

TOTAL AREA = 3.12 ACRES  
TOTAL LOTS = 28

SYMBOL LEGEND table with entries for IRON ROD (SIZE&TYPE), IRON ROD SET, OPEN SPACE LOT, LINE LEGEND (ZERO SETBACK LINE), and CALLS LEGEND (ACCESS EASEMENT CALLS, RETAINING WALL EASEMENT CALLS).

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 13-3-405 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: \_\_\_\_\_

By executing this plat, the City Engineering Department hereby approves the following waiver(s):

- 1) To reduce the standard drainage and utility easement, under the proposed structures, from 5 feet to the minimum distances, as shown on the approved City Project Bearing Plans Number IBC-NEW-25-0013.

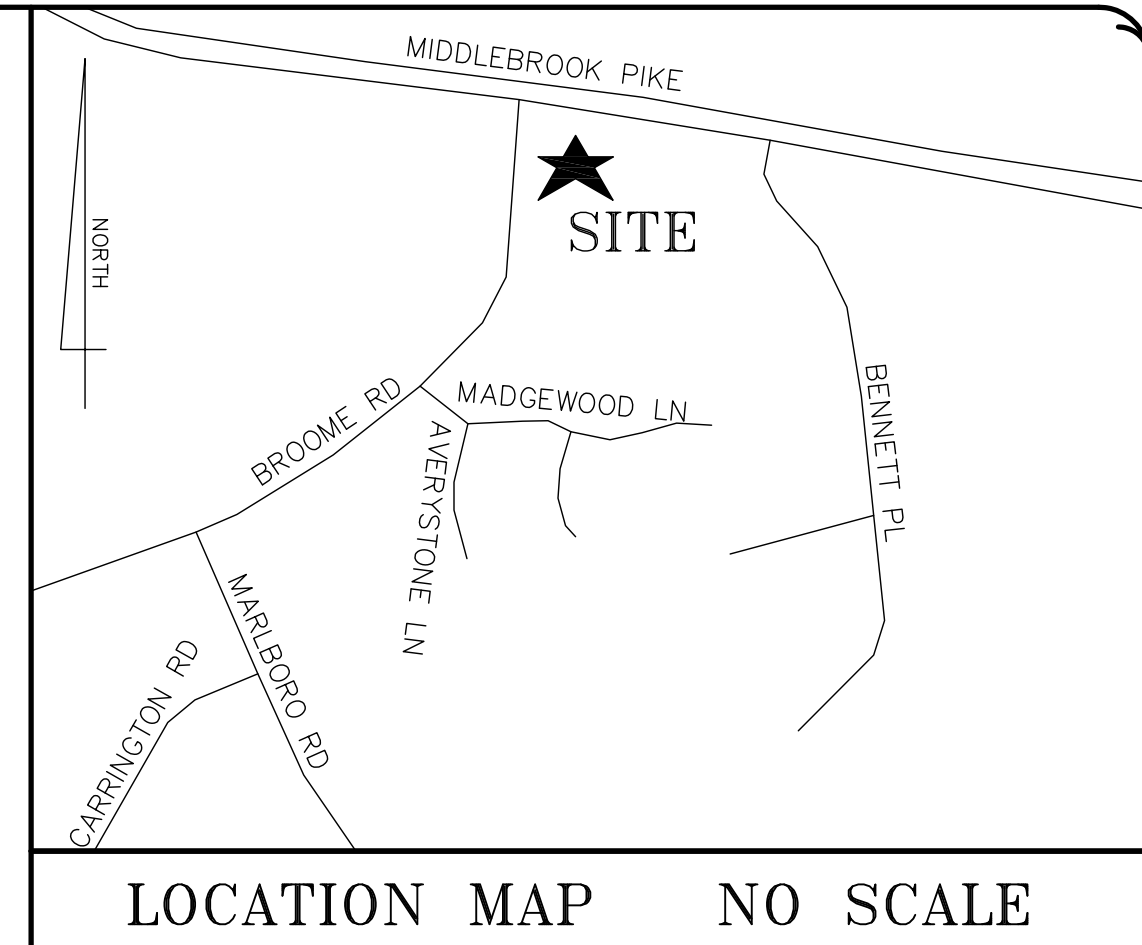
Owner's Responsibility Note

The property owner(s) are responsible for maintaining stormwater facilities on this property. See Covenants Document recorded with the Register of Deeds as Instrument No. 202507300005979.

