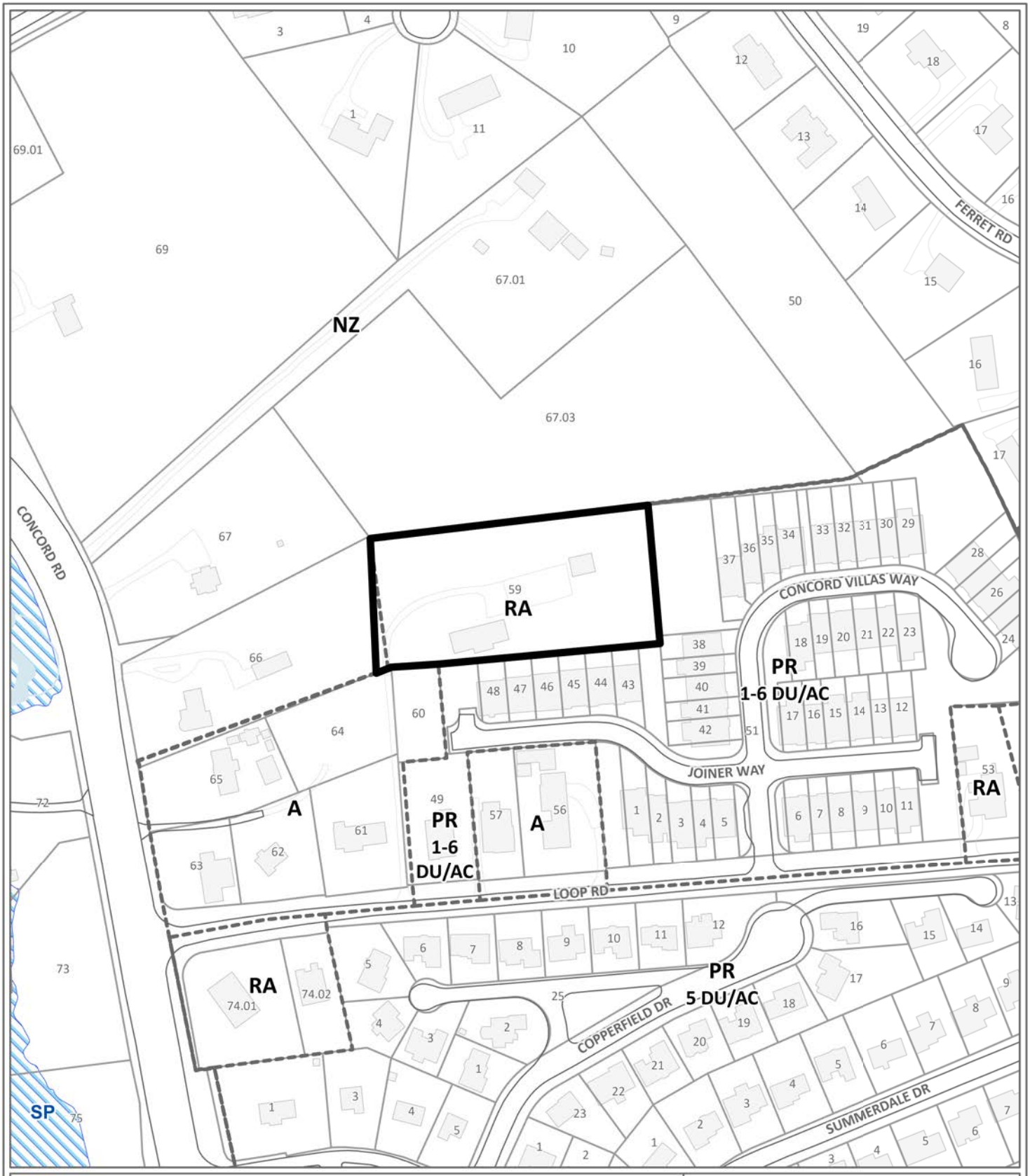
Planning
KNOXVILLE | KNOX COUNTY

TO: Knoxville-Knox County Planning Commission
FROM: Whitney Warner, Planner
DATE: 9/23/2026
FILE: 10-SC-26-F, Agenda #6
SUBJECT: FINAL PLAT OF BRITTANY AND TYLER EPPERLY PROPERTY

Recommendation

With the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the November 12, 2026, Planning Commission meeting due to the need for additional plat revisions.



