Planning
KNOXVILLE | KNOX COUNTY

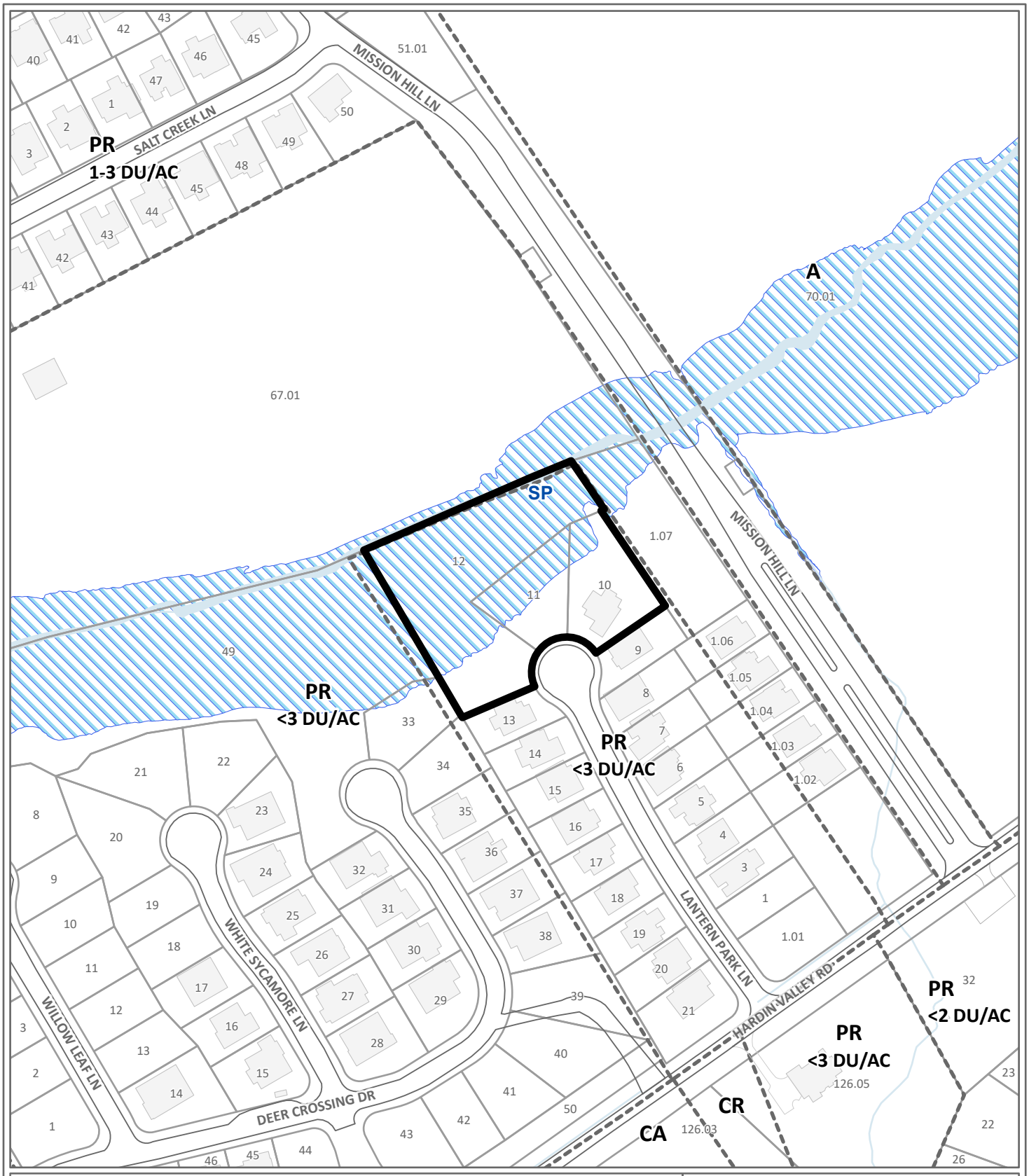
TO:	Knoxville-Knox County Planning Commission
FROM:	Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE:	October 29, 2026
FILE #:	11-SA-26-F, Agenda # 21
SUBJECT:	Resubdivision of OS-2 & OS-4, Lantern Park & Replat of Lots 9 & 8R, Lantern Park

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 6/13/2024 as Planning Case 6-SE-24-C and Planning Case 7-SA-21-C, which was approved on 9/9/2021.

