FINAL PLAT of the
POPLAR FARMS SUBDIVISION, PHASE I

BEING LOCATED ON CLT MAP 076 AND BEING REPRESENTED AS A PORTION OF PARCEL 021
SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

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.

Poplar Farms Holdings, LLC
Owner(s) Printed Name

Signature(s) Date

Certification of Final Plat -All Indicated Markers, Monuments and Benchmarks to be Set When Construction is 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 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 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: _____

Certification of Category and Accuracy of Survey

I hereby certify that this is a category___1___survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors–Standards of Practice.

Registered Land Surveyor_____

Tennessee License No._____Date: _____

Certification 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 installed, or will be installed, in accordance with State and local regulations.

Utility Provider Authorized Signature Date

Certification 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 Date

Knox County Department of Engineering & Public Works

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

Engineering Director Date

Guarantee 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 insure 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.

Signature(s) Date

Department Title

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the_____day of_____, 20_____.

Signature(s) Date

Taxes and Assessments

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

Knox County Trustee Date

Zoning

Zoning Shown on Official Map_____

Signature(s) Date

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville–Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signature Date

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.

Signature Date

VARIANCES: APPROVED 4/13/2023

1. REDUCE THE MINIMUM VERTICAL CURVE FROM K=25 TO K=15 AT THE POPLAR FARMS LANE INTERSECTION WITH W EMORY ROAD.

LEGEND

- 1" STOB, 5/8", 1/2" IRON PIN FOUND
- 5/8" IRON PIN W/CAP SET
- CONTROL MONUMENT
- (22) LOT NUMBERS
- S 42°18'16" W FOUND CALLS
- (S 42°18' W) RECORD CALLS
- [S 42°18' W] EASEMENT CALLS
- STORM DRAIN MANHOLE
- CATCH BASIN/DROP INLET STRUCTURE
- UTILITY POLE
- OH OVERHEAD UTILITY LINE
- SS SANITARY SEWER 4" FORCE MAIN LINE
- G GAS LINE
- W WATER LINE
- STM STORM DRAIN PIPE AND HEAD WALL STRUCTURE
- GRAVEL SURFACE
- EXISTING 20' JOINT DRIVEWAY AGREEMENT DB 2066, PG 899/DB 2349, PG 15
- 10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)
- 15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)
- 15' WATER LINE EASEMENT (CREATED BY THIS PLAT)
- DETENTION BASIN EASEMENT (CREATED BY THIS PLAT)

