

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: 1308 Knox Creek LLC Signature(s): _____
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. 2029 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. 2029 Date: _____

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 _____

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: 1308 Knox Creek LLC Signature(s): _____
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-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

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 _____

Planning Staff 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 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.

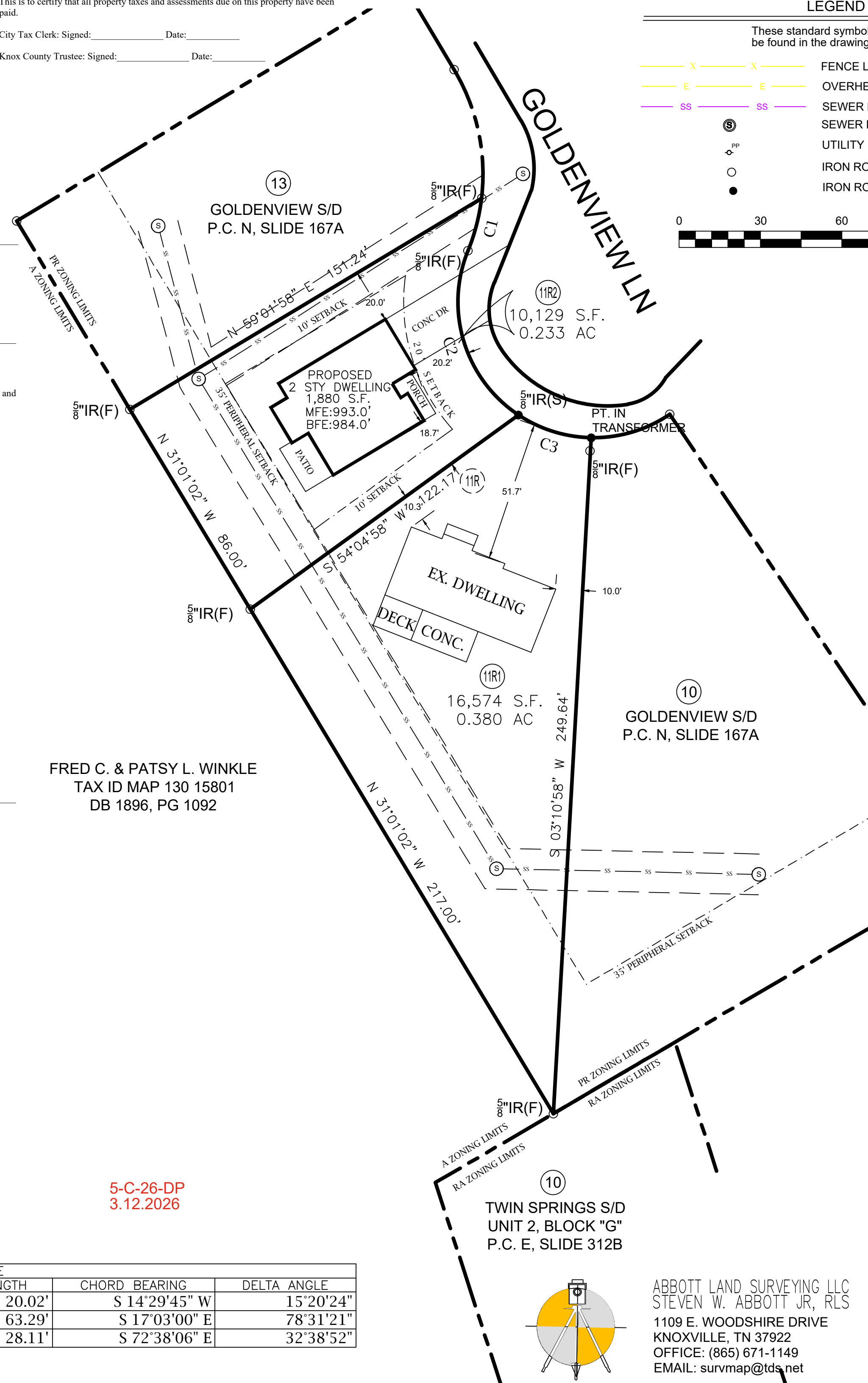
Signed: _____ Date: _____

Taxes and Assessments

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

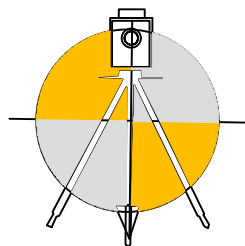
City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee: Signed: _____ Date: _____



