Planning
KNOXVILLE | KNOX COUNTY

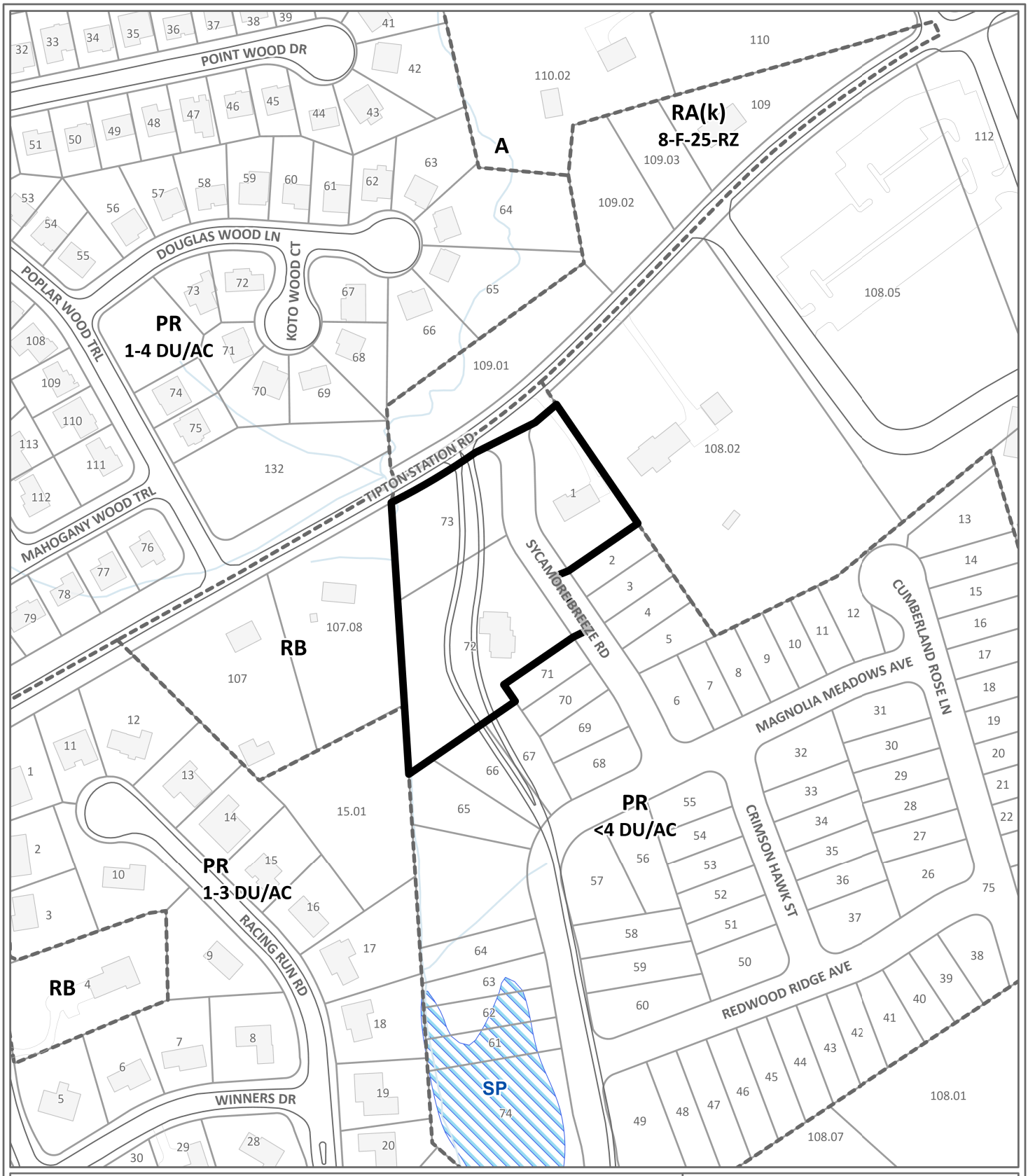
TO:	Knoxville-Knox County Planning Commission
FROM:	Spencer Schmudde, Planning & Subdivision Specialist
DATE:	October 29, 2026
FILE #:	11-SB-26-F, Agenda # 22
SUBJECT:	Resubdivision of Lots 1, 48 and 49 of the Final Plat of Sycamore Estates

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 7/9/2026 as Planning Case 7-SJ-26-C.