TENNESSEE STATE PLANE NORTH

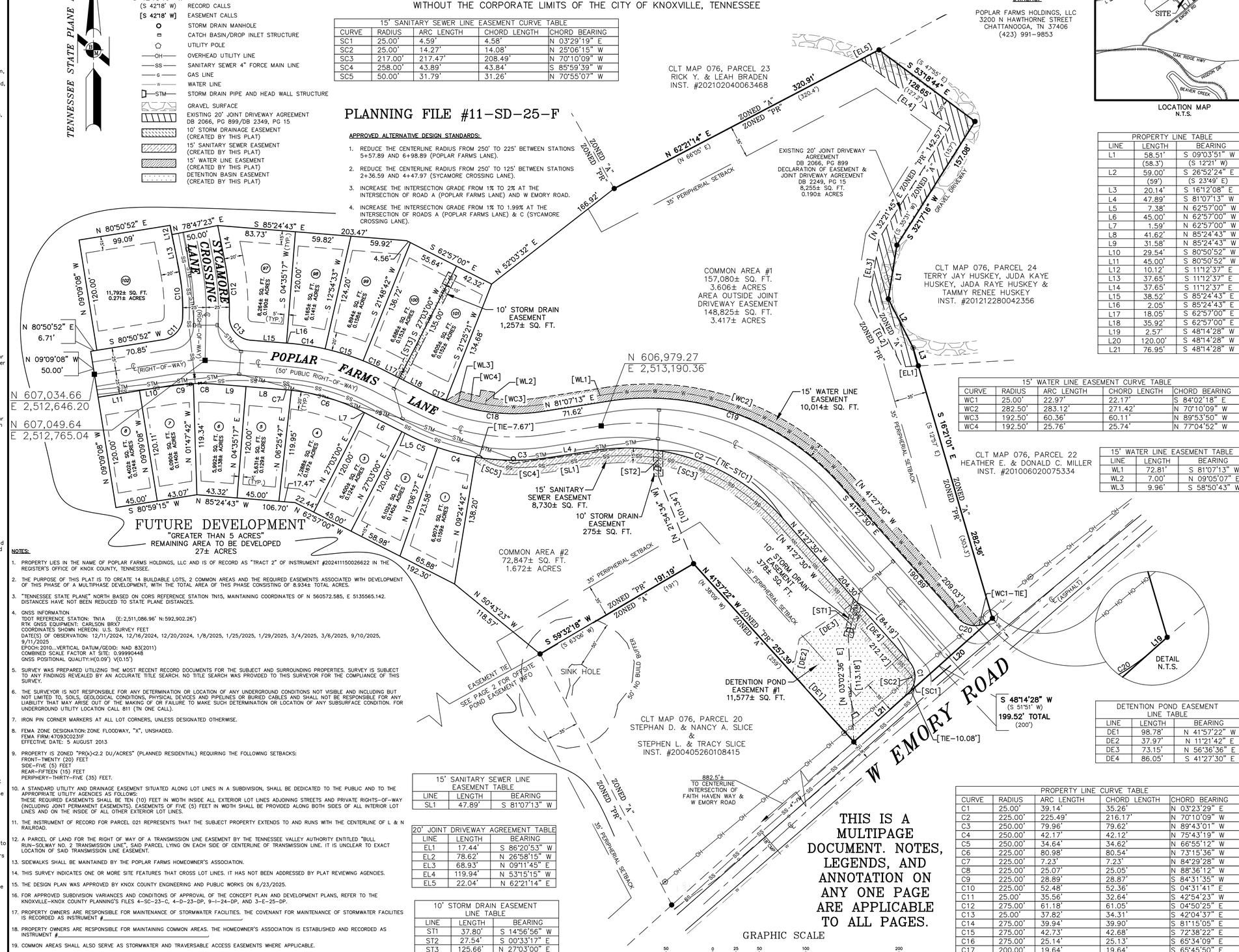
10' STORM DRAIN EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
STC1	225.00'	156.25'	153.13'	N 61°21'12" W

15' SANITARY SEWER LINE EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
SC1	25.00'	4.59'	4.58'	N 03°29'19" E
SC2	25.00'	14.27'	14.08'	N 25°06'15" W
SC3	217.00'	217.47'	208.49'	N 70°10'09" W
SC4	258.00'	43.89'	43.84'	S 85°59'39" W
SC5	50.00'	31.79'	31.26'	N 70°55'07" W

PLANNING FILE #11–SD–25–F

APPROVED ALTERNATIVE DESIGN STANDARDS:

1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 225' BETWEEN STATIONS 5+57.89 AND 6+98.89 (POPLAR FARMS LANE).
2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 2+36.59 AND 4+47.97 (SYCAMORE CROSSING LANE).
3. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD A (POPLAR FARMS LANE) AND W EMORY ROAD.
4. INCREASE THE INTERSECTION GRADE FROM 1% TO 1.99% AT THE INTERSECTION OF ROADS A (POPLAR FARMS LANE) & C (SYCAMORE CROSSING LANE).