5-C-26-DP
3.12.2026

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	20.08'	20.02'	S 14°29'45" W	15°20'24"
C2	50.00'	68.52'	63.29'	S 17°03'00" E	78°31'21"
C3	50.00'	28.49'	28.11'	S 72°38'06" E	32°38'52"



ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR., RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

ADDRESS GOLDENVIEW LN
DISTRICT 6th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37932

LOT NO. 11R GOLDENVIEW S/D RESUB.

WARD _____ CITY BLOCK _____
MAP CAB. 201105240067904
TAX MAP ID 130EN01201
WARRANTY DEED BK. 202501140036814
DATE PREPARED 11/21/25

OWNER
1308 KNOX CREEK LLC
11469 GOLDENVIEW LN
KNOXVILLE, TN 37932
PHONE: (865) 466-7240

DRAWN BY SWA SCALE 1" = 30' FILE NO. 501725

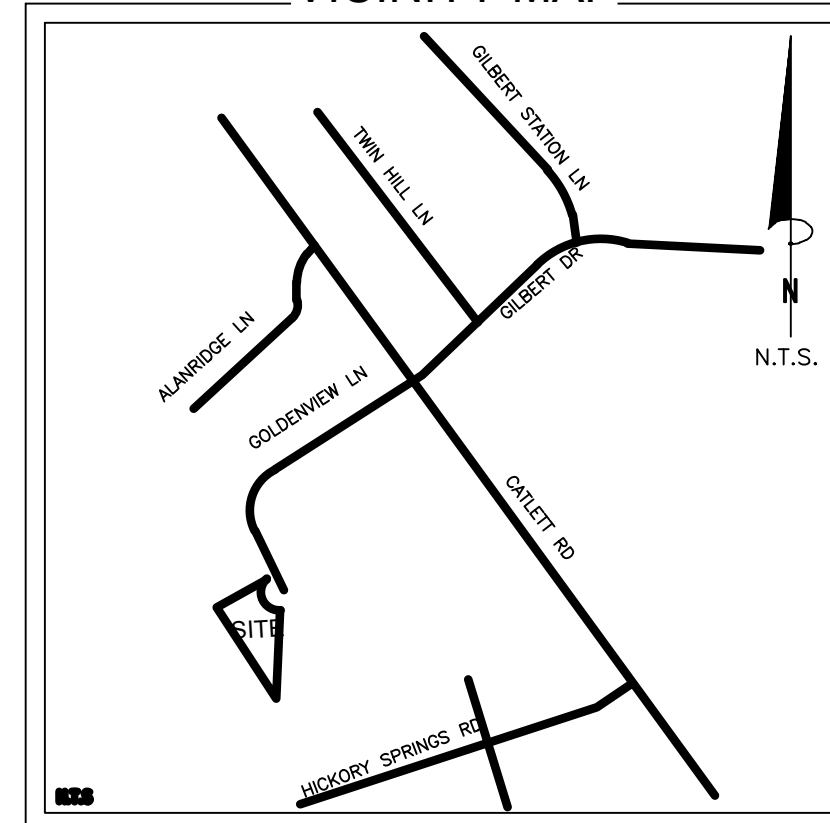
LEGEND

These standard symbols will be found in the drawing.