Associated Case and Decision

7-SJ-26-C: Approved by the Planning Commission (7/9/2026)
7-L-26-DP: Approved by the Planning Commission (7/9/2026)



FINAL SUBDIVISION PLAT

11-SB-26-F

Petitioner: Wade Lovin

Final Plat For: Resubdivision of Lots 1, 48 and 49 of the Final Plat of Sycamore Breeze Estates

Map No: 148

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

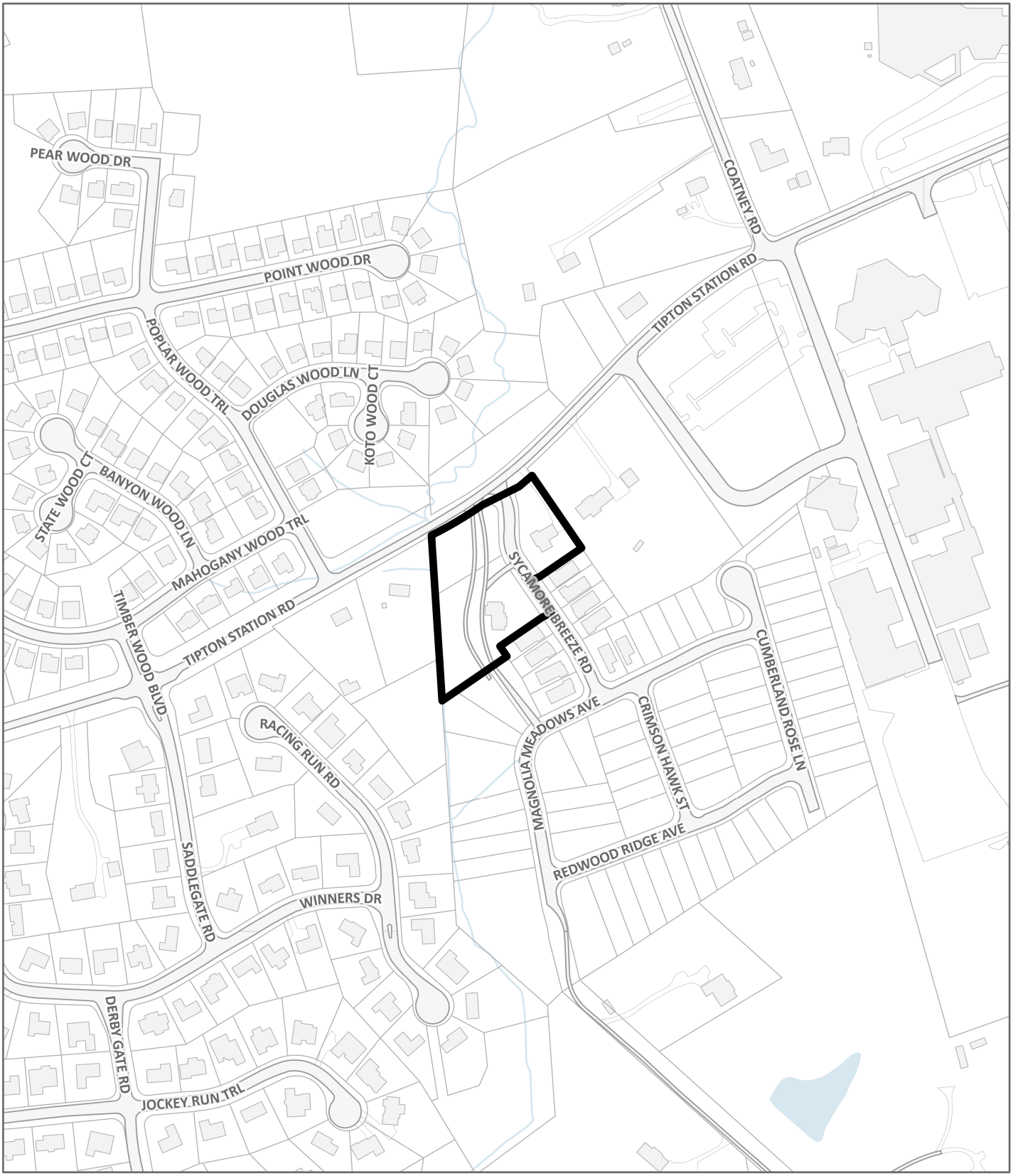
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP

11-SB-26-F

Case boundary

0 360

Feet

N

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 for Utility ______ 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 install, or will be installed, in accordance with the State and local regulations.

Utility Provider

Authorized Signature for Utility ______ 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: CMH Homes, Inc.

Signature(s): ______

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: ______

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: ______

Zoning

Zoning Shown on Official Map______

Date:______

By ______

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: (Utility Agency Name)

Signed: ______ Date:______

Sewer: (Utility Agency Name)

Signed: ______ Date:______

Electric: (Utility Agency Name)

Signed: ______ Date:______

Gas: (Utility Agency Name)

Signed: ______ Date:______

Telephone: (Utility Agency Name)

Signed: ______ Date:______

Cable Television: (Utility Agency Name)

Signed: ______ 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): CMH HOMES, Inc.

Signature(s): ______

Date: ______

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

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:______

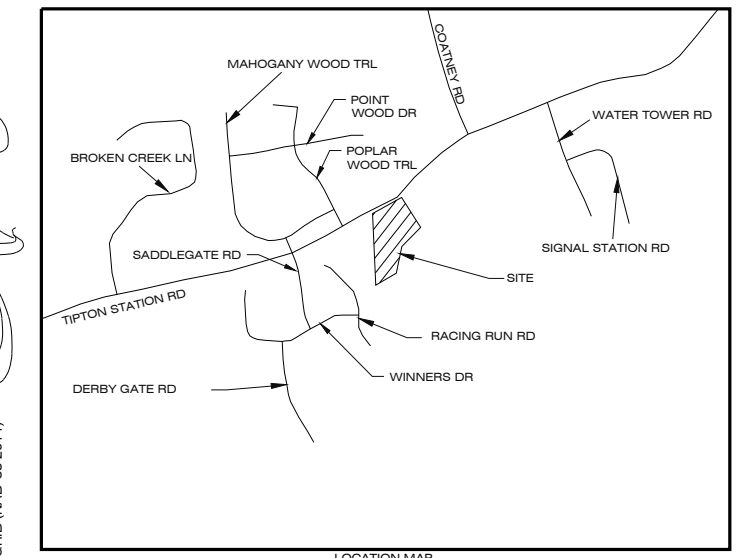
Certification of Final Plat - All Indicated Marker, Monuments and Benchmarks to be Set When Construction Completed

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 bee 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 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

TN STATE GRID (NAD-83 2011)



LOCATION MAP
N.T.S.