NOTES:

1. PROPERTY LIES IN THE NAME OF POPLAR FARMS HOLDINGS, LLC AND IS OF RECORD AS "TRACT 2" OF INSTRUMENT #202411150026622 IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 14 BUILDABLE LOTS, 2 COMMON AREAS AND THE REQUIRED EASEMENTS ASSOCIATED WITH DEVELOPMENT OF THIS PHASE OF A MULTIPHASE DEVELOPMENT, WITH THE TOTAL AREA OF THIS PHASE CONSISTING OF 8.934± TOTAL ACRES.
3. "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
4. GNSS INFORMATION
   TDOT REFERENCE STATION: TN1A (E:2,511,086.96' N:592,902.26')
   RTK GNSS EQUIPMENT: CARLSON BRX7
   COORDINATES SHOWN HEREON: U.S. SURVEY FEET
   DATE(S) OF OBSERVATION: 12/11/2024, 12/16/2024, 12/20/2024, 1/8/2025, 1/25/2025, 1/29/2025, 3/4/2025, 3/6/2025, 9/10/2025, 9/11/2025
   EPOCH:2010...VERTICAL DATUM/GEOID: NAD 83(2011)
   COMBINED SCALE FACTOR AT SITE: 0.99990448
   GNSS POSITIONAL QUALITY:H(0.09') V(0.15')
5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
8. FEMA ZONE DESIGNATION: ZONE FLOODWAY, "X", UNSHADED.
   FEMA FIRM: 47093C0231F
   EFFECTIVE DATE: 5 AUGUST 2013
9. PROPERTY IS ZONED "PR(k)<2.2 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS:
   FRONT–TWENTY (20) FEET
   SIDE–FIVE (5) FEET
   REAR–FIFTEEN (15) FEET
   PERIPHERY–THIRTY–FIVE (35) FEET.
10. A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:
    THESE REQUIRED EASEMENTS 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.
11. THE INSTRUMENT OF RECORD FOR PARCEL 021 REPRESENTS THAT THE SUBJECT PROPERTY EXTENDS TO AND RUNS WITH THE CENTERLINE OF L & N RAILROAD.
12. A PARCEL OF LAND FOR THE RIGHT OF WAY OF A TRANSMISSION LINE EASEMENT BY THE TENNESSEE VALLEY AUTHORITY ENTITLED "BULL RUN–SOLWAY NO. 2 TRANSMISSION LINE", SAID PARCEL LYING ON EACH SIDE OF CENTERLINE OF TRANSMISSION LINE. IT IS UNCLEAR TO EXACT LOCATION OF SAID TRANSMISSION LINE EASEMENT.
13. SIDEWALKS SHALL BE MAINTAINED BY THE POPLAR FARMS HOMEOWNER'S ASSOCIATION.
14. THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.
15. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 6/23/2025.
16. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLANS, REFER TO THE KNOXVILLE–KNOX COUNTY PLANNING'S FILES 4–SC–23–C, 4–D–23–DP, 9–I–24–DP, AND 3–E–25–DP.
17. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #_____.
18. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #_____.
19. COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.
20. A CLOSED CONTOUR WAS IDENTIFIED BY EPW STAFF ON THE SITE PLAN ASSOCIATED WITH THIS DEVELOPMENT AS CODIFIED IN THE KNOX COUNTY STORMWATER ORDINANCE (SEC.26–152). BASED ON THE KARST ENGINEERING, LLC. "REPORT OF PRELIMINARY GEOTECHNICAL EXPOLORATION" PROJ. NO. 21–2404481 DATED 12/3/2024 AND STAMPED BY CHRISTOPHER R. HAYNES, P.E. THIS CLOSED CONTOUR IS NOT A SINKHOLE. SEE PAGE 2 FOR A DETAIL OF THIS AREA, AND DETENTION POND #2 THAT WILL OCCUPY THAT SAME AREA.

Geotechnical Engineer Authorized Signature Date

15' SANITARY SEWER LINE EASEMENT TABLE		
LINE	LENGTH	BEARING
SL1	47.89'	S 81°07'13" W

20' JOINT DRIVEWAY AGREEMENT TABLE		
LINE	LENGTH	BEARING
EL1	17.44'	S 86°20'53" W
EL2	78.62'	N 26°58'15" W
EL3	68.93'	N 09°11'45" E
EL4	119.94'	N 53°15'15" W
EL5	22.04'	N 62°21'14" E