- X X FENCE LINE
- E E OVERHEAD ELECTRIC LINE
- SS SS SEWER LINE
- ⊕ SEWER MANHOLE
- ⊙ UTILITY POLE
- IRON ROD FOUND
- IRON ROD SET

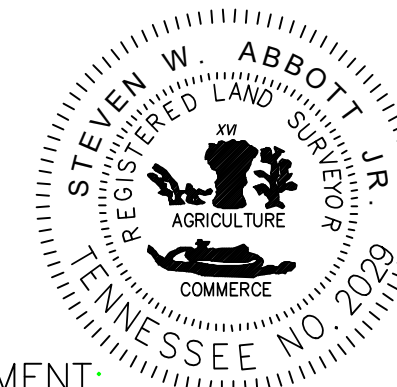
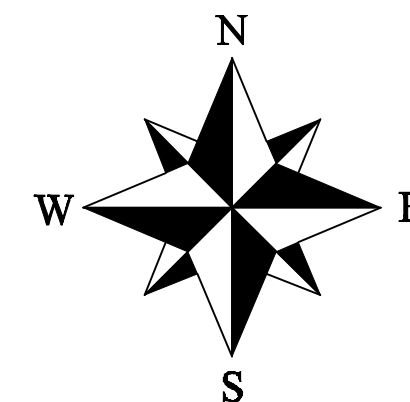


VICINITY MAP



GRID NORTH(NAD83)2011

FILE# 12-J-25



SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Tennessee and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 12/02/25 utilizing a Carlson BRX7 dual frequency receivers. The grid coordinates 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: 1.000 centered on Fixed Station 1 N: 578,488.069' E: 2,512,030.125' as shown hereon. I hereby certify that this is a Category IV 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 the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor _____ Date: _____

NOTES: Tennessee License No. _____ Date: _____

- PURPOSE OF THIS PLAT IS TO SUBDIVIDE INTO TWO LOTS OF RECORD.
- IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- TOTAL NUMBER OF 2 LOTS, TOTAL ACREAGE 26,703 SQUARE FEET OR 0.613 ACRES.
- PROPERTY IS ZONED PR (PR 3.5DU/AC). SEE KNOX COUNTY FOR SETBACKS AND USE.
SETBACKS ARE AS FOLLOWS:
FRONT.....20'
SIDE.....10' (EXCEPT ON SUBDIVISION PERIPHERY)
REAR.....35'
PERIPHERAL SETBACK35'
- THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SPECIAL FLOOD HAZARD RATE MAP 47093C0241G AND FOUND THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA(S) X. EFFECTIVE DATE AUGUST 5th, 2013.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN(10') FEET N WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-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.
- 7.5' UTILITY EASEMENT EACH SIDE OF SANITARY SEWER LINE AS CONSTRUCTED.

RESUBDIVISION OF LOT 11R OF GOLDENVIEW S/D

SQUARE FOOTAGE:

LOWER FLOOR PLAN:	
LIVING:	1,020 SQ.FT.
MECHANICAL RM:	240 SQ.FT.
COVD DECK 2:	219 SQ.FT.
MAIN FLOOR PLAN:	
LIVING:	1,251 SQ.FT.
PORCH:	106 SQ.FT.
GARAGE:	522 SQ.FT.
COVD DECK 1:	219 SQ.FT.
UPPER FLOOR PLAN:	
LIVING:	1,281 SQ.FT.
TOTAL LIVING:	3,558 SQ.FT.
TOTAL AREA:	4,864 SQ.FT.

FLOOR PLAN NOTES

- o CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPEC'S, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT ANY ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
- o CONTRACTOR SHALL VERIFY OWNER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
- o CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- o ALL DIMENSIONS ARE TAKEN TO FACE OF STUD (U.N.O.). IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. (DO NOT SCALE DRAWINGS!)

