



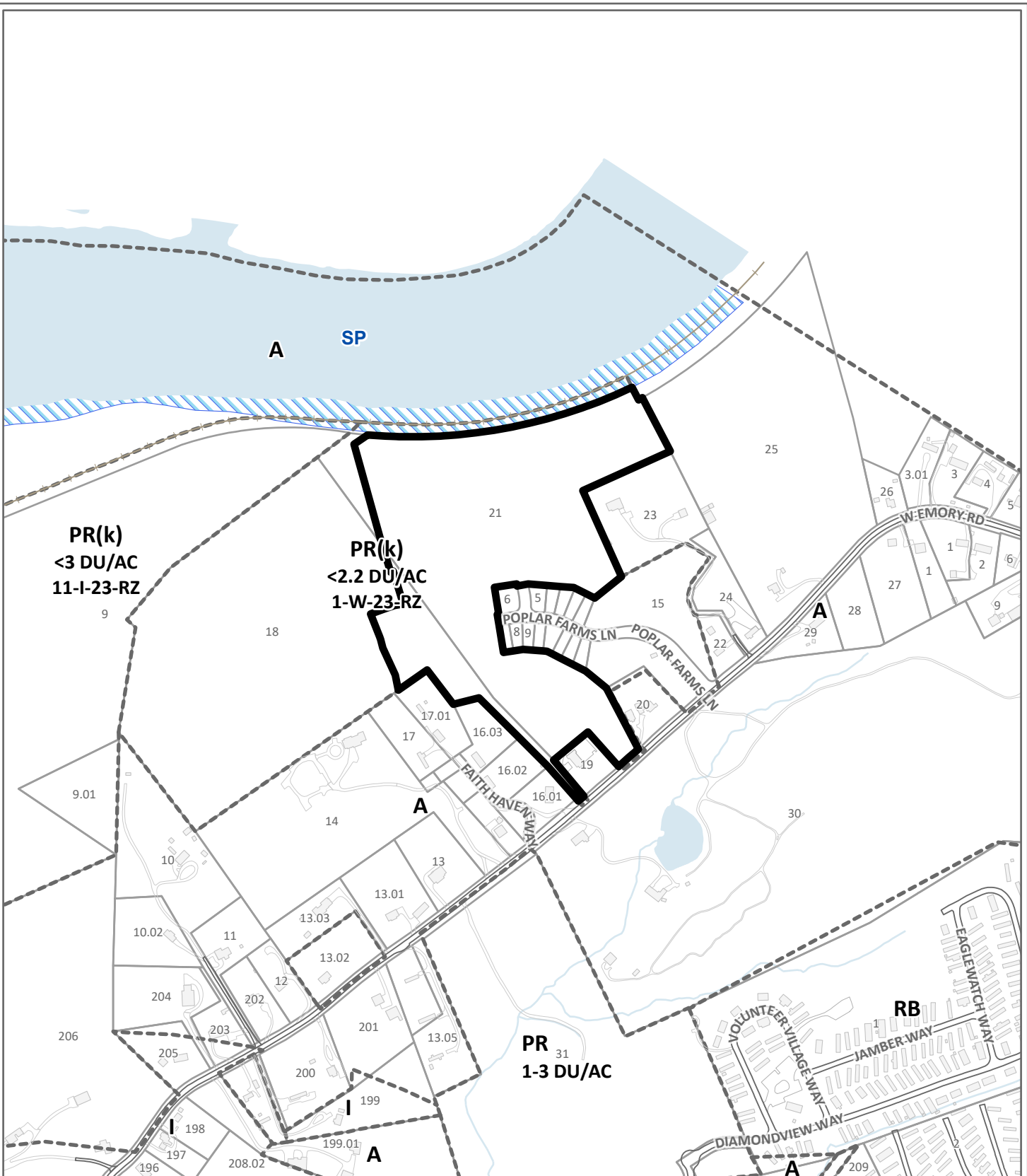
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmudde, Planning & Subdivision Specialist
DATE: May 5, 2026
FILE #: 5-SC-26-F, Agenda # 17
SUBJECT: Final Plat of The Poplar Farms Subdivision, Phase II

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 4/13/2023 as Planning Case File # 4-SC-23-C, revised development plan reviewed and approved administratively by staff on 11/19/2024 as Planning Case File # 9-I-24-DP, and revised development plan approved by the Planning Commission on 3/13/2025 as Planning Case File # 3-E-25-DP.