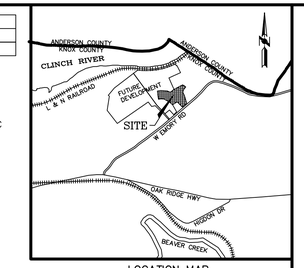
10' STORM DRAIN EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
ST1	37.80'	S 14°56'56" W
ST2	27.54'	S 00°33'17" E
ST3	125.66'	N 27°03'00" E

NOTES: CONTINUED

21. SIGHT DISTANCE FOR POPLAR FARMS LANE MEETS THE SUBDIVISION REGULATIONS (SR SECTION 3.04.J) PER REPORT BY URBAN ENGINEERING, INC. DATED 26 NOVEMBER 2024.

OWNERS:

POPLAR FARMS HOLDINGS, LLC
3200 N HAWTHORNE STREET
CHATTANOOGA, TN 37406
(423) 991–9853



LOCATION MAP
N.T.S.

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	58.51'	S 09°03'51" W
	(58.3')	(S 12°21' W)
L2	59.00'	S 26°52'24" E
	(59')	(S 23°49' E)
L3	20.14'	S 16°12'08" E
L4	47.89'	S 81°07'13" W
L5	7.38'	N 62°57'00" W
L6	45.00'	N 62°57'00" W
L7	1.59'	N 62°57'00" W
L8	41.62'	N 85°24'43" W
L9	31.58'	N 85°24'43" W
L10	29.54'	S 80°50'52" W
L11	45.00'	S 80°50'52" W
L12	10.12'	S 11°12'37" E
L13	37.65'	S 11°12'37" E
L14	37.65'	S 11°12'37" E
L15	38.52'	S 85°24'43" E
L16	2.05'	S 85°24'43" E
L17	18.05'	S 62°57'00" E
L18	35.92'	S 62°57'00" E
L19	2.57'	S 48°14'28" W
L20	120.00'	S 48°14'28" W
L21	76.95'	S 48°14'28" W

15' WATER LINE EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
WC1	25.00'	22.97'	22.17'	S 84°02'18" E
WC2	282.50'	283.12'	271.42'	N 70°10'09" W
WC3	192.50'	60.36'	60.11'	N 89°53'50" W
WC4	192.50'	25.76'	25.74'	N 77°04'52" W

15' WATER LINE EASEMENT TABLE		
LINE	LENGTH	BEARING
WL1	72.81'	S 81°07'13" W
WL2	7.00'	N 09°05'07" E
WL3	9.96'	S 58°50'43" W

DETENTION POND EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DE1	98.78'	N 41°57'22" W
DE2	37.97'	N 11°21'42" E
DE3	73.15'	N 56°36'36" E
DE4	86.05'	S 41°27'30" E

PROPERTY LINE CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.14'	35.26'	N 03°23'29" E
C2	225.00'	225.49'	216.17'	N 70°10'09" W
C3	250.00'	79.96'	79.62'	N 89°43'01" W
C4	250.00'	42.17'	42.12'	N 75°43'19" W
C5	250.00'	34.64'	34.62'	N 66°55'12" W
C6	225.00'	80.98'	80.54'	N 73°15'36" W
C7	225.00'	7.23'	7.23'	N 84°29'28" W
C8	225.00'	25.07'	25.05'	N 88°36'12" W
C9	225.00'	28.89'	28.87'	S 84°31'35" W
C10	225.00'	52.48'	52.36'	S 04°31'41" E
C11	25.00'	35.56'	32.64'	S 42°54'23" W
C12	275.00'	61.18'	61.05'	S 04°50'25" E
C13	25.00'	37.82'	34.31'	S 42°04'37" E
C14	275.00'	39.94'	39.90'	S 81°15'05" E
C15	275.00'	42.73'	42.68'	S 72°38'22" E
C16	275.00'	25.14'	25.13'	S 65°34'09" E
C17	200.00'	19.64'	19.64'	S 65°45'50" E
C18	200.00'	105.77'	104.55'	S 83°43'43" E
C19	275.00'	275.60'	264.21'	S 70°10'09" E
C20	25.00'	39.40'	35.45'	S 86°36'31" E