FLOOR PLAN SCHEDULE

- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!
U.N.O. = UNLESS NOTED OTHERWISE.
1. DOUBLE SINK W/ GARAGE DISPOSAL. PROVIDE REQUIRED ELECTRIC AND MAST.
 2. BUILT-IN DISHWASHER. VERIFY DIMENSIONS WITH MFG.
 3. SLIDE-IN RANGE/OVEN W/ EYE LEVEL MICROWAVE W/ FAN AND LIGHT. VENT TO OUTSIDE AIR. SEE MECH/ELEG PLAN FOR ADDITIONAL INFO.
 4. 44" CLEAR REFRIGERATOR/FREEZER SPACE. VERIFY DIMENSIONS WITH MFG. STUB-OUT COLD WATER FOR ICE MAKER. VERIFY W/ MFG.
 5. PANTRY W/ FIXED SHELVES (5'-6" HIGH).
 6. CABINETS @ +36" A.F.F. W/ CABINETS ABOVE. VERIFY W/ OWNER. CABINETS ABOVE.
 7. ISLAND CABINETS @ 36" A.F.F. W/ SOLID SURFACE TOP. VERIFY W/ OWNER.
 8. LINEN CABINET @ +36" A.F.F. W/ SOLID SURFACE TOP AND SHELF ABOVE. SHELF W/ POLE AND METAL BRACKETS.
 9. BUILT-IN VANTY W/ DRAWER.
 10. RECESSED MIRROR CABINET W/ TOP TO ALIGN WITH MIRROR.
 11. MIRROR FIXED TO WALL. ABOVE SPLASH W/ TOP @ +12" A.F.F.
 12. ISLAND CABINET @ +36" A.F.F. W/ TEMP GLASS ENCLOSURE.
 13. FIBERGLASS SHOWER PAN W/ TILE WALLS TO +12" A.F.F. AND TEMPERED GLASS ENCLOSURE.
 14. BUILT-IN BENCH.
 15. LAUNDRY TUB.
 16. FACE FRAME LINEN STORAGE CABINET W/ SHELVES (5" HIGH).
 17. DRYER SPACE. SEE MECH/ELEG PLAN FOR ADDITIONAL INFO.
 18. WASHER SPACE. SEE MECH/ELEG PLAN FOR ADDITIONAL INFO.
 19. DIRECT VENT, SEALED COMBUSTION, GAS ONLY. METAL FIREPLACE "TRAVIS INDUSTRIES" ICC ESR-2516 OR APPROVED EQUAL. 12" MIN. NON-COMBUSTIBLE MATERIAL AROUND OPENING OF FIRE-BOX. PROVIDE GLASS DOORS. VENT TO OUTSIDE AIR AND PROVIDE AN APPROVED SPARK ARRESTOR AT CHIMNEY CAP. FIREPLACE OPENINGS SHALL NOT PERMIT PASSAGE OF A SPHERE WITH A DIAMETER GREATER THAN 1/2" NOR BLOCK PASSAGE OF A SPHERE WITH A DIAMETER OF LESS THAN 3/8". THE MFG'S INSTALLATION INSTRUCTIONS FOR FACTORY BUILT FIREPLACES SHALL BE AVAILABLE TO THE INSPECTOR AT THE FRAMING INSPECTION. INSTALLATION AND USE SHALL BE IN ACCORDANCE W/ MFG. LISTINGS.
 20. STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS PER IRC:
