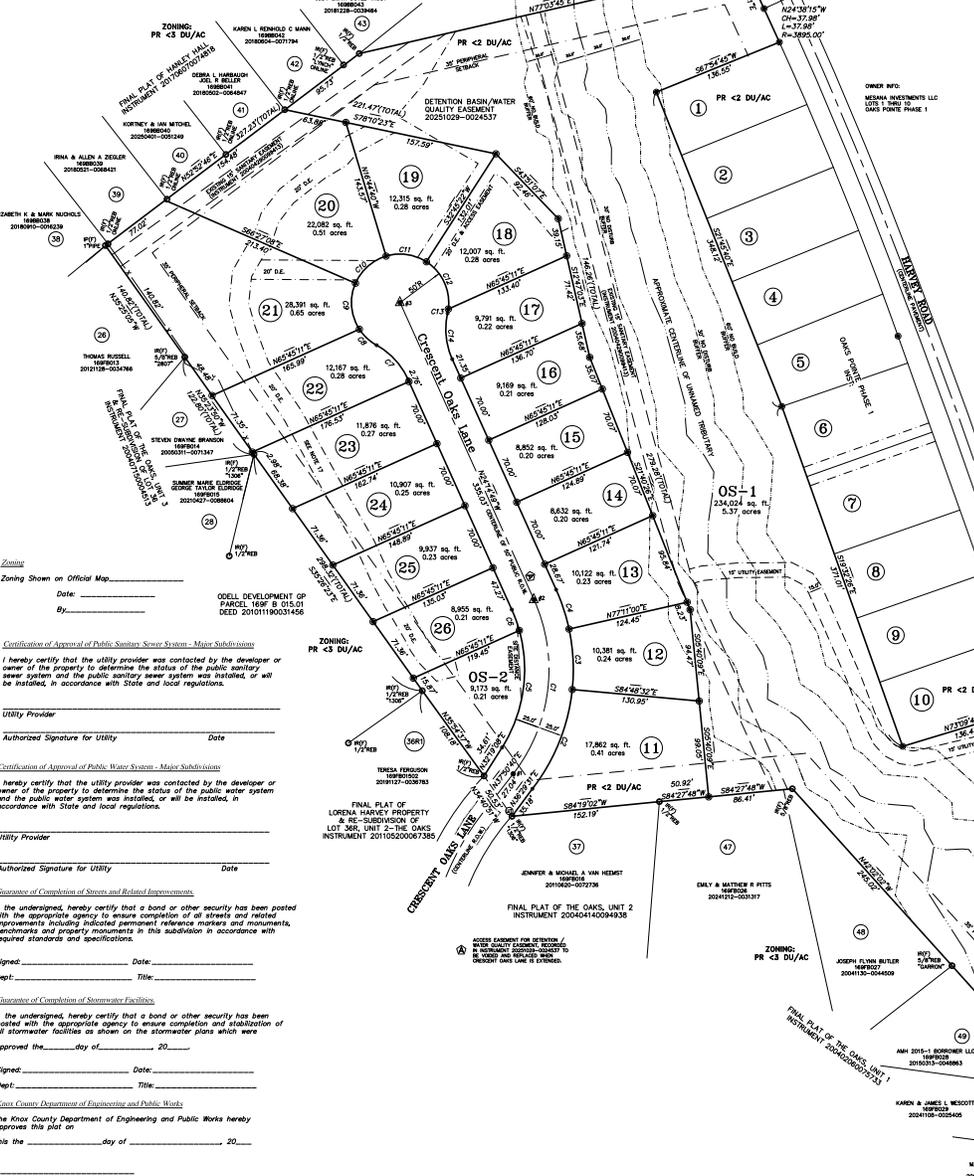
Owner's Printed Name: _____ Signature(s): _____
 Date: _____ MESANA INVESTMENTS LLC
 PO BOX 11315
 KNOXVILLE, TN 37939



