



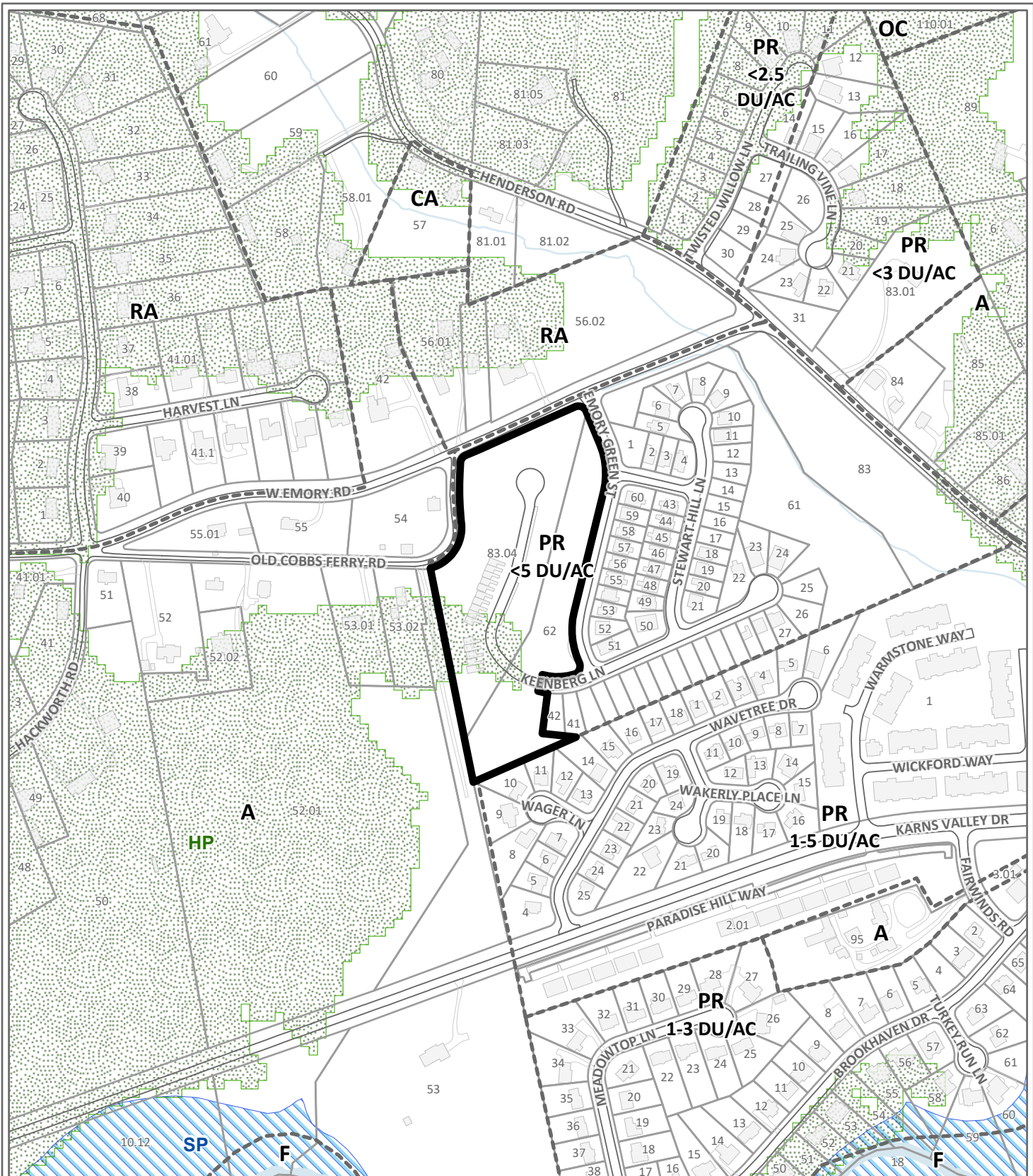
TO: Knoxville-Knox County Planning Commission
FROM: Whitney Warner, Planner
DATE: April 27, 2026
FILE #: 5-SF-26-F, Agenda # 20
SUBJECT: Emory Green Townhomes (Emory Green Subdivision)

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 March 5, 2026, as Planning Case File 3-SB-26-C.