 - a. MAX. RISER HEIGHT (RISE) = 7 7/8"
 - b. MIN. TREAD (RUN) = 10"; WINDER TREAD DEPTH AT WALK LINE = 10" MIN. AND 6" MIN. AT NARROWEST EDGE. FOR TREADS LESS THAN 11" THE NOSING SHALL BE 1 1/2" MIN. AND 1/2" MAX.
 - c. MIN. WIDTH = 3'-0"
 - d. MIN. HEAD ROOM = 6'-8"
 - e. PROVIDE CONTINUOUS HANDRAIL FOR STAIRS W/ 4 OR MORE RISERS.
 - f. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE NOSING.
 - g. INTERMEDIATE BALUSTERS SHALL BE 45" O.C. MAX. ON OPEN SIDE.
 - h. HANDRAIL GRIP: CIRCULAR = 1 1/2" MIN. DIA. 2" MAX. DIA. NON-CIRCULAR = 4" MIN. 6.25" MAX. PERIMETER DIM. W/ 2.25" MAX. CROSS-SECTIONAL DIMENSION. RADIUS EDGES = 0.01" MIN.
 - i. HANDRAILS SHALL RETURN TO NEVEL OR POSTS.
 - j. HANDRAILS AND GUARDRAILS SHALL BE INSTALLED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. PER IRC.
 - k. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL HAVE 0.5" MIN. GYPSUM BOARD AND ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.
 21. GUARDRAIL @ +42" A.F.F. W/ BALUSTERS @ 4" O.C. MAX.
 22. 22" X 30" ATTIC ACCESS.
 23. 30" SQ. ATTIC ACCESS. IN GARAGE: 1-3/8" SOLID SELF-CLOSING DOOR.
 24. F.A.U. ON 18" HIGH PLYWOOD PLATFORM. SEE MECH/ELEG PLAN FOR ADDITIONAL INFORMATION.
 25. PROVIDE 5/8" TYPE 'X' GYP BD ON WALLS AND CEILING OF GARAGE AND ALL STRUCTURAL MEMBERS SUPPORTING 2ND FLOOR.
 26. SELF-CLOSING, TIGHTFITTING DOOR WITH A FIRE-PROTECTION RATINGS OF NOT LESS THAN 20 MINUTES OR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON GARAGE SIDE AND A SELF-CLOSING, TIGHTFITTING SOLID-WOOD DOOR, 1 3/8" IN THICKNESS.
 27. WATER HEATER ON 18" H. WOOD FRAMED PLATFORM USE NON-RIGID CONNECTIONS AND STRAP FOR LATERAL SUPPORT W/ "SMIPSON" CS16 TOP AND BOTTOM. SEE MECH/ELEG PLANS FOR ADD. INFO.
 28. AIR CONDITIONING UNIT ON CONCRETE PAD.
 29. SOFFIT OR ARCHED OPENING. SEE FRAMING PLAN FOR HEIGHT.
 30. LOW WALL.
 31. LINE OF FLOOR BELOW.
 32. LINE OF FLOOR ABOVE.
 33. EXTERIOR CONCRETE STOOP.
 34. POST PER FOUNDATION PLAN.