Certificate of Ownership and General Dedication

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this (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: \_\_\_\_\_ County of \_\_\_\_\_  
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 day and year above.  
Written: \_\_\_\_\_ Notary  
My Commission expires \_\_\_\_\_ Seal



NOTES

- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- 2. CLT TAX MAP 1060 GROUP 'A' PARCEL 042
- 3. DEED REFERENCES - 20241219-0032748 PLAT REFERENCES - 20251028-0024456
- 4. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0258F EFFECTIVE DATE: MAY 2, 2007
- 5. UTILITIES ARE NOT REFERENCED ON THIS SURVEY.
- 6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 28 RESIDENTIAL/TOWNHOME LOTS, 3 OPEN SPACE LOTS AND THE ASSOCIATED ROADS, AMENITIES AND UTILITIES REQUIRED FOR ITS DEVELOPMENT.
- 7. THIS PROPERTY IS ZONED RN-5 SETBACKS: PER ZONING
- 8. GRID NORTH IS BASED ON A BEARING OF N88°32'02"W FROM CITY CONTROL POINT #0990 TO #0089. DISTANCES GIVEN ARE GROUND AND THE COMBINED SCALE FACTOR IS 0.99995018.
- 9. THESE REQUIRED UTILITY AND DRAINAGE 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 REQUIRED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, EXCEPT AS NOTED. 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.
- 10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 9-SB-24-C.
- 11. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
- 12. SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
- 13. ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 14. THE DESIGN PLAN WAS APPROVED BY CITY OF KNOXVILLE ENGINEERING ON: 08/18/2025
- 15. SUBJECT PROPERTY FORMERLY PLATTED AS 'REPLAT OF LOT 1 BROOME ROAD COMMUNITY, LOTS 1, 2 & 3.'

NOTE FROM PREVIOUS PLAT:

BY EXECUTING THIS PLAT, THE CITY ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVER(S):

TO REDUCE/REMOVE THE STANDARD DRAINAGE AND UTILITY EASEMENT, UNDER THE PROPOSED RETAINING WALL, ALONG THE NORTH BOUNDARY LINE AND ALONG THE EAST BOUNDARY LINE FROM 10 FEET TO 0 FEET, AS SHOWN THEREON. PER THE APPROVED CITY PROJECT BEARING PLANS NUMBER IBC-NEW-25-0013.

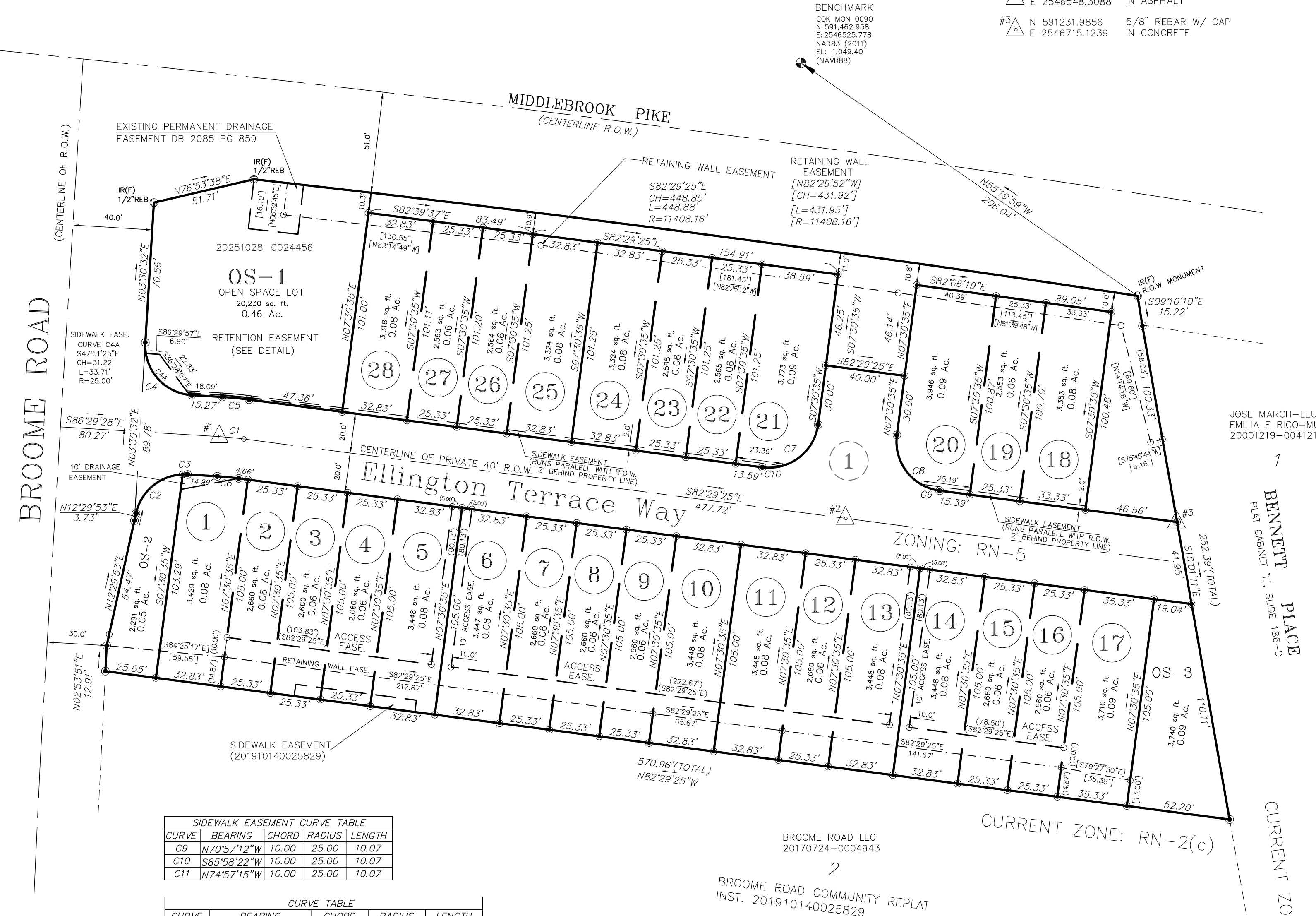
TO REDUCE/REMOVE THE STANDARD DRAINAGE AND UTILITY EASEMENT, UNDER THE PROPOSED RETAINING WALL, ALONG THE SOUTH BOUNDARY LINE FROM 10 FEET TO 0 FEET, AS SHOWN THEREON. PER THE APPROVED CITY PROJECT BEARING PLANS NUMBER IBC-NEW-25-0013.