Associated Case and Decision

6-SE-24-C: Approved by the Planning Commission (6/13/2024)
5-K-25-DP: Approved by the Planning Commission (5/8/2025)
6-I-24-DP: Approved by the Planning Commission (6/13/2024)
7-SA-21-C: Approved by the Planning Commission (9/9/2021)
7-C-21-UR: Approved by the Planning Commission (9/9/2021)



FINAL SUBDIVISION PLAT **11-SA-26-F**

Petitioner: Ryan Lynch

Final Plat For: Resubdivision of OS-2 & OS-4, Lantern Park & Replat of Lots 9 & 8R, Lantern Park

Map No: 116
Jurisdiction: County

0 200
Feet

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

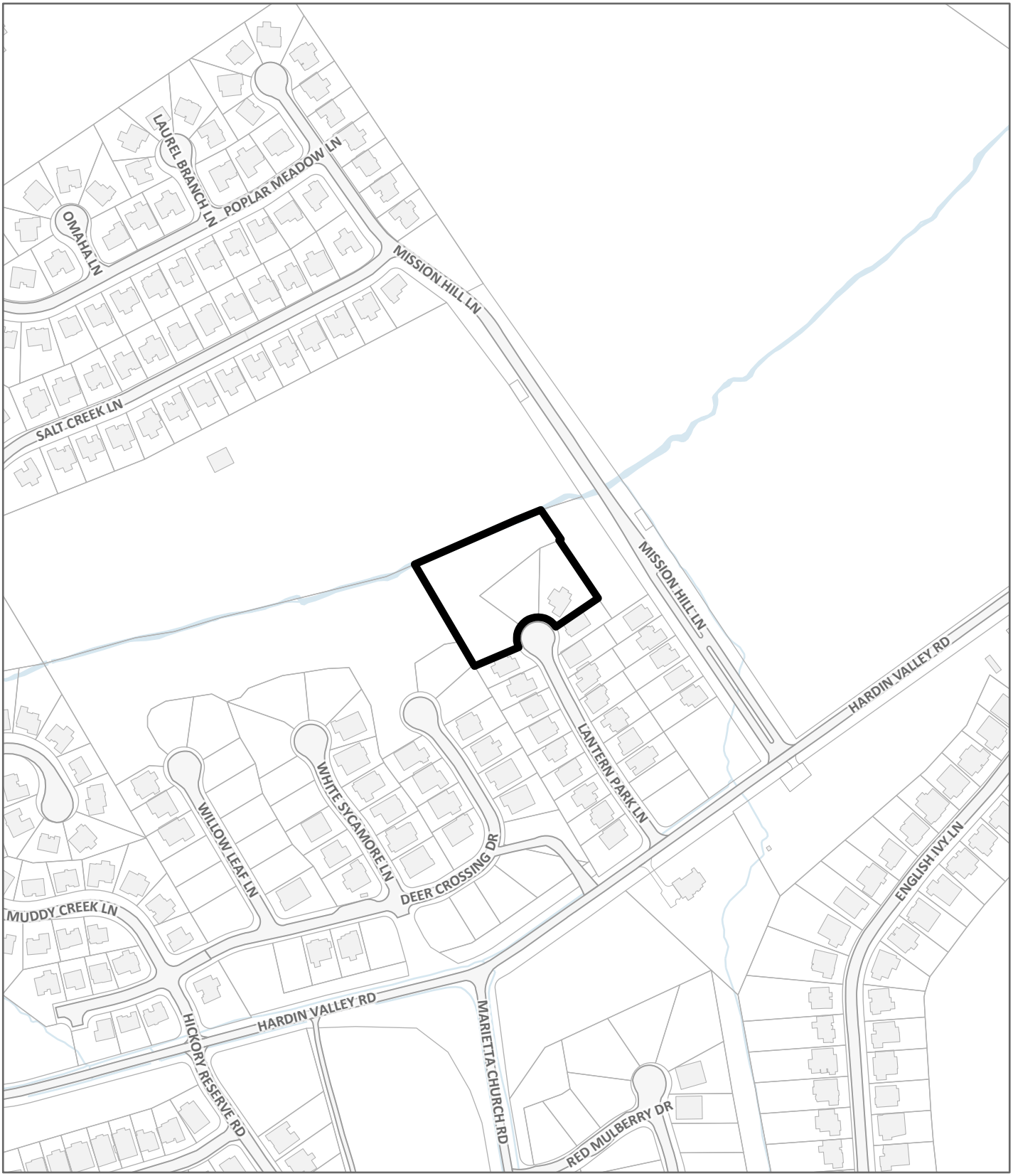
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-SA-26-F**