FINAL SUBDIVISION PLAT **10-SC-26-F**

Petitioner: Josh Haun

Final Plat For: Final Plat of Brittany and Tyler Epperly Property

Map No: 143

Jurisdiction: County

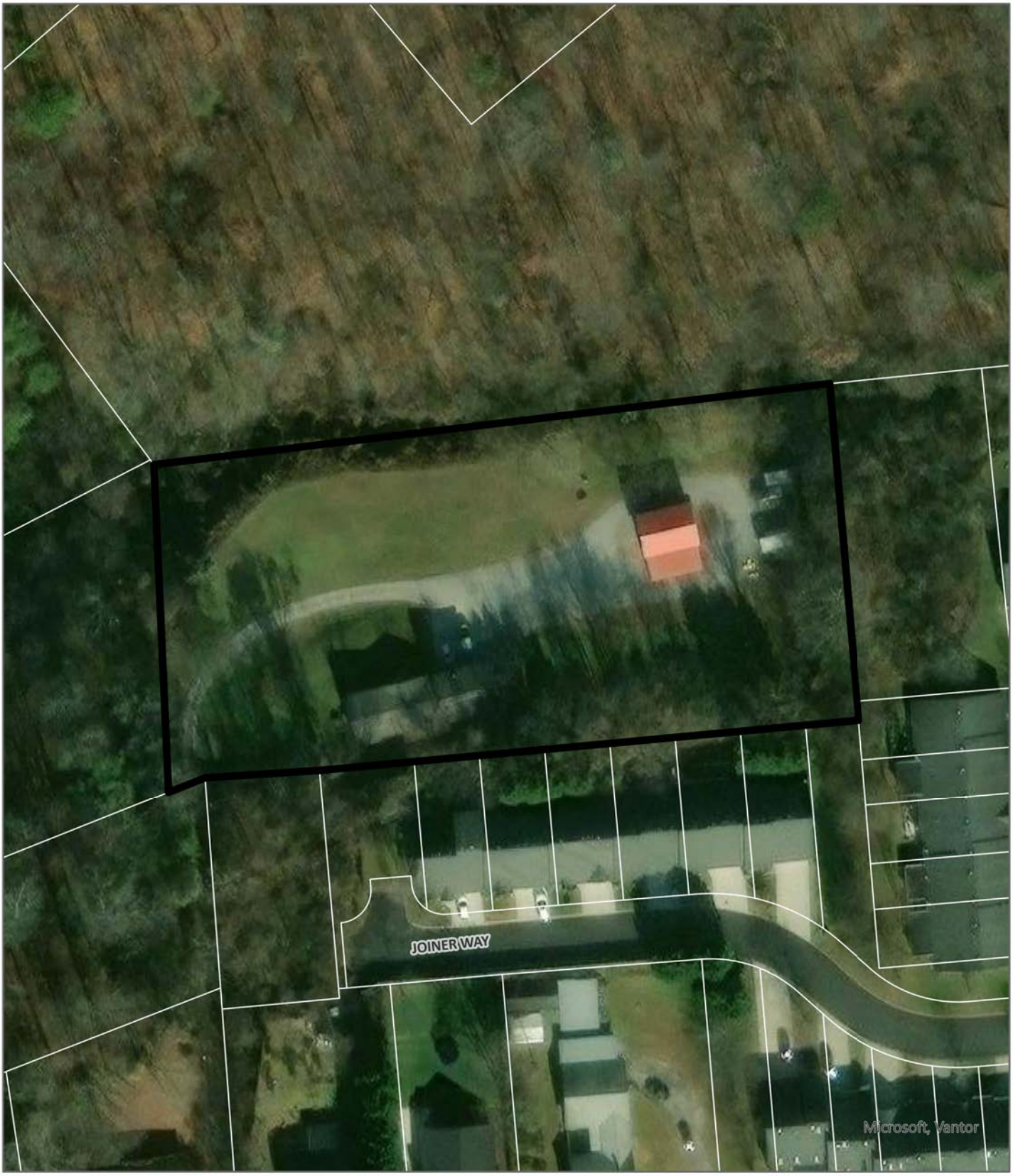
0 200

Feet