- NOTES:**
1. 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 "LYNCH 2447".
 2. CLT TAX MAP 169 PART OF PARCEL 009.03
 3. DEED REFERENCES - 20241003-0016783
 PLAT REFERENCE - EXEMPT PLAT OF TRACT 1 OAKS POINTE
 20251029-0024537
 4. THIS PROPERTY IS ZONED PR-C2 DU/AC
 MINIMUM SETBACKS: SIDE: 5' UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 FRONT: 15'
 REAR: 15'
 PERIPHERAL SETBACK: 35'
 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4700030007
 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 7. NORTH ROTATION: NAD83(NRSR2007)
 8. THESE 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 CONTIGUOUS 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. 540' EASEMENTS ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #202008001398 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE, AS APPLICABLE.
 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 9-58-24-C AND 9-58-24-P-01.
 12. LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
 13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL 169 009.03 INTO 16 LOTS WITH 2 OPEN SPACES AND GRANT THE NECESSARY EASEMENTS AS SHOWN HEREON.
 14. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 12/06/2024
 15. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER _____ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 16. WATER AND SEWER SERVICE AVAILABILITY IS CONTINGENT ON THE PROPOSED INSTALLATION OF FACILITIES BY EAGE BOND DEVELOPMENT AND FINAL ACCEPTANCE BY FUD.
 17. SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
 18. 20' DRAINAGE EASEMENT LIES 10' ON EACH SIDE OF DRAINAGE SWALE AS CONSTRUCTED.

SYMBOL LEGEND

| | |
|--------|---|
| ○ | FOUND MONUMENTATION (WITH SIZE & TYPE) |
| ● | IRON ROD SET (SEE NOTE 1) |
| □ | CONC. MONUMENT |
| REF | FOUND MONUMENTATION |
| D.E. | DRAINAGE EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| ▲ | REFERENCE MARKER (RAILROAD SPIKE IN PAVEMENT) |



CURVE TABLE

| CURVE | BEARING | CHORD | RADIUS | LENGTH |
|-------|----------------|--------|--------|--------|
| C1 | N04°25'27.72\" | 180.50 | 175.00 | 189.45 |
| C2 | N07°15'41.71\" | 110.01 | 200.00 | 111.47 |
| C3 | N03°10'44.74\" | 62.29 | 200.00 | 62.54 |
| C4 | N01°15'17.71\" | 42.65 | 200.00 | 42.73 |
| C5 | S08°24'36.74\" | 121.66 | 150.00 | 125.57 |
| C6 | N12°34'20.70\" | 22.80 | 150.00 | 22.82 |
| C7 | N04°05'25.71\" | 47.43 | 75.00 | 48.29 |
| C8 | S47°08'46.72\" | 24.14 | 50.00 | 24.38 |
| C9 | S04°46'55.73\" | 47.50 | 50.00 | 48.05 |
| C10 | S48°24'06.74\" | 42.03 | 50.00 | 43.38 |
| C11 | N01°50'30.75\" | 41.92 | 50.00 | 43.20 |
| C12 | N04°05'25.76\" | 47.50 | 50.00 | 48.05 |
| C13 | N10°05'31.77\" | 4.42 | 50.00 | 4.42 |
| C14 | S00°00'00.78\" | 47.43 | 75.00 | 48.29 |

Zoning
 Zoning Shown on Official Map:
 Date: _____
 By: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions
 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 installed, or will be installed, in accordance with State and local regulations.

Utility Provider: _____
 Authorized Signature for Utility: _____
 Date: _____

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

Duration 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: _____

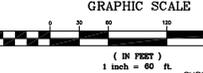
Duration of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which have approved the _____ day of _____, 20____.

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

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

LINE LEGEND

| | |
|-----|-------------------------|
| --- | PERIPHERAL SETBACK |
| --- | DRAINAGE EASEMENT |
| --- | SANITARY SEWER EASEMENT |
| --- | CENTERLINE CREEK BANK |
| --- | CREEK BUFFER |



BEFORE YOU DIG STOP
 CALL 1-800-351-1111
 TENSURE ONE CALL
 ITS US WE DIG

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
 1) Reduce the minimum horizontal curve radius on Road 'A' from 250 ft to 125 ft at STA 14+32.0

3-SA-26-F

Registered Land Surveyor: **2447**
 Tennessee License No. _____
 Date: _____

Certification of Chain and Accuracy of Survey
 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, or 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: **2447**
 Tennessee License No. _____
 Date: _____



Mesana Investments LLC
 P.O. Box 11315
 Knoxville, Tennessee 37939
 Phone: 865-806-8008

Oaks Pointe
Phase 2
Harvey Road
 District 4, Knoxville, 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

| | | |
|---|------------|--------------|
| 1 | 02/18/2026 | PCS COMMENTS |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

PROJECT NO.
4987-03