Case boundary

0 360

Feet

N

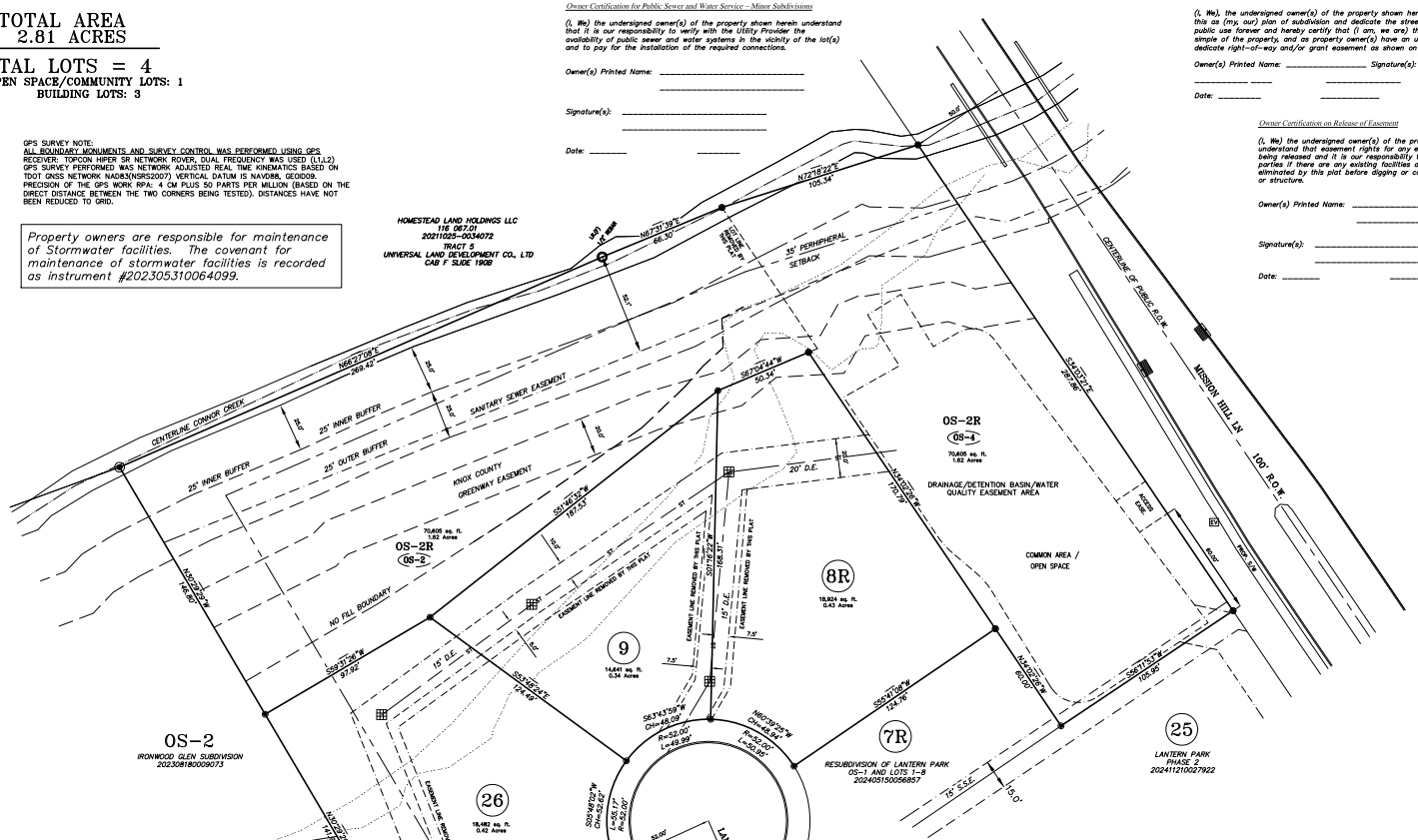
TOTAL AREA
2.81 ACRES

TOTAL LOTS = 4
OPEN SPACE/COMMUNITY LOTS: 1
BUILDING LOTS: 3

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR 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 NAVD88, GEOID09. 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 #202305310064099.