Associated Case and Decision

4-SC-23-C: Approved by the Planning Commission (4/13/2023)
4-D-23-DP: Approved by the Planning Commission (4/13/2023)
9-I-24-DP: Approved by Planning Staff (11/19/2024)
3-E-25-DP: Approved by the Planning Commission (3/13/2025)



FINAL SUBDIVISION PLAT

5-SC-26-F

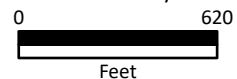
Petitioner: Benchmark Associates, Inc.



Final Plat For: Final Plat of Poplar Farms Subdivision, Phase II

Map No: 76

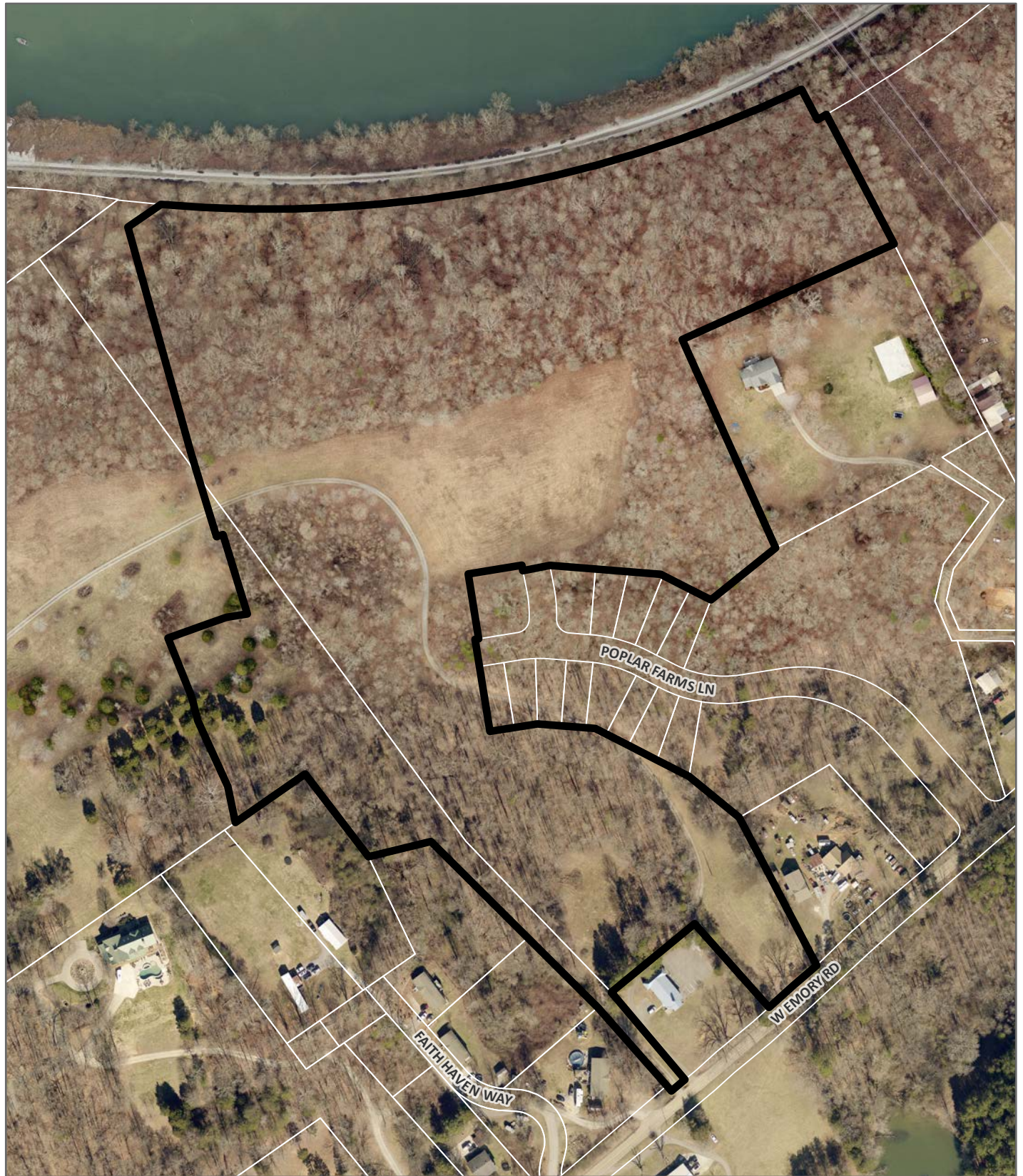
Jurisdiction: County



Original Print Date: 4/15/2026

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

Exhibit A. Contextual Images



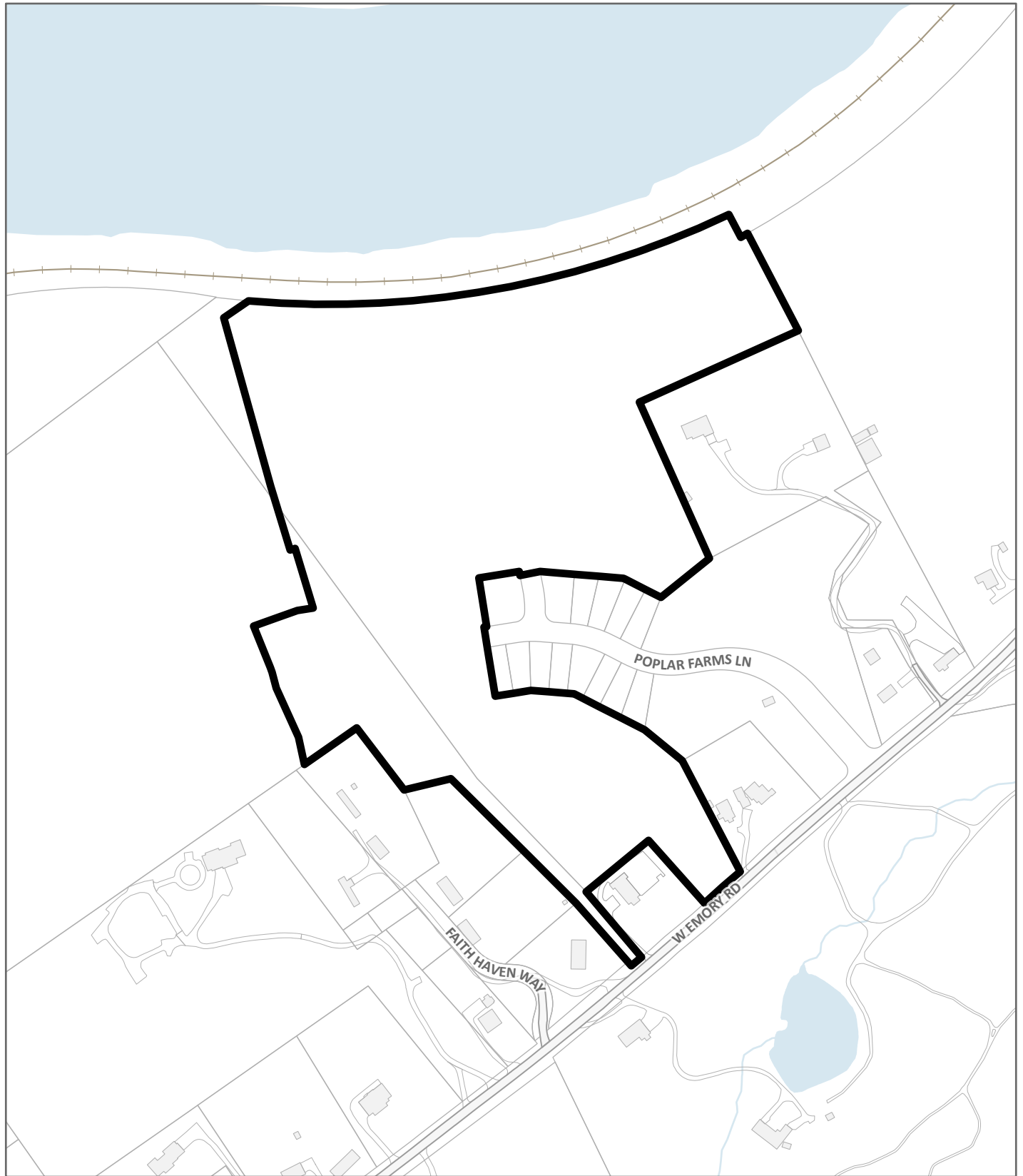
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