Associated Case and Decision

File # 3-SB-26-C: Approved by the Planning Commission (3-5-2026)
File #3-F-26-DP: Approved by the Planning Commission (3-5-2026)



FINAL SUBDIVISION PLAT

5-SF-26-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Emory Green Townhomes

Map No: 77

Jurisdiction: County

Original Print Date: 4/7/2026

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

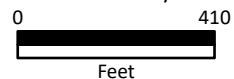


Exhibit A. Contextual Images



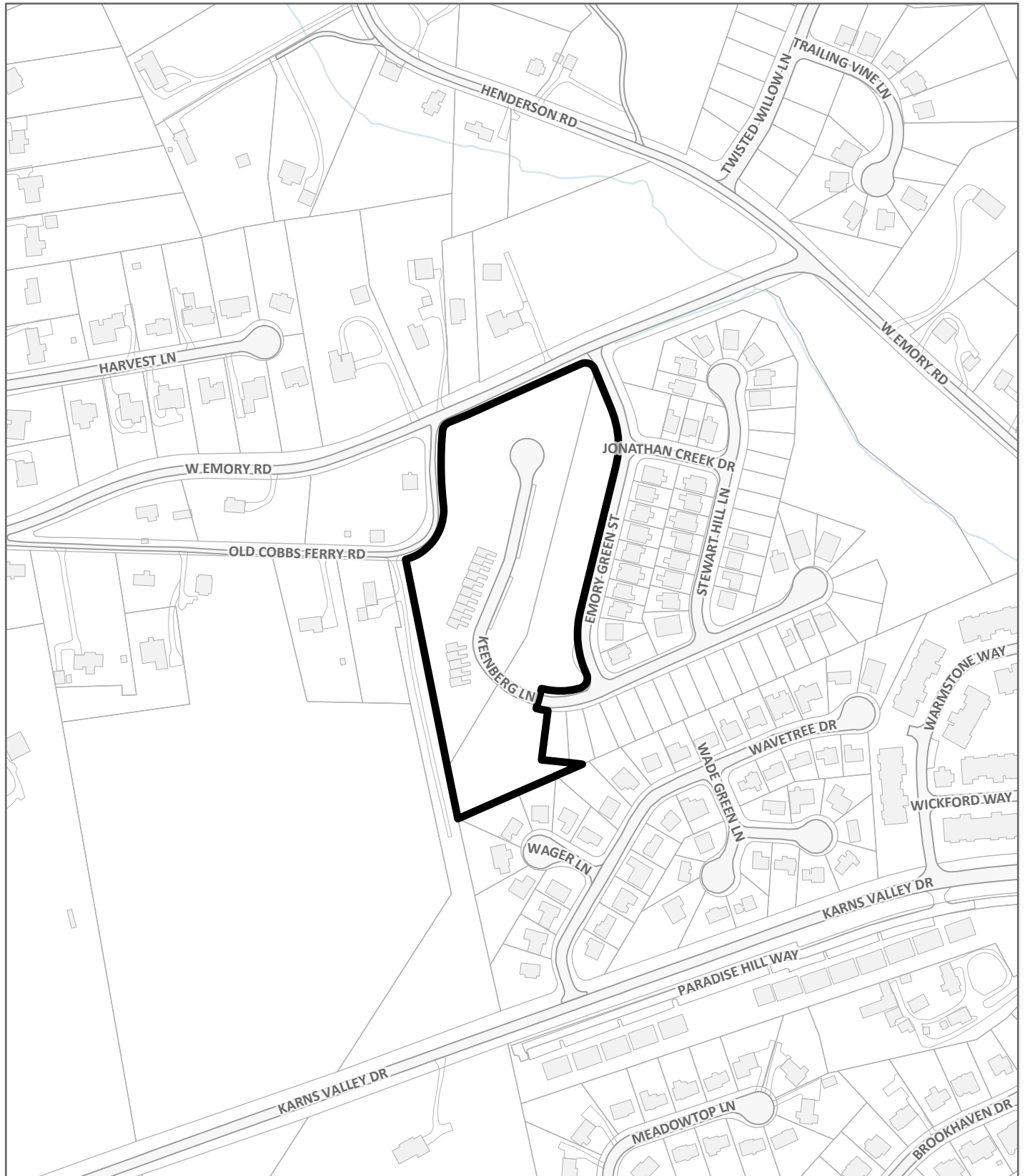
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

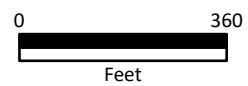


LOCATION MAP

5-SF-26-F



Case boundary



TOTAL AREA
8.60 ACRES

TOTAL ACREAGE TO CENTERLINE OF ROAD
374,815 sq. ft.
8.60 ACRES

TOTAL ACREAGE WITHOUT R.O.W. DEDICATION
364,111 sq. ft.
8.35 ACRES

TOTAL LOTS: 30



Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as Instrument 202304150044556.