HOMESTEAD LAND HOLDINGS LLC
116 067.01
20211025-0034072
TRACT 5
UNIVERSAL LAND DEVELOPMENT CO., LTD
CAB F SLIDE 190B



SYMBOL LEGEND
FOUND MONUMENTATION WITH SIZE & TYPE
SET MONUMENTATION SEE NOTE 1
SANITARY SEWER EASEMENT
DRAINAGE EASEMENT
PERMANENT REFERENCE MARKER "MAG" NAIL w/DISK OR RR SPIKE

LABEL LEGEND
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT

LINE TYPE LEGEND
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
35' PERIPHERAL SETBACK

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL...
IT'S THE LAW

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Owner Certification for Public Sewer and Water Service – Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: _____

Signature(s): _____

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 am, we are) 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: _____

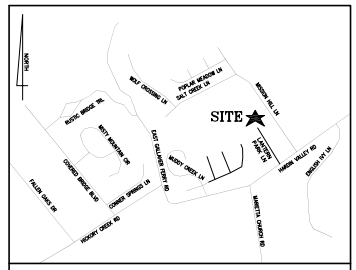
Owner Certification on Release of Easement

(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: _____



LOCATION MAP NO SCALE

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 116M GROUP 'E' PARCELS 010, 011 & 012.
3. DEED REFERENCES – 202507010000104, 202112150047882, 202103090072870 PLAT REFERENCE – 202402120038648, 202405150056857 & 202411210027922
4. THIS PROPERTY IS ZONED PR <3 DU/AC
   SETBACKS: FRONT: 20' SIDE: 5' REAR: 15'
   PERIPHERAL: 35' (AS APPLICABLE)
5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 (1% ACF/0.1% ACF) YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0273G, EFFECTIVE DATE: AUGUST 5, 2013.
6. NORTH ROTATION: NAD83(NSRS2007)
7. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
8. 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 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. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED AS INSTRUMENT NUMBER 202306130066616
11. ALL DRAINAGE SWALES HAVE A 10' DRAINAGE EASEMENT AS INSTALLED.
12. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 26, COMBINE OS-2 & OS-4, AND REDUCE THE DRAINAGE EASEMENTS THROUGH LOTS 8R, 9, AND 26 AS SHOWN. NO LOT LINES ARE BEING MODIFIED ON LOTS 9 AND 8R.

MUNICIPALITY NOTES:

1. GREENWAY EASEMENT RUN THROUGH LOTS 9 & 8R.
2. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 4/20/2022.
3. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLANS, USE-ON-REVIEW AND DEVELOPMENT PLANS, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 7-SA-21-C AND 7-C-21-UR (APPROVED 9/9/2021), 6-SE-24-C AND 6-I-24-UR (APPROVED 6/13/2024), AND 5-K-25-DP (APPROVED 5/8/2025).

Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks Set.

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 indicated permanent reference markers and monuments, benchmarks and property

monuments were in place on the 17th day of August, 2026.

*Registered Land Surveyor.*_____

Tennessee License No. 2447

Date: 8-17-2026

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.

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. 2447

Date: 8-17-2026

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

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
TENNESSEE No. 2447

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on

this the _____day of _____, 20____

_____
Engineering Director

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

_____
Utility Provider

_____
Authorized Signature for Utility *Date*

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

_____
Utility Provider

_____
Authorized Signature for Utility *Date*

County - Release of Easements

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

The following parties do not release any rights that may have accrued 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 property 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: (WKUD)

*Signed:*_____ *Date:*_____

Sewer: (WKUD)

*Signed:*_____ *Date:*_____

Electric: (LCUB)

*Signed:*_____ *Date:*_____

Gas: (KUB)

*Signed:*_____ *Date:*_____

Telephone: (AT&T)

*Signed:*_____ *Date:*_____

Cable Television: (COMCAST)

*Signed:*_____ *Date:*_____

Zoning

*Zoning Shown on Official Map*_____

Date: _____

*By*_____

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:*_____

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:*_____

11-SA-26-F

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 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.

*Signed:*_____

*Date:*_____

RESUBDIVISION OF:

OS-2 & OS-4, Lantern Park
& Replat of Lots 9 & 8R, Lantern Park
District 6, Knox County, Tennessee

SURVEY FOR/OWNER:
S&E PROPERTIES LLC & LP PARTNERS LLC
405 MONTBROOK LN
KNOXVILLE, TN 37919
PHONE: 865-693-9699

REVISIONS	PROJECT NO.
1. PLANNING COMMENTS 9/2/2026	4457-13
2.	
3.	
4.	
5.	
6.	

DRAWN BY: M.STRANGE/C.W
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=30'
DATE: 8/17/2026

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM