



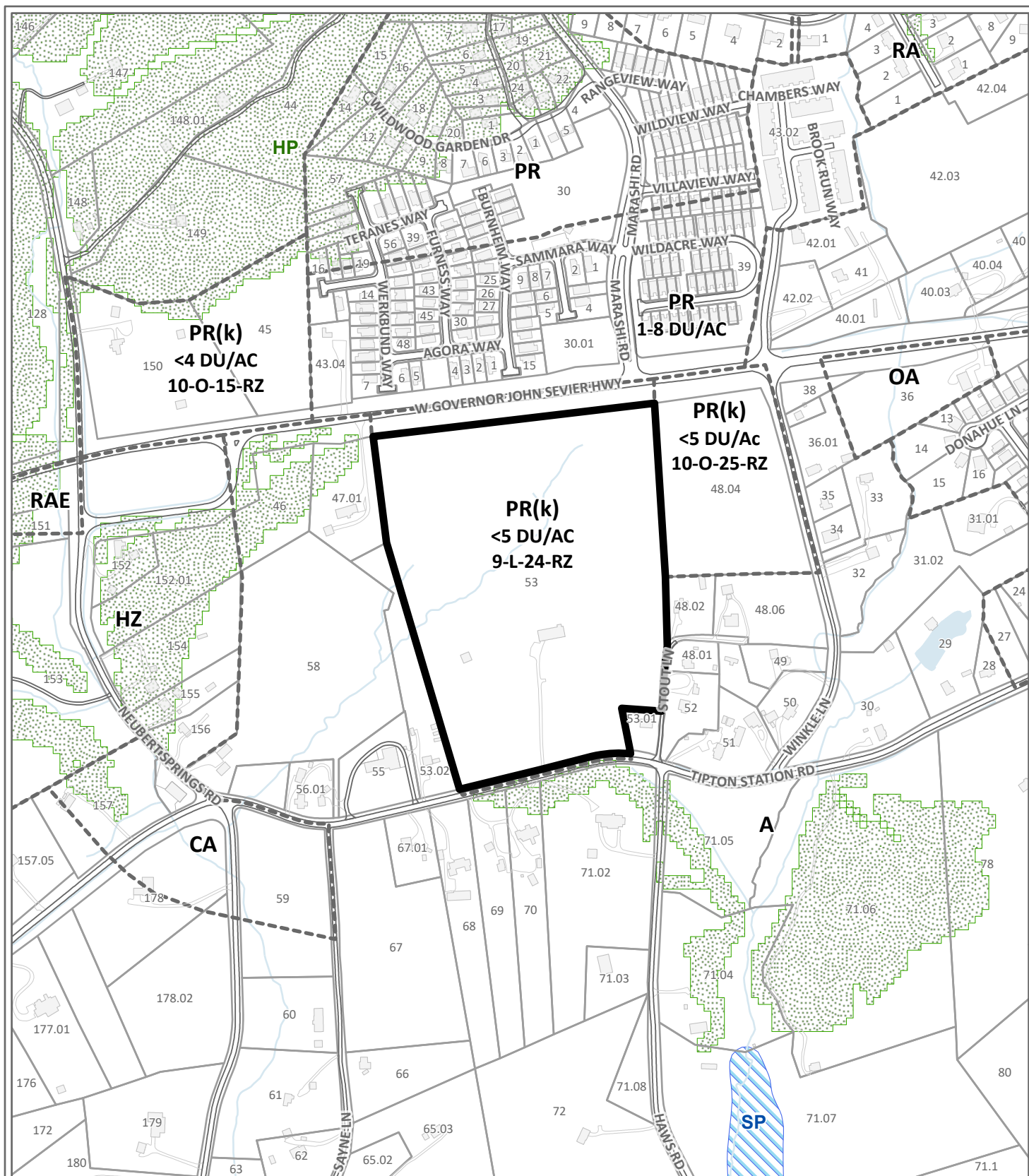
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE: May 4, 2026
FILE #: 5-SH-26-F, Agenda # 22
SUBJECT: Final Plat of Tipton Place (formerly known as Final Plat of Tipton Station Subdivision)

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 1/9/2025 as Planning Case File # 1-SB-25-C.

Associated Case and Decision

File # 1-SB-25-C: Approved by the Planning Commission 1/9/2025
File # 1-D-25-DP: Approved by the Planning Commission 1/9/2025



FINAL SUBDIVISION PLAT

5-SH-26-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Tipton Station Subdivision

Map No: 137

Jurisdiction: County

Original Print Date: 4/7/2026

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

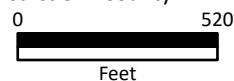


Exhibit A. Contextual Images



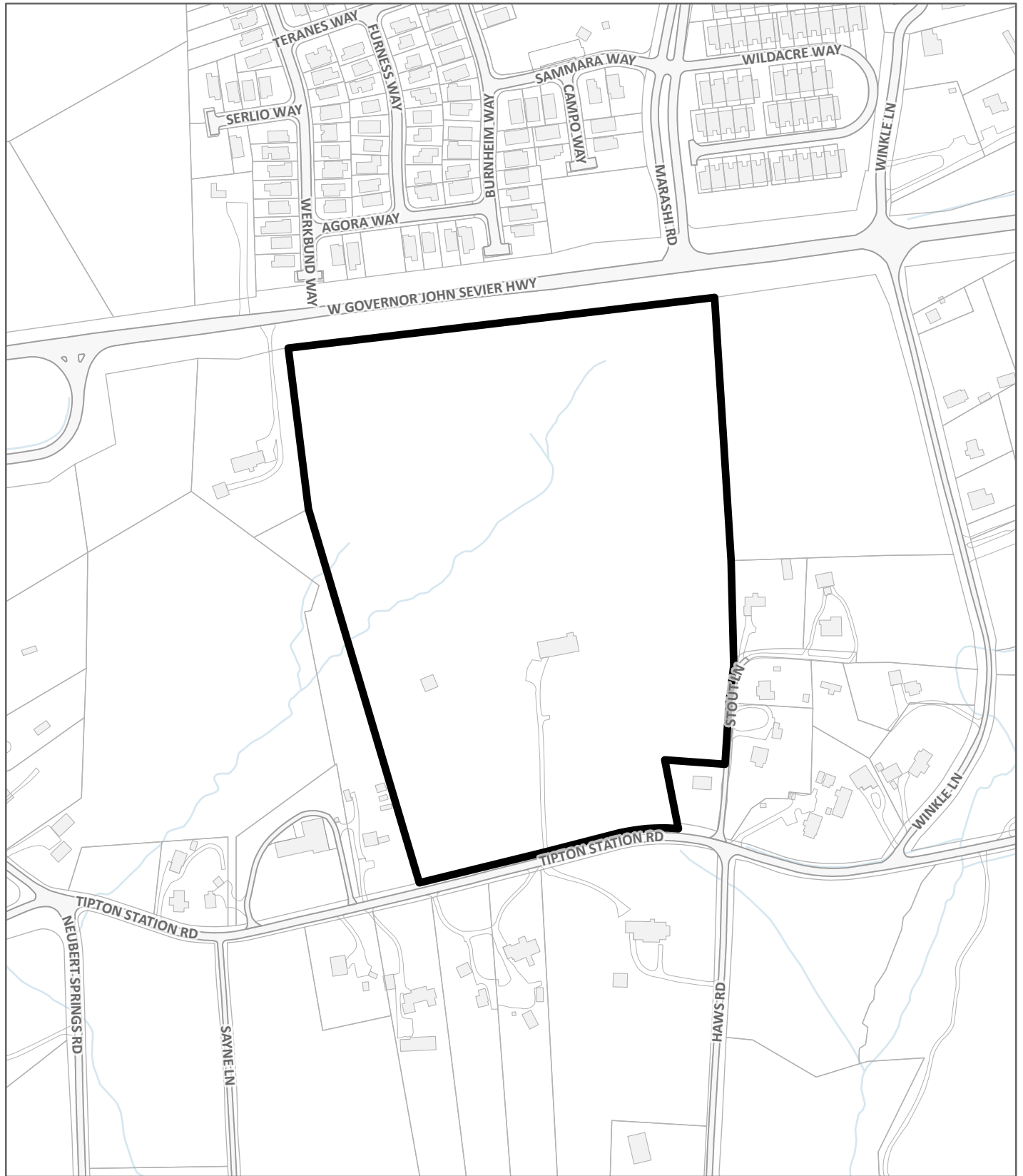
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

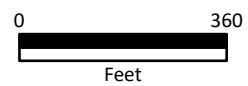


LOCATION MAP

5-SH-26-F



Case boundary



TOTAL AREA = 27.63 ACRES
 BUILDABLE LOTS = 135
 OPEN SPACE LOTS = 5

LINE LEGEND	
---	DRAINAGE EASEMENT
---	BUFFER ZONE
---	TOP OF BANK
---	PERIPHERAL SETBACK ZERO
---	SETBACK LINE
---	CENTERLINE OF CREEK

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

SYMBOL LEGEND	
○	FOUND MONUMENTATION
○	W/ SIZE & TYPE
●	IRON ROD SET
○	SEE NOTE
□	CONC. MONUMENT
↖	SIGHT DISTANCE EASEMENT
↖	DRAINAGE EASEMENT
↖	SANITARY SEWER EASEMENT
⊕	MONUMENT FOUND
⊕	PERMANENT MONUMENT
⊕	IMAG. MON. WITH DISK OR IR. SPINDLE

Planning Commission Certification of Approval for Rezoning - Final Plat

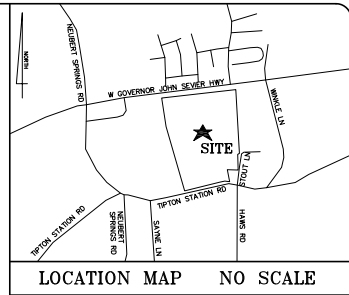
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning 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 13-1-405 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute an effect on acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____
 Date: _____

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, 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: _____



- 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".
- CLT TAP MAP 143 PARCEL DATA.
- DEED REFERENCES - DEED REFERENCES - 2020080808741 PLAT REFERENCES - FINAL PLAT OF THE TERESA HAGAMAN GREENE PROPERTY, SURVEY BY TERRY ROMANS "FINAL PLAT OF THE HAGAMAN PROPERTY" (NOT RECORDED).
- THIS PROPERTY IS ZONED PR <5/ DU/AC. MINIMUM SETBACKS: FRONT: 20' SIDE: 5' OR 0' WHERE ZERO SETBACK LINES ARE SHOWN REAR: 15' PERPETUAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709303A33 EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(2011)
- 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (PIES). 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 AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- 15' PERMANENT UTILITY EASEMENT 7'5" ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10' DRAINAGE EASEMENT 5' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED UNLESS SHOWN OTHERWISE.
- SURVEYOR HEREBY CERTIFIES THAT THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS PER SECTION 13-1-405.15.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT _____.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 08/26/2025
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 1-SB-25-C AND 1-D-25-DP.
- THE SUBJECT OF THIS PLAT IS TO RESUBDIVIDE THE SUBJECT PARCEL OF LAND INTO A SUBDIVISION CONSISTING OF 11 SINGLE FAMILY LOTS, 54 TOWNHOME LOTS AND 5 OPEN SPACE/COMMUNITY LOTS WITH THE REQUIRE EASEMENTS, ETC. AS SHOWN HEREIN.
- SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
- PRIVATE R.O.W. DOCUMENTATION RECORDED AT: _____.



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

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 installed, or will be installed, in accordance with 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: _____

Consent 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: _____

Consent 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: _____

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

Engineering Director: _____

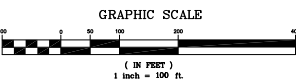
Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.

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 or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____
 Date: _____



ROAD 'A' IS NOW TIPTON PLACE LANE
 ROAD 'B' IS NOW ROLLINS FORK WAY
 ROAD 'C' IS NOW BRANDY STATION WAY
 ROAD 'D' IS NOW CAPE HENRY DRIVE
 ROAD 'E' IS NOW FALLING SPRING LANE

VARIANCE
 1. Reduce the minimum K-value from 25 to 20 on Road 'A' at its intersection with Governor John Sevier Highway.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
 1. Reduce the minimum centerline radius on Road 'A' from 250 ft to 225 ft between STA 6+46.23 and 8+08.77;
 2. Reduce the minimum centerline radius on Road 'A' from 250 ft to 225 ft between STA 10+22.10 and 11+67.25.
 3. Reduce the minimum centerline radius on Road 'E' from 250 ft to 175 ft between STA 1+29.91 and 1+57.81.
 4. Reduce the minimum centerline radius on Road 'E' from 250 ft to 175 ft between STA 4+54.73 and 5+57.48.
 5. Reduce the minimum lot frontage width from 25 ft to 22 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
 1. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Governor John Sevier Highway, Road 'B' at Road 'A', Road 'C' at Road 'A', and Road 'D' at its intersections with Road 'A' and Road 'E'.