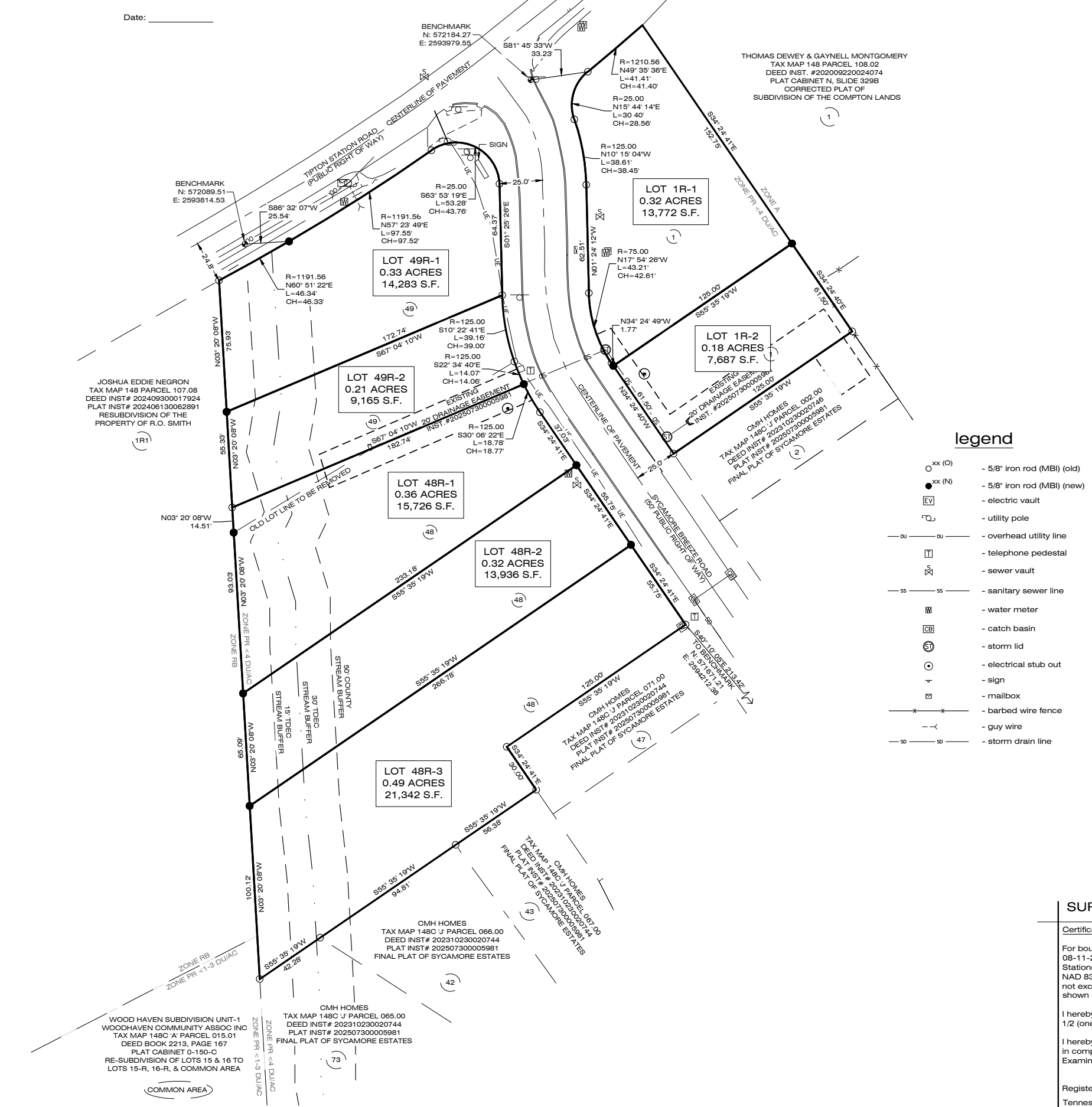
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES

- (G1) The purpose of this plat is to divide 3 lots into 7 lots.
- (G2) Verify exact size, depth and location of all underground utilities prior to construction.
- (G3) Property subject to all applicable easements, setback and restrictions of record.
- (G4) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G5) This survey plat does not warrant title.
- (G6) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- (G7) By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0294F, which bears an effective date of 05/02/2007, and is in a special flood hazard area.
- (G8) 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 lines and on the inside of all exterior lot lines.
- (G9) All lots will have access to the interior street system only.
- (G10) For approval subdivision variances and conditions of approval of the concept plan and development plan, refer to the Knoxville-Knox County Planning's files 7-SJ-26-C and 7-L-26-DP.
- (G11) Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument #202505080058873.
- (G12) Parts of Lots 1R-1 & 1R-2 have been previously platted as Lot 1 of Lovelace Subdivision. Plat Inst# 201804190061759.
- (G13) Homeowner's association recorded as Instrument #202504030051895.
- (G14) Total Single Family Lots = 7 Total Area = 2.21 acres / 95,911 s.f.
- (G15) The Design Plan was approved by Knox County Engineering and Public Works on August 25, 2026.



legend

- xx (O) - 5/8" iron rod (MBI) (old)
- xx (N) - 5/8" iron rod (MBI) (new)
- EV - electric vault
- utility pole
- OU - overhead utility line
- T - telephone pedestal
- sewer vault
- SS - sanitary sewer line
- W - water meter
- CB - catch basin
- ST - storm lid
- electrical stub out
- sign
- mailbox
- barbed wire fence
- guy wire
- SD - storm drain line

UTILITY INFORMATION

ELECTRIC SERVICE	WATER SERVICE	SEWER SERVICE
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497	Knox-Chapman Utility District 1905 E Governor John Sevier Hwy Knoxville, TN 37920 Phone: 865-577-4497
GAS SERVICE	**TELEPHONE SERVICE**	**CABLE SERVICE**
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	Xfinity 5720 Asheville Hwy Knoxville, TN 37924 Phone: 800-266-2278

- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

- (Z1) Property is zoned PR <4 DU/AC
- (Z2) Building Setbacks:
  - Front - 20'
  - Rear - 15'
  - Side - 5'
  - Peripheral - 35'
- (Z3) Verify full zoning regulations by contacting:

KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

SURVEYOR'S CERTIFICATION

Certification of Category and Accuracy of Survey

For boundary aspects of this survey, RTK GPS positional data was observed on 08-11-26 utilizing a Carlson BRx 7 GNSS Receiver. The grid coordinated of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011)(Epoch 2010) Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05, V 0.10 Combined Grid Factor: 0.99990433 centered on TN17 as shown hereon.

I hereby certify that 90% of the contours / spot elevations shown hereon are within 1/2 (one-half) of the contour interval as shown hereon.

I hereby certify that this us a Category IV survey and that said 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 H. Wade Lovin

Tennessee License No. 3144

Date:______

H. WADE LOVIN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE No. 2151

PRELIMINARY NOT FOR CONSTRUCTION

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

811 Know what's **below.** **Call** before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:

CMH HOMES INC.
7623 SYCAMORE BREEZE RD.
KNOXVILLE, TN 37920

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FILE #11-SB-26-F

RESUBDIVISION OF LOTS 1, 48, AND 49 OF THE FINAL PLAT OF SYCAMORE ESTATES

SYCAMORE BREEZE RD.
KNOXVILLE, TN 37920

Knox County, TN
City of Knoxville, TN
District: D9

Tax Map 148C 'J' Parcel 001.00
Tax Map 148C 'J' Parcel 072.00
Tax Map 148C 'J' Parcel 07300

Deed Ref(s).: Inst. #202310230020746
Inst. #202310230020744

Plat Ref.(s): 202507300005981

Crew Chief: B. Pate
Drawn By: B. Satterfield
Appvd. By: W. Lovin

Field date: 8-11-26
Drawing date: 9-24-26
Last Revision: 10-27-26

Scale: 1" = 40'

Job No. 231272

SHEET NO.: 1 OF 1

R:\Survey\2023 Projects\Knox County\231272 Tipton Station Rd Bounda y And Topo\Tipton Station Ph 2 Plat.dwg 10/27/26