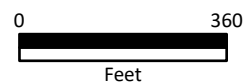


LOCATION MAP

5-SC-26-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, we, or 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.

Mesana Investments, LLC
 Owner(s) Printse Name _____
 Signature(s) _____ Date _____

Certificate of Plat Plat - All Indicated Markers, Monuments and Benchmarks to be set. Plan, Construction, is Concrete
 I hereby certify that I am a registered land surveyor licensed to practice lawfully under the laws of the State of Tennessee. Further, I 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. _____ Date _____

Certificate of Category and Accuracy of Survey
 I hereby certify that this is a category _____ survey and the ratio of precision of the undistorted survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with 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 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 _____ Date _____

Certificate 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 _____ Date _____

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

Engineering Director _____ Date _____

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.

Signature(s) _____ Date _____

Department _____ 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 insure completion and stabilization of stormwater facilities as shown on the stormwater plans which were approved this _____ day of _____, 20____.

Signature(s) _____ Date _____

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

Knox County Trustee _____ Date _____

Zoning _____

Zoning Shown on Official Map _____

Signature(s) _____ 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.

Signature _____ Date _____

Planning Department 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 recorded 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 13-3-405 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.

Signature _____ Date _____

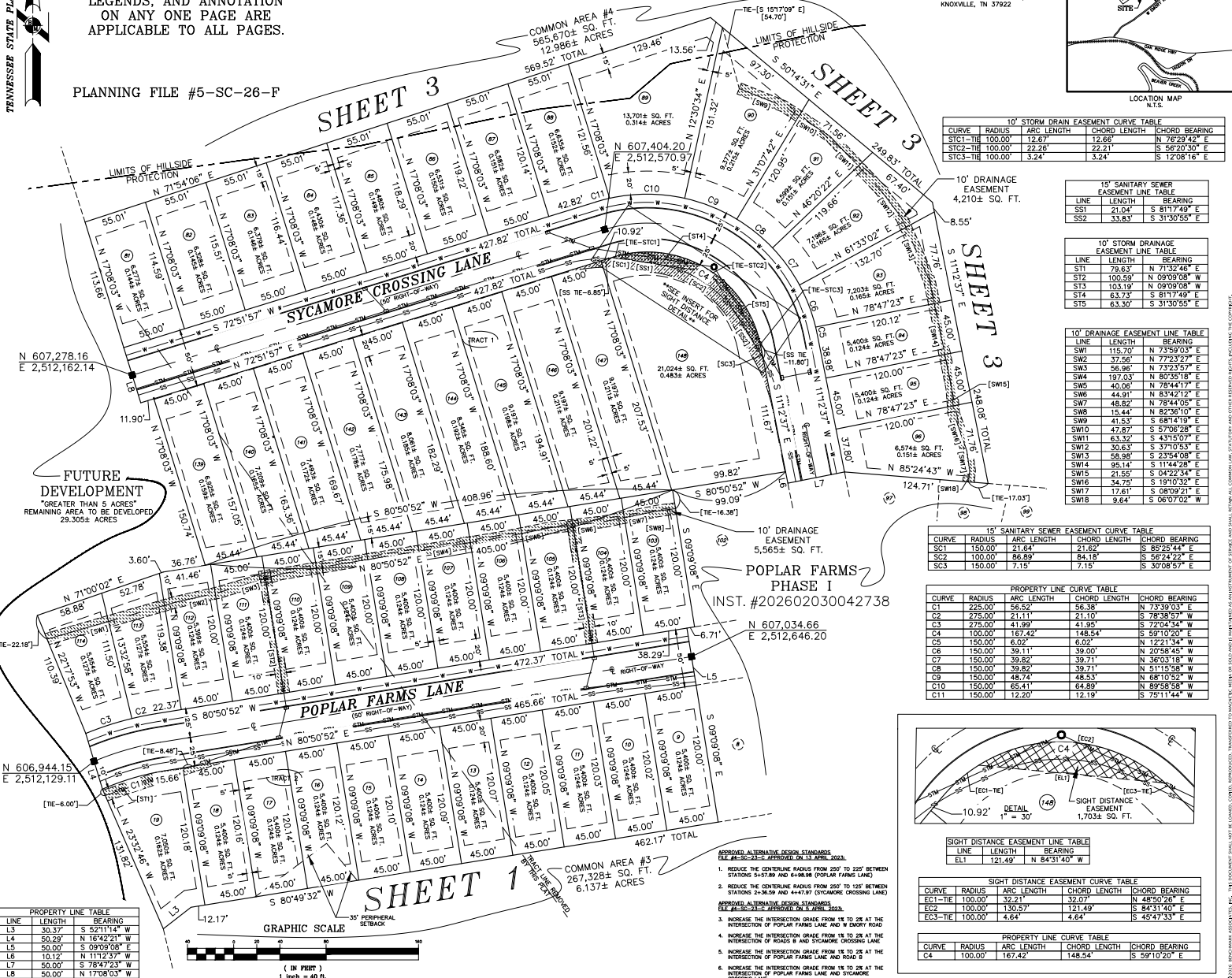


THIS IS A MULTIPAGE DOCUMENT. NOTES, LEGENDS, AND ANNOTATION ON ANY ONE PAGE ARE APPLICABLE TO ALL PAGES.

PLANNING FILE #5-SC-26-F

FINAL PLAT of the POPLAR FARMS SUBDIVISION, PHASE II

BEING LOCATED ON CLT MAP 76 AND BEING REPRESENTED AS A PORTION OF PARCEL 021 SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE



10' STORM DRAIN EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
STC1-THE	100.00'	12.67'	12.66'	N 76°29'42" E
STC2-THE	100.00'	22.26'	22.21'	S 86°20'30" E
STC3-THE	100.00'	3.24'	3.24'	S 12°08'16" E

15' SANITARY SEWER EASEMENT LINE TABLE

LINE	LENGTH	BEARING
SS1	21.04'	S 81°17'49" E
SS2	33.83'	S 31°30'55" E

10' STORM DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
SD1	78.63'	N 71°32'46" E
SD2	100.60'	N 09°09'08" W
SD3	103.19'	N 09°09'08" W
SD4	63.73'	S 81°17'49" E
SD5	63.30'	S 31°30'55" E

10' DRAINAGE EASEMENT LINE TABLE

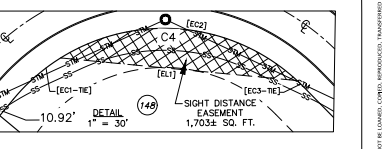
LINE	LENGTH	BEARING
SW1	115.70'	N 73°59'03" E
SW2	37.56'	N 77°23'27" E
SW3	58.96'	N 73°29'57" E
SW4	197.03'	N 80°35'18" E
SW5	40.06'	N 78°44'17" E
SW6	44.91'	S 43°42'12" E
SW7	48.82'	N 78°44'05" E
SW8	15.44'	N 82°36'10" E
SW9	41.53'	S 68°14'09" E
SW10	42.87'	S 57°06'28" E
SW11	63.32'	S 43°15'07" E
SW12	30.63'	S 37°10'53" E
SW13	58.95'	S 23°54'08" E
SW14	95.14'	S 11°44'28" E
SW15	21.55'	S 04°22'34" E
SW16	34.75'	S 18°10'32" E
SW17	17.61'	S 08°09'21" E
SW18	9.64'	S 06°07'02" W

15' SANITARY SEWER EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
SC1	150.00'	21.64'	21.82'	S 85°25'44" E
SC2	100.00'	86.80'	84.18'	S 62°42'22" E
SC3	150.00'	7.15'	7.15'	S 30°08'57" E

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	58.52'	58.38'	N 73°59'03" E
C2	275.00'	21.11'	21.10'	S 78°38'57" W
C3	275.00'	41.99'	41.95'	S 72°04'34" W
C4	100.00'	167.42'	148.54'	S 69°10'20" E
C5	150.00'	6.02'	6.02'	N 12°21'54" W
C6	150.00'	39.11'	39.00'	N 20°58'45" W
C7	150.00'	39.82'	39.71'	N 36°03'18" W
C8	150.00'	39.85'	39.71'	N 48°50'28" E
C9	150.00'	48.74'	48.53'	N 68°10'52" W
C10	150.00'	65.41'	64.89'	N 89°58'58" W
C11	150.00'	13.20'	13.19'	S 79°11'44" W

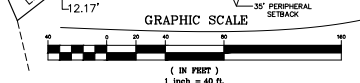


SIGHT DISTANCE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1-THE	100.00'	32.21'	32.07'	N 48°50'28" E
EC2-THE	100.00'	130.57'	121.49'	S 84°11'40" E
EC3-THE	100.00'	4.64'	4.64'	S 45°47'33" E

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	100.00'	167.42'	148.54'	S 69°10'20" E



BENCHMARK ASSOCIATES, INC.
 Land Planners • Land Surveyors

FINAL PLAT OF POPLAR FARMS SUBDIVISION, PHASE II
 W EMORY ROAD
 KNOXVILLE, TENNESSEE 37931

DATE: 25 MARCH 2020
 SCALE: 1" = 40'
 DRAWN BY: AKAS
 FILE NAME: 24222-PHASE2
 PW PROJECT NO.: 24222

FINAL PLAT
 SHEET
2 OF 3

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 and hereby certify that (I, we, we and/or the owner(s)) to be a true and correct plan of subdivision and as such, we warrant on our own behalf to dedicate right-of-way and grant easement as shown on this plan.

Mesana Investments, LLC
Owner(s) Printed Name _____
Date _____
Signature(s) _____

Certificate of Plat Plat - All Indicated Markers, Monuments and Boundaries to be Set, True, Correct and Accurate

I hereby certify that I am a registered land surveyor licensed to practice surveying in the State of Tennessee. I have carefully examined this plat and accompanying drawings, documents, and statements conforming to the best of my knowledge to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited, amended 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 Category and Accuracy of Survey

I hereby certify that this is a category _____ survey and the ratio of precision of the undistorted survey is not less than 1:10,000, as shown herein and that said survey was prepared in compliance with 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 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 _____ Date _____
DETAIL-N.T.S. (SEE NOTE 21)

Certificate 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 _____ Date _____

Knox County Department of Engineering & Public Works
The Knox County Department of Engineering & Public Works hereby approves this plat on this _____ day of _____, 2020.

Engineering Director _____ Date _____

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.

Signature(s) _____ Date _____
Department _____ 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 insure completion and stabilization of stormwater facilities as shown on the stormwater plans which were approved by the _____ city of _____, TN.