THIS IS A MULTIPAGE DOCUMENT. NOTES, LEGENDS, AND ANNOTATION ON ANY ONE PAGE ARE APPLICABLE TO ALL PAGES.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4090
Facsimile (865) 692-4091

BENCHMARK ASSOCIATES, INC.
Land Planners Land Surveyors
Member: Tennessee Association of Professional Surveyors

© 2025 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

FINAL PLAT OF
POPLAR FARMS SUBDIVISION,
PHASE 1
W EMORY ROAD
KNOXVILLE, TENNESSEE 37931

DATE: 26 SEPT. 2025
SCALE: 1" = 50'
DRAWN BY: LGAS
FILE NAME: 24222–PHASE1
BM PROJECT NO.: 24222

FINAL PLAT

SHEET
1 OF 2

FINAL PLAT of the
POPLAR FARMS SUBDIVISION, PHASE I

BEING LOCATED ON CLT MAP 076 AND BEING REPRESENTED AS A PORTION OF PARCEL 021
SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

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.

Poplar Farms Holdings, LLC
Owner(s) Printed Name

Signature(s) Date

Certification of Final Plat -All Indicated Markers, Monuments and Benchmarks to be Set When Construction is 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 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 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.

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Tennessee License No._____Date: _____

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Utility Provider Authorized Signature Date

Certification of Approval of Public Water System–Major Subdivisions

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Utility Provider Authorized Signature Date

Knox County Department of Engineering & Public Works

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

Engineering Director Date

Guarantee 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 insure 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.

Signature(s) Date

Department Title

Guarantee of Completion of Stormwater Facilities

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Signature(s) Date

Taxes and Assessments

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Knox County Trustee Date

Zoning

Zoning Shown on Official Map_____

Signature(s) Date

Addressing Department Certification

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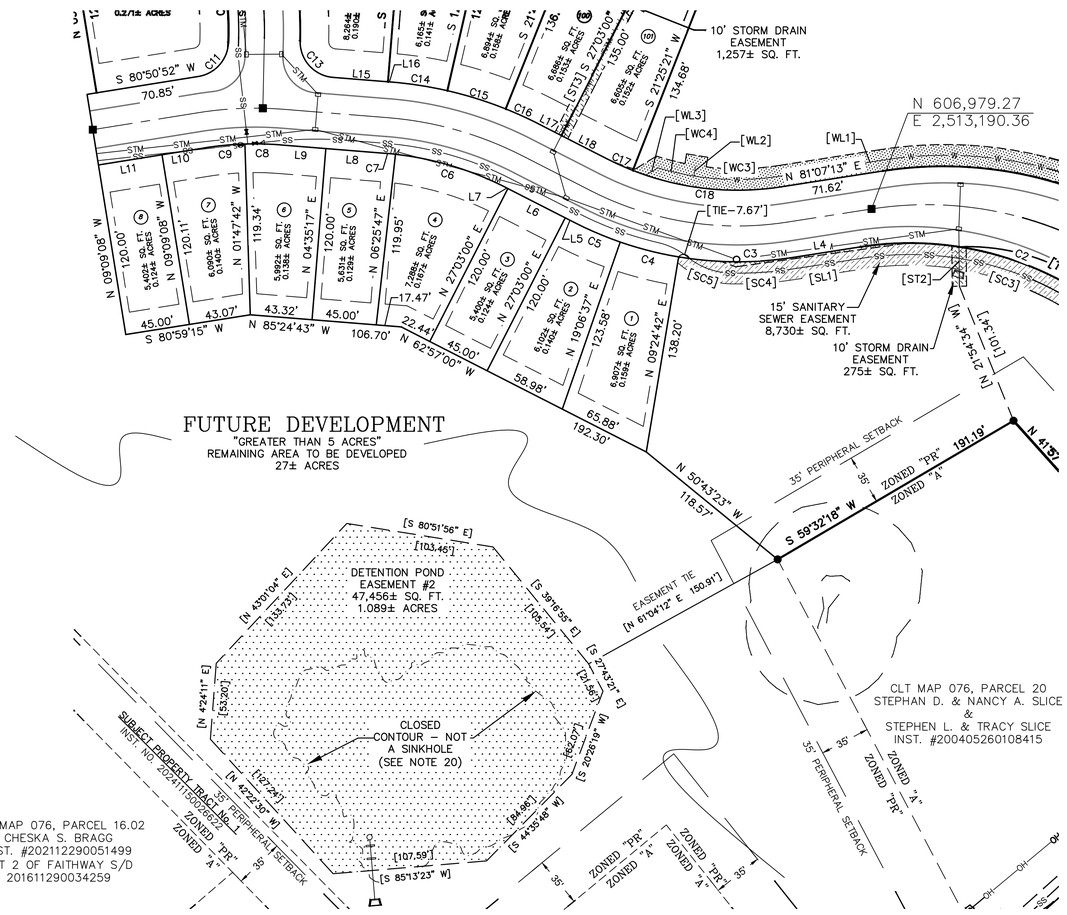
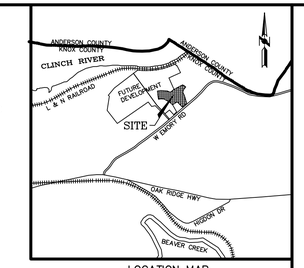
Signature Date