TO REDUCE/REMOVE THE STANDARD DRAINAGE AND UTILITY EASEMENT, UNDER THE PROPOSED DETENTION BASIN EASEMENT, ALONG THE NORTH, WEST AND SOUTH BOUNDARY LINES FROM 10 FEET TO 0 FEET, AS SHOWN THEREON. PER THE APPROVED CITY PROJECT BEARING PLANS NUMBER IBC-NEW-25-0013.

NOTE FROM CITY OF KNOXVILLE ENGINEERING REVIEWER AUSTIN BOSWELL (865-659-7912/ABOSWELL@KNOXVILLETN.GOV)

"By executing this plat, the City Engineering Department hereby approves the following waiver:

- 1) To reduce the standard drainage and utility easement, under the proposed structures, retaining wall, pavers, and stormwater attenuation facilities from 10' or 5' behind the minimum distances, as shown on approved Engineering plans IBC-NEW-25-0013"



SIDEWALK EASEMENT CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Rows: C9, C10, C11.

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Rows: C1 through C8.

DETAIL INSET SCALE: 1"=40'

DETAIL INSET SCALE: 1"=20'

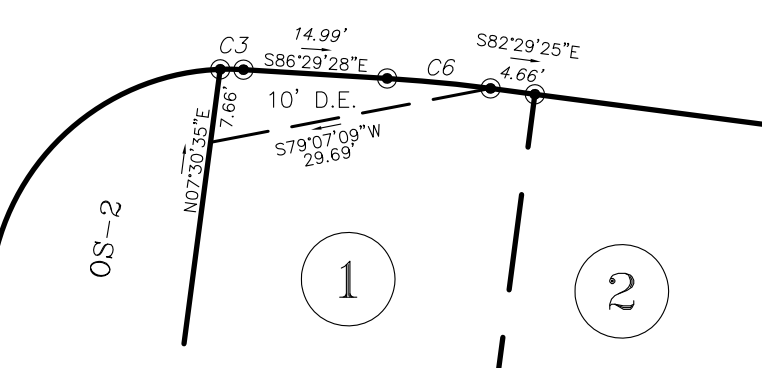
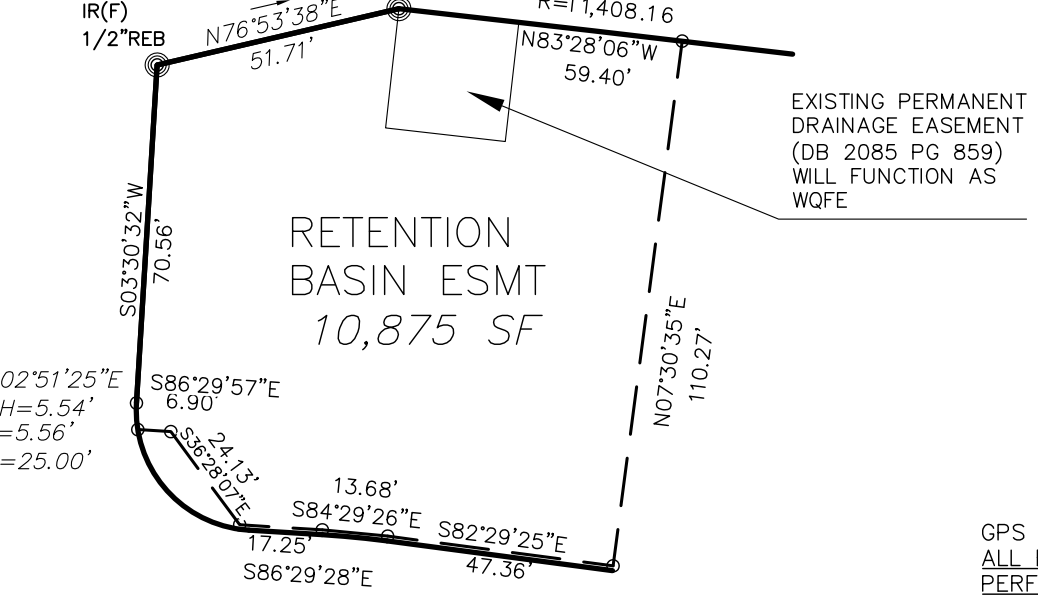
NOTE: ELLINGTON TERRACE WAY IS THE ROAD NAMED ROAD 'A' IN THE VARIANCES.