Original Print Date: 8/24/2026

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

Exhibit A. Contextual Images



AERIAL MAP

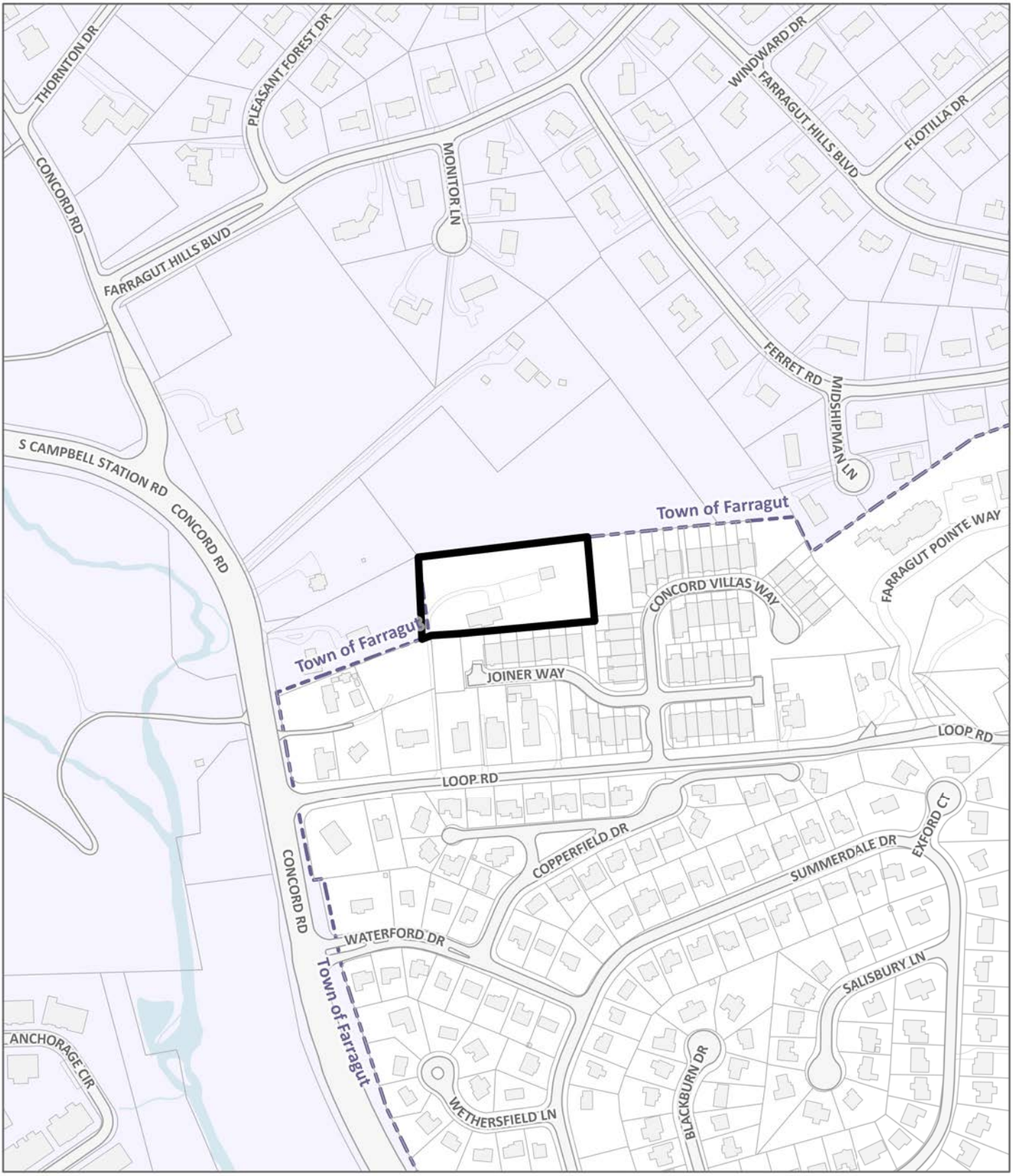
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP

10-SC-26-F

Case boundary

0 360

Feet

N

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 : Brittany Epperly

Signature(s): _____ **Date:**_____

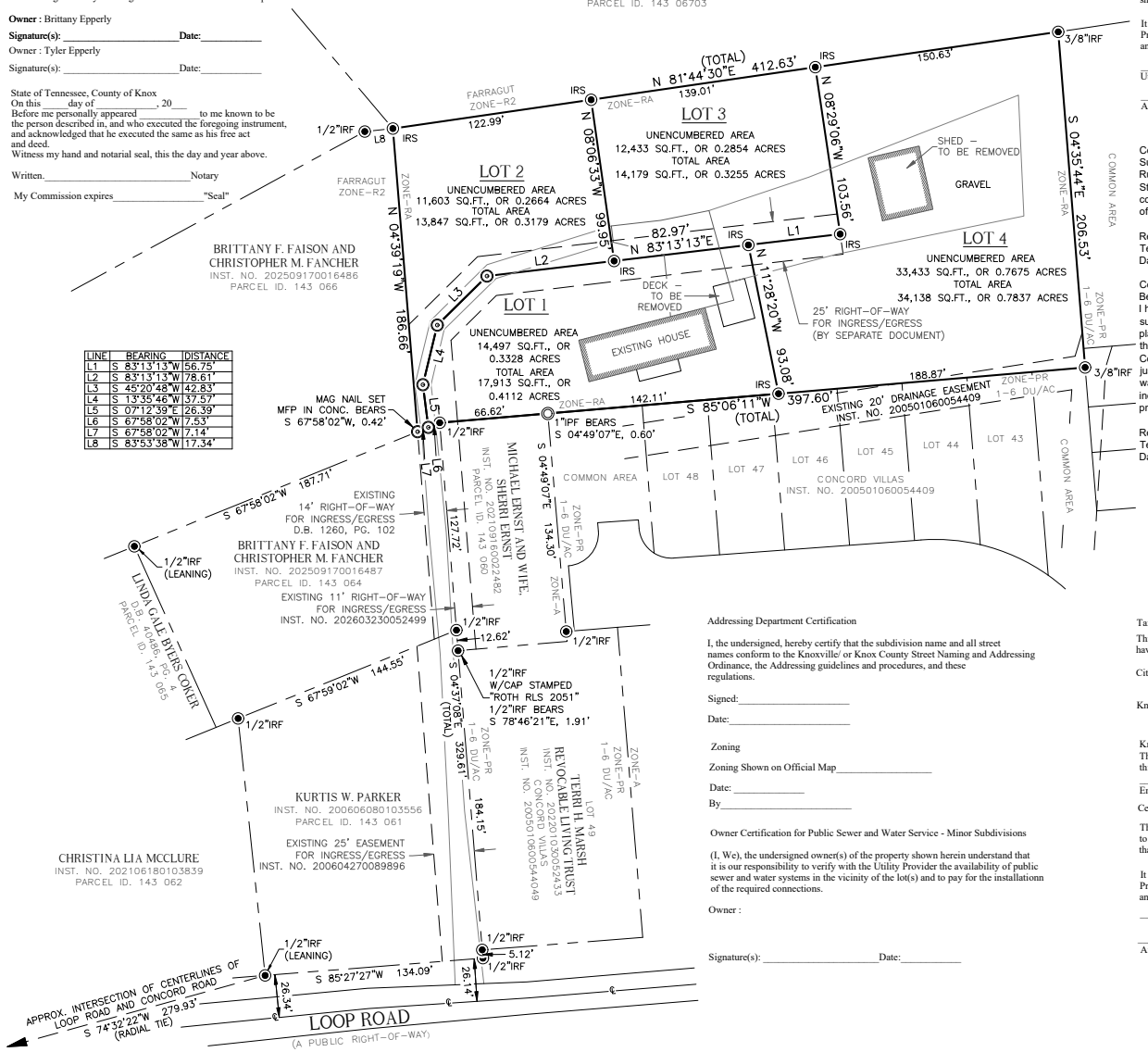
Owner : Tyler Epperly

Signature(s): _____ Date:_____

State of Tennessee, County of Knox
On this _____ day of _____, 20___
Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
Witness my hand and notarial seal, this the day and year above.