GPS SURVEY NOTE:
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER. TIPTON W/ NETWORK MONITOR. DUAL FREQUENCY REAL TIME KINEMATIC BASED ON 1007 GNSS NETWORK (NAD83/SPS2007) VERTICAL DATUM IS NAD83. GEODESIC 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 REWIND TO 0.00.



5-SH-26-F

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.
 ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

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	
DRAWN BY: M. STRANGE	1 04/22/2026 DSC COMMENTS
CHECKED BY: R. LYNCH	2 05/01/2026 REVISE ROAD NAMES
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 10/23/2024	5
	6

OWNER/SURVEY FOR:
Mesana Investments LLC
 P.O. Box 11315
 Knoxville, Tennessee 37939
 Phone: (865) 806-8008

Tipton Place
 Tipton Station Road
 District 9, Knoxville County, Tennessee

PROJECT NO.
5006-01
 SHEET NO.
1 of 3





SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N08°40'47"W	13.37	258.00	13.39
C2	N12°13'00"W	146.51	258.00	146.23
C3	S12°32'06"W	142.65	258.00	143.16
C4	S83°29'26"W	33.40	250.00	33.62
C5	N41°14'57"E	109.28	176.00	109.25
C6	N07°11'33"W	27.87	178.00	27.90
C7	S37°43'37"W	35.66	25.00	39.42
C8	N52°18'48"W	35.25	25.00	39.12
C9	N37°41'26"E	35.46	25.00	39.42
C10	S02°00'00"E	22.63	16.00	25.13
C11	S47°52'00"W	22.63	16.00	25.13
C12	N02°18'14"W	35.09	25.00	39.19
C13	N37°41'26"E	35.46	25.00	39.42
C14	S02°00'00"E	22.63	16.00	25.13
C15	S47°52'00"W	22.63	16.00	25.13
C16	N52°18'48"W	35.18	25.00	39.02
C17	S02°00'00"E	35.96	25.00	39.27
C18	S41°17'04"W	31.02	25.00	33.46
C19	S02°00'00"E	18.98	25.00	18.99
C20	N09°16'12"E	98.20	200.00	99.21
C21	N27°12'36"E	26.34	200.00	26.75
C22	N11°18'40"E	72.84	200.00	73.10
C23	N25°21'08"E	49.35	200.00	49.43
C24	S24°24'28"W	49.35	200.00	49.43
C25	S29°48'51"W	8.39	200.00	8.39
C26	S14°14'32"E	102.69	200.00	103.69
C27	S14°52'27"W	48.99	200.00	49.06
C28	S03°47'24"W	47.62	200.00	47.69
C29	S02°00'00"E	16.28	200.00	16.29
C30	S01°48'39"E	16.64	200.00	16.64
C31	S02°00'00"E	3.51	200.00	3.51
C32	S25°48'18"E	43.89	75.00	44.54
C33	N03°32'49"W	15.83	50.00	15.80
C34	N00°25'24"E	43.69	50.00	43.22
C35	N47°30'30"E	35.38	50.00	36.16
C36	N08°29'26"E	44.67	50.00	45.24
C37	S85°34'20"E	10.00	50.00	10.02
C38	S88°30'30"E	23.07	50.00	23.24
C39	S88°30'30"E	51.07	50.00	54.12
C40	S29°31'30"W	1.86	50.00	1.86
C41	N42°29'27"E	47.43	25.00	49.99
C42	S82°10'17"W	26.49	275.00	26.50
C43	S86°18'58"W	10.10	275.00	10.77
C44	S83°22'08"W	30.42	275.00	30.44
C45	N42°29'27"E	35.38	25.00	39.27
C46	N47°30'30"E	44.67	25.00	49.27
C47	S42°29'27"W	35.38	25.00	39.27
C48	S83°22'08"W	34.14	200.00	34.45
C49	N08°48'05"W	20.53	200.00	20.54
C50	N07°11'33"W	23.82	150.00	23.82
C51	N18°48'54"W	16.08	150.00	16.12
C52	N37°00'00"W	29.94	75.00	30.14
C53	S12°21'21"E	29.94	75.00	30.12
C54	S02°28'13"W	36.79	50.00	37.67
C55	S25°28'00"E	41.86	50.00	43.19
C56	N12°21'21"E	29.94	75.00	30.14
C57	N27°05'16"W	39.85	50.00	41.10
C58	N10°00'00"E	24.74	50.00	25.00
C59	S11°56'29"W	35.02	75.00	35.35
C60	S08°21'21"E	12.80	75.00	12.91
C61	N03°17'54"E	41.24	200.00	41.37
C62	N18°12'29"E	30.00	200.00	30.13
C63	N47°14'56"E	23.63	150.00	24.39
C64	N11°14'56"E	13.68	150.00	13.69
C65	N02°00'00"E	14.40	75.00	14.42
C66	N06°31'24"E	14.40	75.00	14.42
C67	S02°00'00"E	21.18	25.00	21.91
C68	S02°00'00"E	35.85	25.00	36.66
C69	S02°00'00"E	36.83	50.00	37.72
C70	S83°25'37"E	32.14	50.00	32.72
C71	S83°25'37"E	33.69	50.00	34.73
C72	N08°48'05"W	44.49	50.00	46.17
C73	S08°14'24"E	14.60	75.00	14.62
C74	S14°52'27"W	43.04	275.00	43.86

Certification of Final Plat - All Indicated Markers, Measurements and Benchmarks to be on Final Construction Completion

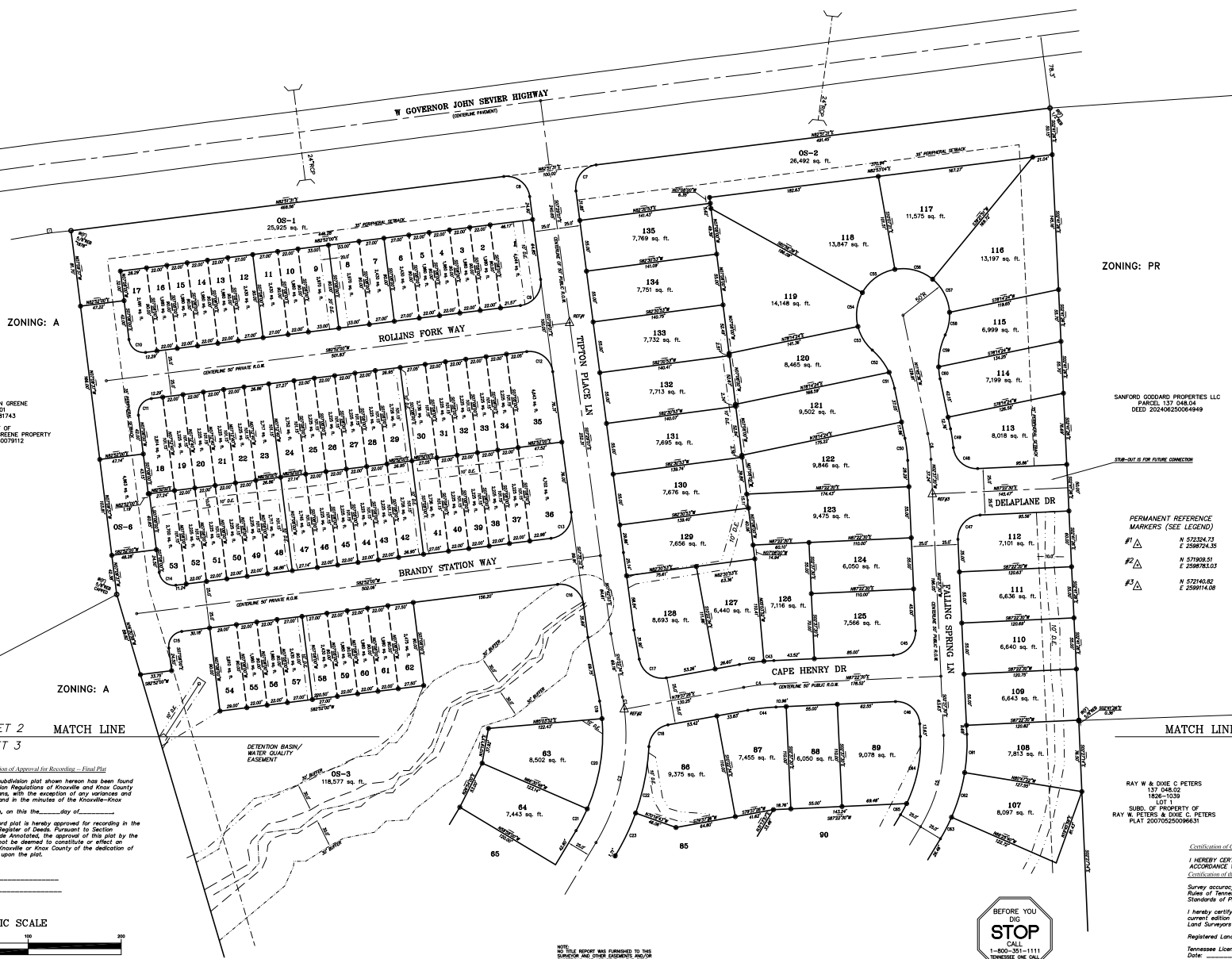
I hereby certify that I am a registered land surveyor licensed to practice surveying in the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations approved 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 sound and true statement of reference markers, monuments, and benchmarks and property measurements upon completion of the subdivision.

Registered Land Surveyor
Tennessee License No. _____
Date: _____

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "V" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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: _____



TERESA HAGAMAN GREENE
137 047.01
2020060807143
FINAL PLAT OF
THE TERESA HAGAMAN GREENE PROPERTY
PLAT 20200608070912

SANFORD GODDARD PROPERTIES LLC
DEED 202406250064949

PERMANENT REFERENCE MARKERS (SEE LEGEND)
#1 Δ N 572324.73
E 2398724.35
#2 Δ N 571802.51
E 2398704.03
#3 Δ N 572143.82
E 2399114.08

RAY W & DIXIE C PETERS
137 048.02
1806-1039
SUBD. OF PROPERTY OF
RAY W, PETERS & DIXIE C. PETERS
PLAT 2007050609651

SHEET 2 MATCH LINE
SHEET 3

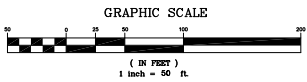
MATCH LINE

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 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 13-3-402 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 dedication of any street or other ground upon the plat.

Signed: _____
Date: _____



NOTE: THIS SURVEY WAS FURNISHED TO THE SURVEYOR AND THESE EXCEPTED AREAS AND COORDINATES NOT APPROVED BY THE PLAT REVIEW BOARD. THIS PLAT WAS REVIEWED BY K. THE SURVEYOR BY A TITLE COMPANY.

5-SH-26-F OWNER/SURVEY FOR:



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	04/22/2026 PLS COMMENTS
2	05/01/2026 REVISED ROAD NAMES
3	
4	
5	
6	

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

Tipton Place
Tipton Station Road
District 9, Knoxville, Tennessee

PROJECT NO.
5006-01
SHEET NO.
2 of 3

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.



CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N08°06'27"W	13.32	228.00	13.32
C2	N12°01'50"E	146.57	225.00	149.23
C3	S12°30'00"W	142.65	225.00	145.18
C4	S83°29'58"W	33.80	250.00	33.82
C5	N14°11'45"E	101.28	175.00	102.25
C6	N07°11'51"W	27.87	175.00	27.90
C7	S37°41'12"W	35.46	25.00	39.42
C8	N52°18'14"E	15.25	30.00	15.15
C9	N37°41'26"E	35.46	25.00	39.42
C10	S29°28'00"E	22.63	16.00	25.13
C11	S37°20'00"E	22.63	16.00	25.13
C12	N52°18'14"E	35.25	25.00	39.12
C13	S17°11'51"W	33.46	25.00	33.46
C14	S52°08'00"E	22.63	16.00	25.13
C15	S37°20'00"E	22.63	16.00	25.13
C16	N37°41'26"E	35.18	25.00	39.02
C17	S55°22'24"E	35.36	25.00	39.27
C18	S41°17'00"W	31.02	25.00	31.46
C19	N07°39'21"W	18.98	200.00	18.99
C20	N08°16'42"E	28.20	200.00	28.20
C21	N27°15'08"E	26.27	200.00	26.28
C22	N11°18'40"E	72.84	250.00	73.10
C23	N26°21'58"E	49.35	250.00	49.43
C24	S25°45'28"W	45.83	250.00	45.89
C25	S28°46'51"W	6.39	200.00	6.39
C26	S13°44'12"W	102.69	200.00	103.88
C27	S14°24'27"W	45.99	250.00	45.99
C28	S03°45'27"E	45.62	250.00	45.69
C29	S01°42'42"E	16.78	200.00	16.78
C30	S03°46'02"E	18.64	250.00	18.64
C31	S07°22'12"E	3.73	75.00	3.73
C32	S25°46'12"E	43.89	75.00	44.54
C33	N43°52'49"W	15.53	50.00	15.60
C34	N00°27'25"E	43.69	50.00	43.22
C35	N47°10'02"E	35.36	50.00	36.16
C36	N88°29'38"E	34.31	50.00	35.24
C37	S85°14'00"W	10.00	50.00	10.00
C38	S46°41'56"E	23.02	50.00	23.22
C39	S02°32'47"E	9.31	50.00	9.47
C40	S29°21'50"W	1.86	50.00	1.86
C41	N12°28'17"E	47.43	75.00	48.26
C42	S28°31'03"W	25.49	75.00	26.50
C43	S86°15'36"W	10.70	275.00	10.71
C44	S83°29'58"W	35.42	250.00	35.44
C45	N46°22'42"E	35.36	25.00	39.27
C46	N47°31'30"E	35.36	25.00	39.27
C47	S42°22'30"W	35.36	25.00	39.27
C48	S49°15'00"E	34.34	25.00	37.85
C49	N08°49'54"E	25.53	200.00	25.53
C50	N07°11'33"W	23.89	150.00	23.92
C51	N18°40'24"W	18.08	75.00	18.12
C52	N43°02'00"W	28.94	75.00	30.14
C53	S11°22'21"E	29.67	50.00	30.12
C54	S07°28'17"W	36.79	50.00	37.67
C55	S54°28'00"W	42.91	50.00	44.35
C56	N02°24'45"E	41.86	50.00	43.19
C57	N02°02'12"E	39.91	50.00	41.10
C58	N10°47'07"E	24.74	50.00	25.00
C59	S11°40'00"W	25.02	75.00	25.02
C60	S06°49'37"E	12.90	75.00	12.91
C61	N03°42'00"E	41.74	200.00	41.74
C62	N16°23'29"E	50.00	200.00	50.13
C63	N27°17'40"E	25.87	200.00	25.89
C64	N11°34'24"E	73.63	150.00	74.39
C65	N28°24'59"E	13.68	150.00	13.69
C66	N18°11'14"E	14.60	75.00	14.62
C67	N50°09'17"E	21.18	75.00	21.26
C68	S39°24'26"W	32.32	50.00	32.91
C69	S00°00'00"E	35.85	50.00	36.66
C70	S43°13'58"E	36.83	50.00	37.72
C71	S83°29'58"W	32.14	50.00	32.72
C72	N58°29'58"W	33.09	50.00	33.73
C73	N12°45'21"E	44.49	50.00	46.11
C74	S08°14'54"E	14.60	75.00	14.62
C75	S14°14'54"W	43.24	75.00	43.86

SHEET 2 MATCH LINE
SHEET 3

MATCH LINE

ZONING: A

ZONING: A



GREGORY T & MARY HOOKMAN
PARCEL 137 053.02
DEED 20030910003698

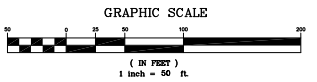
DORE J & JERRY FOUNDS
PARCEL 137 053.03
DEED 20171000054418
RESUBDIVISION OF PARCEL 53
PLAT C&M S.D. 3000

Planning Commission 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 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 12-3-405 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: _____

ZONING: A

ZONING: A



NO TITLE HEREON IS FURNISHED TO THE SURVEYOR AND THESE CERTIFICATES AND/OR COPIES THEREOF ARE NOT TO BE REPRODUCED OR COPIED BY ANY OTHER PERSON WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

5-SH-26-F



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

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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: _____



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	04/22/2026 P.S. COMMENTS
2	05/01/2026 REVISE ROAD NAMES
3	APPROVED BY: R.S.L.
4	SCALE: 1"=50'
5	DATE: 03/30/2026
6	

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

FINAL PLAT OF:
Tipton Place
Tipton Station Road
District 9, Knox County, Tennessee

PROJECT NO.
5006-01
SHEET NO.
3 of 3