- 1. Reduce the minimum intersection separation between the centerlines of Middlebrook Pike and Road 'A' from 300 ft to 185.2 ft (variance from Section 3.04.J.4).
- 2. Reduce the minimum common area buffer strip depth required for double frontage lots between lots 18 - 28 and the Middlebrook Pike right-of-way from 25 ft to 10 ft (variance from Section 3.02.A.4.1).

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL: None.

ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

- 1. Increase the maximum intersection grade on Road 'A' at Broome Road from 1% to 1.5% (Section 3.04.H.3).
- 2. Reduce the minimum private right-of-way width of Road 'A' from 50 ft to 40 ft (Section 3.03.D.3.a).



GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER. DUAL FREQUENCY WAS USED (L1/L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(2011) VERTICAL DATUM IS NAVD83; GEOID18; 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.

Zoning: Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

City of Knoxville Department of Engineering  
The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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 for Utility: \_\_\_\_\_ 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 for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

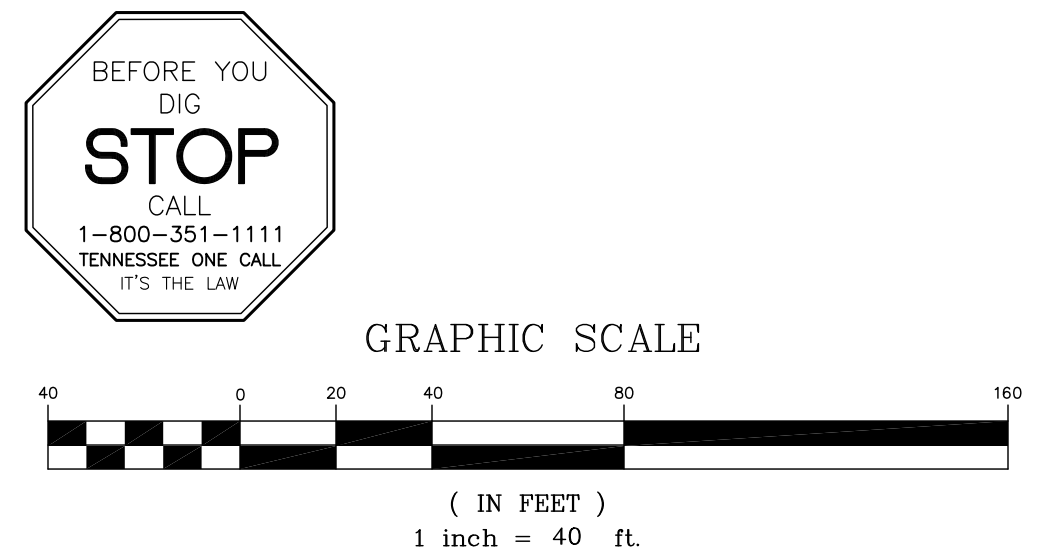
Addressing Department Certification  
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

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 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: \_\_\_\_\_

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 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: \_\_\_\_\_



2-SB-26-F

REVISIONS table with columns: DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE, and REVISIONS.

Homestead Land Holdings  
122 Perimeter Park Road  
Knoxville, Tennessee 37922  
Phone: 865-966-8700

Ellington Terrace  
District 6, Knox County, Tennessee  
Ward 46, City Block 46500, Knoxville, Tennessee

PROJECT NO.  
5059-01