TENNESSEE STATE PLANE NORTH



OWNERS:

POPLAR FARMS HOLDINGS, LLC
3200 N HAWTHORNE STREET
CHATTANOOGA, TN 37406
(423) 991–9853



LOCATION MAP
N.T.S.

PLANNING FILE #11–SD–25–F

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LEGEND

- 1" STOB, 5/8", 1/2" IRON PIN FOUND
- 5/8" IRON PIN W/CAP SET
- CONTROL MONUMENT
- LOT NUMBERS
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- (S 42°18' W) — RECORD CALLS
- [S 42°18' W] — EASEMENT CALLS
- STORM DRAIN MANHOLE
- CATCH BASIN/DROP INLET STRUCTURE
- UTILITY POLE
- OH — OVERHEAD UTILITY LINE
- SS — SANITARY SEWER 4" FORCE MAIN LINE
- G — GAS LINE
- W — WATER LINE
- STM — STORM DRAIN PIPE AND HEAD WALL STRUCTURE
- GRAVEL SURFACE
- EXISTING 20' JOINT DRIVEWAY AGREEMENT DB 2066, PG 899/DB 2349, PG 15
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- 15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)
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2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 2+36.59 AND 4+47.97 (SYCAMORE CROSSING LANE).
3. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD A (POPLAR FARMS LANE) AND W EMORY ROAD.
4. INCREASE THE INTERSECTION GRADE FROM 1% TO 1.99% AT THE INTERSECTION OF ROADS A (POPLAR FARMS LANE) & C (SYCAMORE CROSSING LANE).