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

Confirmation of Ownership and General Pledges

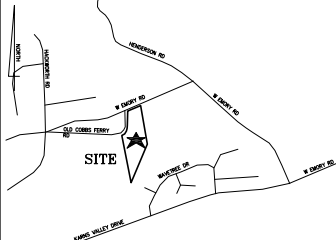
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we and) the owner(s) in the simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner's Printed Name: _____ Signature(s): _____ Date: _____
OWNER: PARCEL: 077 083.04 EMORY ROAD PARTNERS LLC 3609 WALDEN DR LEWISTON, KY 40517
PARCEL: 077NE062 BALL HOMES LLC 3609 WALDEN DR LEWISTON, KY 40517

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



- 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 "LNCH 2447".
- 2. CLT TAX MAP 077 PARCEL 083.04 & MAP 077N GROUP "E" PARCEL 062
- 3. DEED REFERENCES - 2021019-008110 & 2021019-002249 PLAT REFERENCE - HANAMER SUBDIVISION ON W. EMORY ROAD 20210813-001765 EMORY GREEN TOWNHOMES 2024022-008251 EMORY GREEN TOWNHOMES 20250123-0038620
- 4. THIS PROPERTY IS ZONED PR-5 DU/AC MINIMUM SETBACKS FRONT: 15' SIDE: 5' OR 0' WHERE SHOWN REAR: 15' 35' PERIPHERAL SETBACK
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4705002332 EFFECTIVE DATE: MAY 02, 2007.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NSRS2007)
- 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES INCLUDING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PROPOSED APPROVED JOINT PERMANENT EASEMENTS (P.E.). 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. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERS OF SWALES AS CONSTRUCTED.
- 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-CM-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 4-30-21-C, 4-5-21-UR, 12-30-20-C AND 12-20-20-UR AS WELL AS 3-30-20-C & 3-17-20-UR.
- 12. THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
- 13. SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS.
- 14. ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 15. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 OF HANAMER PROPERTY ON W. EMORY ROAD (INST:20210813-001765) INTO 30 TOWNHOME, AND TO REDEVISE OS-2 FROM EMORY GREEN SUBDIVISION (INST:2024022-008251) TO CREATE OS-2R AND OS-3 AS SHOWN HEREON.
- 16. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER: _____
- 17. THE REDUCTION OF THE LOT DEPTH (FOR THE EXISTING REDUCTION 104.89) BELOW THE MINIMUM REQUIREMENT IS A RESULT OF RIGHT-OF-WAY DEDICATION AND IS PERMITTED PURSUANT TO SECTION 312.02.A OF THE KNOX COUNTY ZONING ORDINANCE.
- 18. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON JANUARY 8, 2024.

Planning Commission Certification of Approval for Revenues - Final Plat

This is to certify that the subdivision plan shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official maps, with the exception of any variances and waters 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 affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon this plat.

Signed: _____ Date: _____

Consent - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that they may have in or to the use and benefit of the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that they may have 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 expense of the 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 (M.K.U.D.) Signed: _____ Date: _____

Sewer (M.K.U.D.) Signed: _____ Date: _____

Electric (E.C.U.R.) Signed: _____ Date: _____

Gas (K.U.B.) Signed: _____ Date: _____

Telephone (A/T&T) Signed: _____ Date: _____

Cable Television (COMCAST) Signed: _____ Date: _____

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Includes curves C1 through C58.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L1 through L3.

ROAD "D" IS NOW CALLED KEENBERG LANE

VARIANCES: CASE FILE: 3-38-26-073-F-28-0P APPROVED: 03/05/2026

VARIANCES: 1. Reduce the K value from 25 to 20 on Road D STA 4+14.66. 2. Reduce the minimum length for the tangent connecting broken back horizontal curves from 150 ft to 29 ft on Road D from STA 5+54.26 to 5+54.41.