Written._____Notary

My Commission expires_____"Seal"



LINE	BEARING	DISTANCE
L1	S 83°13'13"W	56.75'
L2	S 83°13'13"W	78.61'
L3	S 45°20'48"W	42.83'
L4	S 13°35'46"W	37.57'
L5	S 07°12'39"E	26.39'
L6	S 67°58'02"W	7.53'
L7	S 67°58'02"W	7.14'
L8	S 83°53'38"W	17.34'

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_____

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 installationn of the required connections.

Owner :

Signature(s): _____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

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. 3587
Date: _____

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 _____ day of _____, 20___

Registered Land Surveyor: _____
Tennessee License No. 3587
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:_____

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

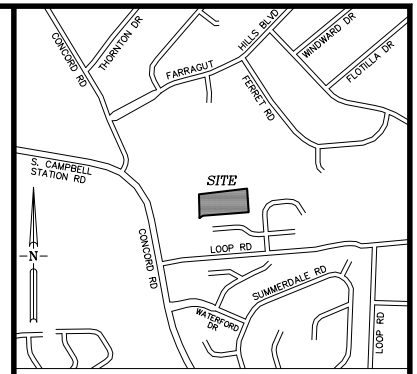
Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public sanitary sewer 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 sewer in the vicinity of the lot(s) and to pay for the installation of the required connections.

_____
Utility Provider

_____
Authorized Signature for Utility Date



LOCATION MAP – NOT TO SCALE

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 EXISTING LOT INTO 4 SEPARATE LOTS AS SHOWN HEREON.
2. CORNER MONUMENTS ARE AS SHOWN HEREON. ALL IRON RODS SET (IRS) ARE A 5/8 INCH (#5) REBAR WITH A BLUE CAP STAMPED "FIELD 2 FINISH BOUNDARY"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18 UNLESS OTHERWISE NOTED.
5. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
6. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION IS AS SHOWN.
7. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
8. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, COMMUNITY-PANEL NUMBER 47093C0244G, EFFECTIVE DATE AUGUST 5, 2013.
9. CURRENT PROPERTY IS LOW DENSITY RESIDENTIAL (RA). CURRENT SETBACKS ARE AS PER KNOXVILLE ZONING DEPARTMENT.
10. THERE ARE REQUIRED UTILITY AND DRAINAGE EASEMENTS WHICH SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS (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.
11. THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.
12. THE PROPERTY IS ZONED RA ACCORDING TO THE KNOX COUNTY ZONING OFFICE. SET BACKS ARE AS PER KNOX COUNTY. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY SETBACKS PRIOR TO CONSTRUCTION.
13. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

OWNER:
BRITTANY & TYLER EPPERLY
510 LOOP ROAD,
KNOXVILLE, TN 37934

AREA STATEMENT

TOTAL AREA OF SUBDIVISION (DIVIDED INTO 4 LOTS):
80,077 SQFT. OR 1.8383 ACRES, MORE OR LESS

09/11/2026
DATE OF SIGNATURE

DANIEL PIEL TN. #3587

Field 2 Finish
Land Surveying LLC
2959 Peacock Ln
Dandridge, TN 37725
(423) 721-7070
danielpiel@f2fsurveying.com

10-SC-26-F

SUBDIVISION OF THE

BRITTANY AND TYLER EPPERLY PROPERTY

AS DEEDED TO BRITTANY EPPERLY AND HUSBAND TYLER QUINN EPPERLY
RECORDED IN INST. NO. 202603200052375
KNOX COUNTY PARCEL ID 143 059
CIVIL DISTRICT #6, KNOX COUNTY, STATE OF TENNESSEE

COMMISSIONED BY: JOSHUA HAUN		
DRAWN D.PIEL	DATE 08-04-2026	
APPROVED D.PIEL	DATE 09-11-2026	
SCALE 1" = 50'	PROJECT NO. DG260101	SHEET 1 OF 1
DWG NO. DG260101.DWG		REVISION REV-1