Signature(s) _____ Date _____

Taxes and Assessments

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

Knox County Trustee _____ Date _____

Zoning
Zoning Shown on Official Map _____

Signature(s) _____ Date _____

Addressing Department Certification

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

Signature _____ Date _____

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to conform with the Subdivision Regulations of Knoxville and Knox County and existing official plans, with the exception of any variance, waiver and/or other relief granted by the Knoxville-Knox County Planning Commission, and that the record plat is hereby approved for recording by the office of the Knoxville County Register of Deeds, pursuant to Section 13-3-402 of the 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.

Signature _____ Date _____

APPROVED ALTERNATE DESIGN STANDARDS
FILE # 2019-01-01 APPROVED ON 11/18/2019

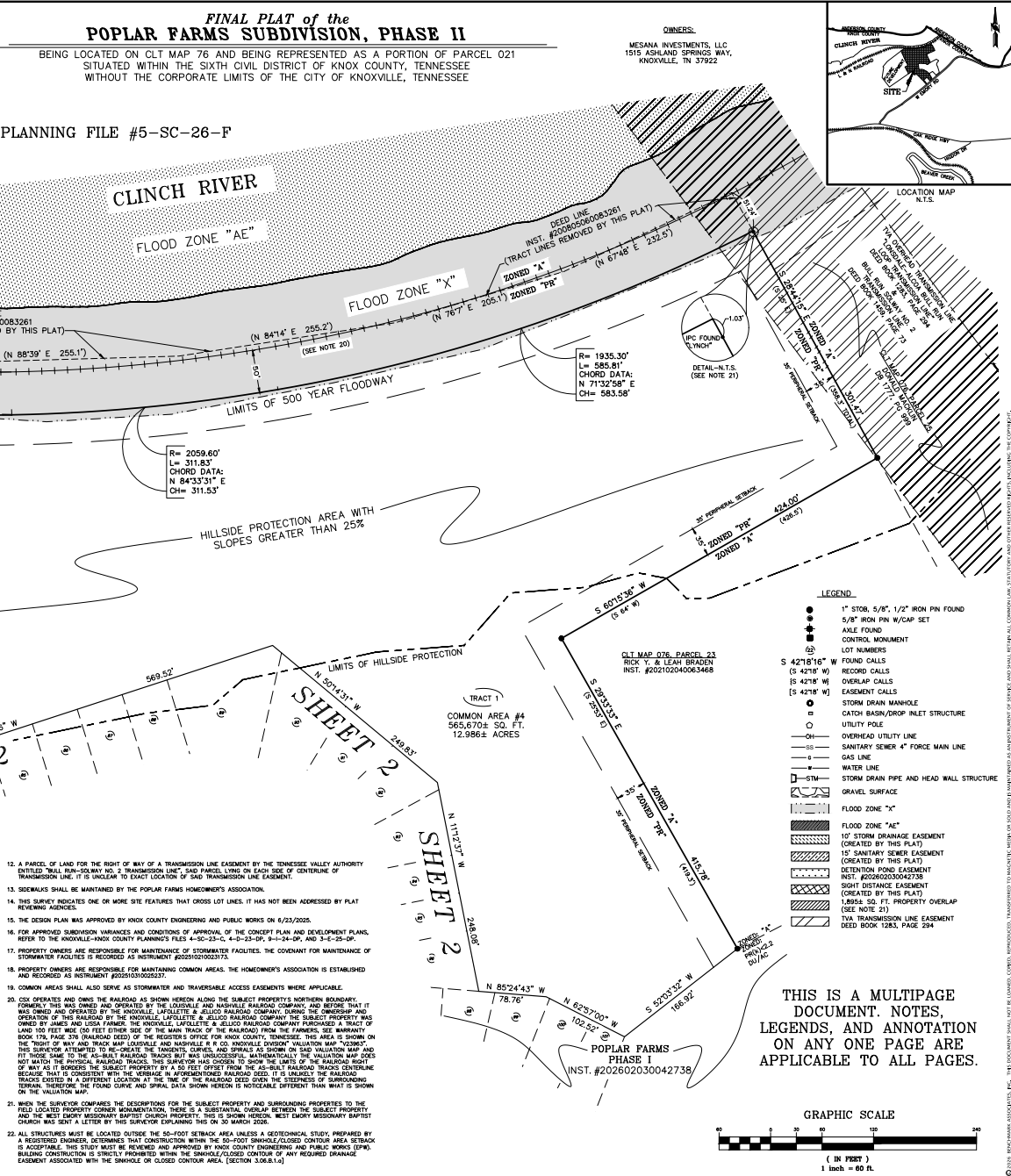
- REDUCE THE CENTRELINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 54+78.89 AND 64+58.98 (POPLAR FARMS LANE)
- REDUCE THE CENTRELINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 2+36.59 AND 4+47.97 (LYONSMADE CROSSING LANE)

APPROVED ALTERNATE DESIGN STANDARDS
FILE # 2019-01-01 APPROVED ON 11/18/2019

- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF POPLAR FARMS LANE AND W EMORY ROAD
- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROADS B AND STAGMARE CROSSING LANE
- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF POPLAR FARMS LANE AND ROAD B
- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF POPLAR FARMS LANE AND STAGMARE CROSSING LANE

NOTES:

- PROPERTY LINES IN THE NAME OF MESANA INVESTMENTS, LLC AND IS OF RECORD AS "TRACT 1" & "TRACT 2" OF INSTRUMENT #20080000898 IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDABLE LOTS, 2 COMMON AREAS AND THE REQUIRED EASEMENTS WITH THE DEVELOPMENT OF THIS PHASE OF A MULTIPHASE DEVELOPMENT, WITH THE TOTAL AREA OF THIS PHASE CONSISTING OF 28,322.24 TOTAL ACRES.
- "TENNESSEE STATE PLANE" NORTH BASED ON COGS REFERENCE STATION THIS, MAINTAINING COORDINATES OF N 5007248.5 E 6155662.8; DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- ONSS INFORMATION:
"DOT REFERENCE STATION: TN14 (E 5211,098.96' N 592,002.24') FOR ONSS COORDINATE: 62898.88' SURVEY HEET DATE(S) OF OBSERVATION: 12/11/2024, 12/18/2024, 12/20/2024, 1/9/2025, 1/25/2025, 1/29/2025, 3/4/2025, 3/12/2025, 9/10/2025, 9/17/2025
EPOCH=2016, VERTICAL DATUM (GEOID): NAD 83(2011)
COMBINED SCALE FACTOR AT ST: 0.9999948
ONSS POSITIONAL QUALITY (M/0.009) (M/0.15)
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS CONDUCTED FOR THIS SURVEY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OF LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND IMPLODS OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MANDATE OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION FOR UNDERGROUND UTILITY LOCATION CALL 811 OR ONE CALL.
- IRON PIN CORNER MARKERS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.
- FEMA FLOOD DESIGNATION ZONE FLOODWAY, "X", UNSHADED.
- FEMA FLOODWAY 020202020
- PROPERTY IS ZONED "PHO"(S)2 (D)4(RES) (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS:
FRONT-TWENTY (20) FEET
SIDE-FIVE (5) FEET
REAR-FIFTEEN (15) FEET
CORNER-THIRTY-FIVE (35) FEET.
- STORM DRAINAGE EASEMENT STATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:
- THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH, EXCEPT ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT REPRESENTMENT EASEMENTS), EASEMENTS OF (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.
- THE INSTRUMENT OF RECORD FOR PARCEL 021 REPRESENTS THAT THE SUBJECT PROPERTY EXTENDS TO AND RUNS WITH THE CENTRELINE OF C & N RAILROAD.



BENCHMARK ASSOCIATES, INC.
Land Planners • Land Surveyors

**FINAL PLAT OF
POPLAR FARMS SUBDIVISION,
PHASE II**
W EMORY ROAD
KNOXVILLE, TENNESSEE 37911

DATE: 25 MARCH 2020
SCALE: 1" = 60'
DRAWN BY: KAS
FILE NAME: 24222-PHASE2
IN PROJECT NO.: 24222

FINAL PLAT
3 OF 3