3. Reduce the lot depth for double frontage lots 85-88 from 150 ft to 110 ft.

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

1. Reduce the minimum lot width from 25 ft to 20 ft for lots 61-90.

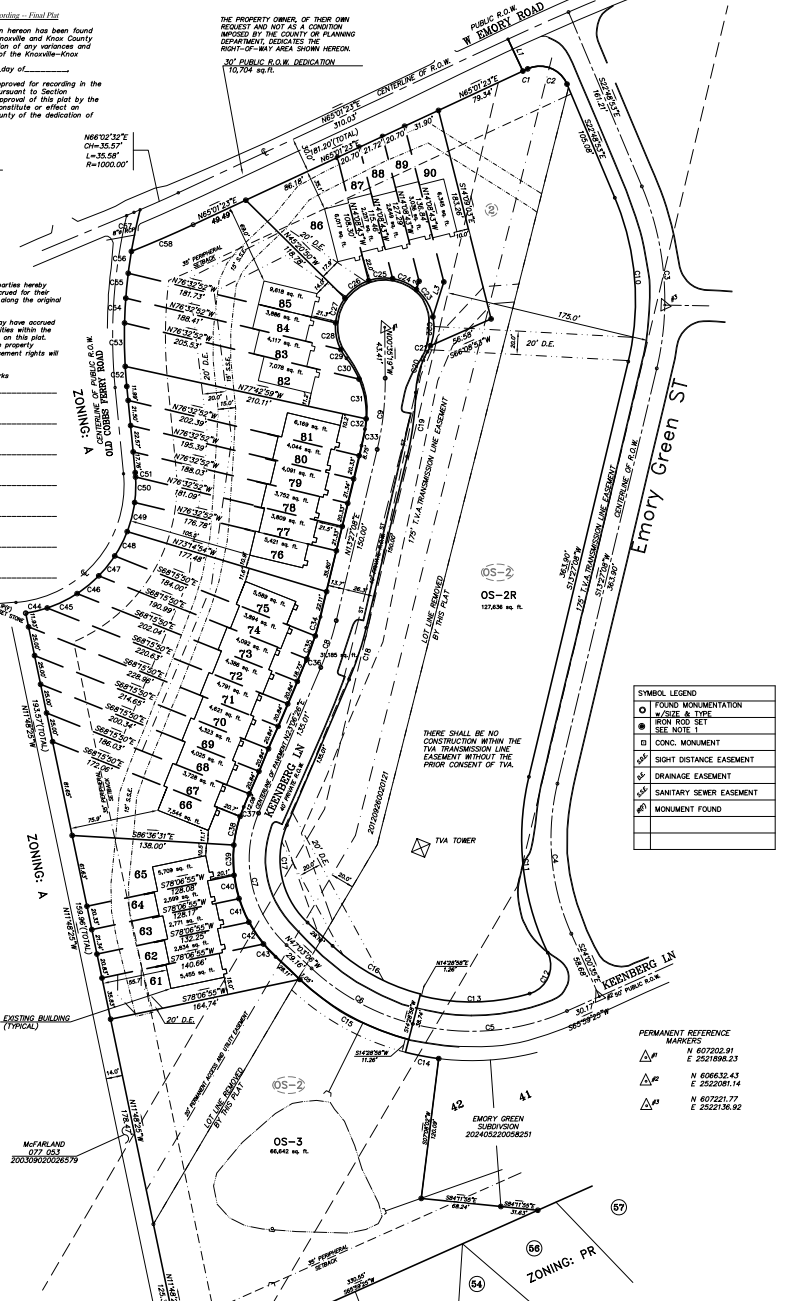
2. Reduce the minimum horizontal curve radius from 250 ft to 100 ft for Road D from STA 4+31.30 to 4+31.74.

3. Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road D from STA 5+54.41 to 6+07.14.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED).

1. Reduce the private right-of-way width from 50 ft to 40 ft for Road D from station 0+00.00 to station 1+00.00.

GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.



PERMANENT REFERENCE MARKERS: N 67022.91 E 251896.21, N 606632.43 E 5252081.14, N 607221.72 E 2522136.92.

LINE LEGEND: DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, EASEMENT, TOP OF BANK, PERIPHERAL SETBACK, ZERO, SETBACK LINE, CENTERLINE OF STREET.

SVY SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VN NETWORK ROVER. DUAL FREQUENCY WAS USED (L1,L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATIC BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK IS 1.2 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

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 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: _____ Tennessee License No.: _____ Date: _____

REVISIONS: 1 03/31/2026 ADDED STORMWATER EASE. 2 04/14/2026 PS COMMENTS. 3 04/27/2026 CLOSURE ISSUES. 4. 5. 6.

PROJECT NO. 4300-07

Ball Homes 1914 Pinnacle Pointe Way Knoxville, Tennessee 37922 Phone: (865) 862-4774 LYNCH SURVEYS LLC SUBDIVISIONS | AS-BUILTS | SITE DESIGN 4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEYS.COM

Emory Green Townhomes CLT: 077 PARCEL 083.04 Knoxville, Tennessee District 6, Knox County, Tennessee

REGISTERED LAND SURVEYOR RYAN S. LYNCH TENNESSEE NO. 2447 PROJECT NO. 4300-07