VARIANCES: APPROVED 4/13/2023

1. REDUCE THE MINIMUM VERTICAL CURVE FROM K=25 TO K=15 AT THE POPLAR FARMS LANE INTERSECTION WITH W EMORY ROAD.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. PROPERTY LIES IN THE NAME OF POPLAR FARMS HOLDINGS, LLC AND IS OF RECORD AS "TRACT 2" OF INSTRUMENT #202411150026622 IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 14 BUILDABLE LOTS, 2 COMMON AREAS AND THE REQUIRED EASEMENTS ASSOCIATED WITH DEVELOPMENT OF THIS PHASE OF A MULTIPHASE DEVELOPMENT, WITH THE TOTAL AREA OF THIS PHASE CONSISTING OF 8.934± TOTAL ACRES.
3. "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
4. GNSS INFORMATION
   TDOT REFERENCE STATION: TN1A (E:2,511,086.96' N:592,902.26')
   RTK GNSS EQUIPMENT: CARLSON BRX7
   COORDINATES SHOWN HEREON: U.S. SURVEY FEET
   DATE(S) OF OBSERVATION: 12/11/2024, 12/16/2024, 12/20/2024, 1/8/2025, 1/25/2025, 1/29/2025, 3/4/2025, 3/6/2025, 9/10/2025, 9/11/2025
   EPOCH:2010...VERTICAL DATUM/GEOID: NAD 83(2011)
   COMBINED SCALE FACTOR AT SITE: 0.99990448
   GNSS POSITIONAL QUALITY:H(0.09') V(0.15')
5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
8. FEMA ZONE DESIGNATION:ZONE FLOODWAY, "X", UNSHADED.
   FEMA FIRM:47093C0231F
   EFFECTIVE DATE: 5 AUGUST 2013
9. PROPERTY IS ZONED "PR(k)<2.2 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWNG SETBACKS:
   FRONT–TWENTY (20) FEET
   SIDE–FIVE (5) FEET
   REAR–FIFTEEN (15) FEET
   PERIPHERY–THIRTY–FIVE (35) FEET.
10. A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:
    THESE REQUIRED EASEMENTS 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.
11. THE INSTRUMENT OF RECORD FOR PARCEL 021 REPRESENTS THAT THE SUBJECT PROPERTY EXTENDS TO AND RUNS WITH THE CENTERLINE OF L & N RAILROAD.
12. A PARCEL OF LAND FOR THE RIGHT OF WAY OF A TRANSMISSION LINE EASEMENT BY THE TENNESSEE VALLEY AUTHORITY ENTITLED "BULL RUN–SOLWAY NO. 2 TRANSMISSION LINE", SAID PARCEL LYING ON EACH SIDE OF CENTERLINE OF TRANSMISSION LINE. IT IS UNCLEAR TO EXACT LOCATION OF SAID TRANSMISSION LINE EASEMENT.
13. SIDEWALKS SHALL BE MAINTAINED BY THE POPLAR FARMS HOMEOWNER'S ASSOCIATION.
14. THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.
15. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 6/23/2025.
16. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLANS, REFER TO THE KNOXVILLE–KNOX COUNTY PLANNING'S FILES 4–SC–23–C, 4–D–23–DP, 9–I–24–DP, AND 3–E–25–DP.
17. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #_____.
18. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #_____.
19. COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.
20. A CLOSED CONTOUR WAS IDENTIFIED BY EPW STAFF ON THE SITE PLAN ASSOCIATED WITH THIS DEVELOPMENT AS CODIFIED IN THE KNOX COUNTY STORMWATER ORDINANCE (SEC.26–152). BASED ON THE KARST ENGINEERING, LLC. "REPORT OF PRELIMINARY GEOTECHNICAL EXPOLORATION" PROJ. NO. 21–24044R1 DATED 12/3/2024 AND STAMPED BY CHRISTOPHER R. HAYNES, P.E. THIS CLOSED CONTOUR IS NOT A SINKHOLE. SEE PAGE 2 FOR A DETAIL OF THIS AREA, AND DETENTION POND #2 THAT WILL OCCUPY THAT SAME AREA.

Geotechnical Engineer Authorized Signature Date

21. SIGHT DISTANCE FOR POPLAR FARMS LANE MEETS THE SUBDIVISION REGULATIONS (SR SECTION 3.04.J) PER REPORT BY URBAN ENGINEERING, INC. DATED 26 NOVEMBER 2024.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4090
Facsimile (865) 692-4091

BENCHMARK ASSOCIATES, INC.
Land Planners Land Surveyors
Member: Tennessee Association of Professional Surveyors

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FINAL PLAT OF
POPLAR FARMS SUBDIVISION, PHASE 1
W EMORY ROAD
KNOXVILLE, TENNESSEE 37931

DATE: 26 SEPT. 2025
SCALE: 1" = 50'
DRAWN BY: LGAS
FILE NAME: 24222–PHASE1
BM PROJECT NO.: 24222

FINAL PLAT

SHEET
2 OF 2