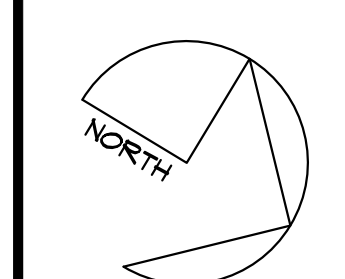
DMA
DAVE MADDEN ARCHITECT
Phone 665-710-4466 • E-Mail: madden.dave@gmail.com
3735 Parker Harrison Way, Knoxville, TN 37924

MAIN FLOOR PLAN

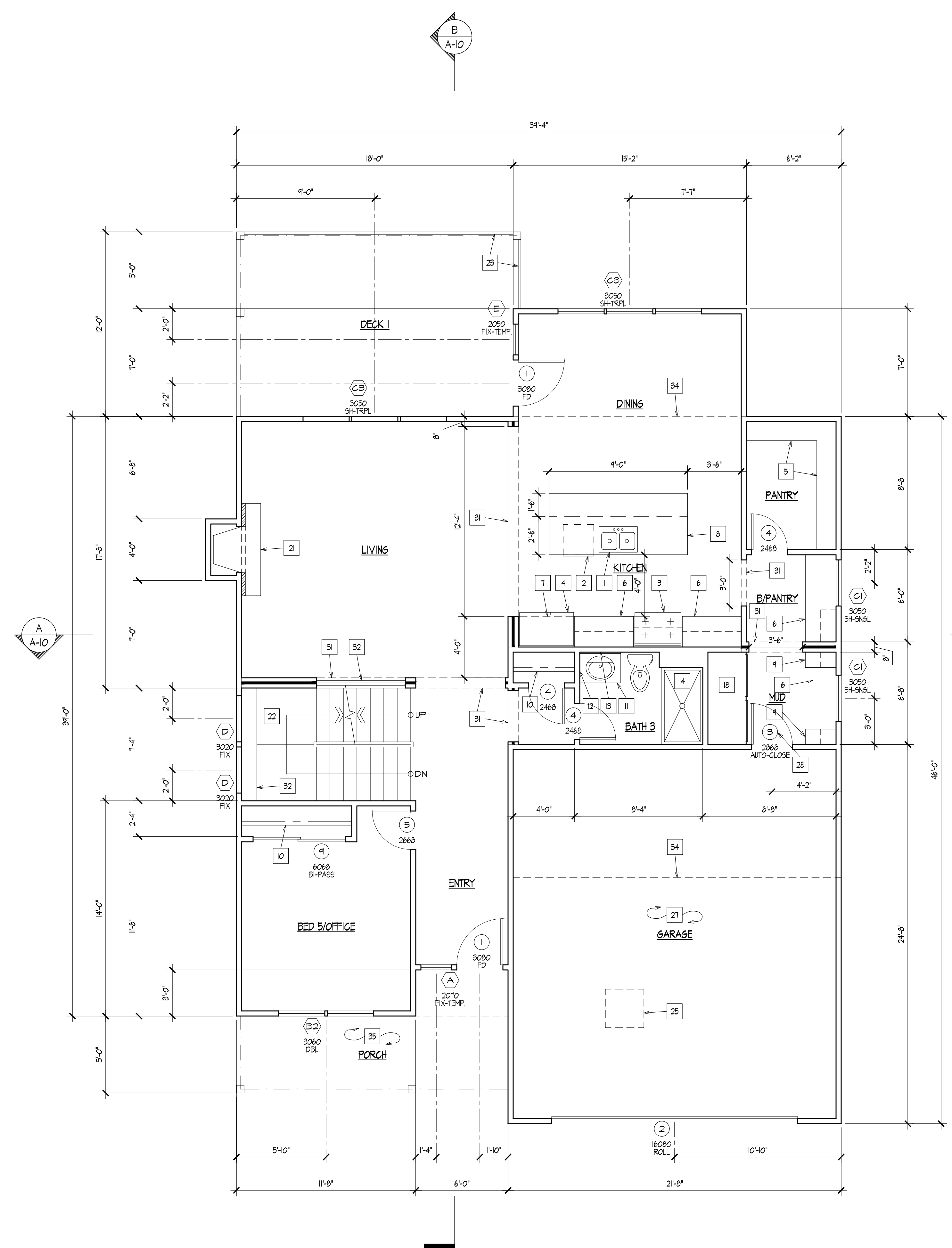
CHEMA RESIDENCE
LOT 12, GOLDEN VIEW LANE
KNOXVILLE, TN 37932
PARID



Drawn by SP
Checked by
Date 02/23/26
Job No. TN26-004



1/4" = 1'-0"
Sheet Number
A-2.2
Of Sheets



MAIN FLOOR PLAN

WALL LEGEND

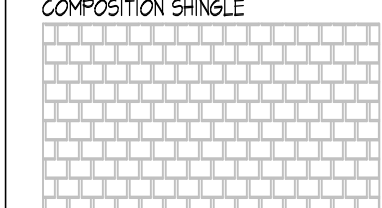
- 2x4 WALLS
- 2x4 WALLS DOUBLE-FRAMED
- 2x6 PLUMBING WALLS
- CMU RETAINING WALL

TN26004-FLR-PLAN-02-00.DWG

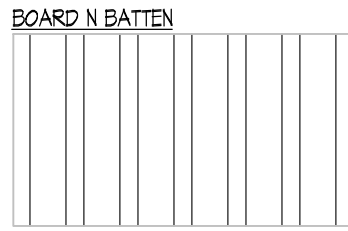
Revisions:
INITIAL SUBMITTAL
02/25/26
SP

EXTERIOR FINISHES

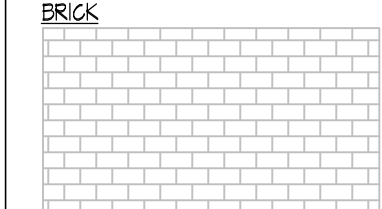
COMPOSITION SHINGLE



BOARD & BATTEN



BRICK



DMA
 DAVE MADDEN ARCHITECT
 Phone 865-710-4466 • E-Mail: madden.dave3@gmail.com
 3735 Parker Harrison Way, Knoxville, TN 37924

Title:
ELEVATIONS

Project and Location:
**CHEMA RESIDENCE
 LOT 12, GOLDEN VIEW LANE
 KNOXVILLE, TN 37932
 PARID:**



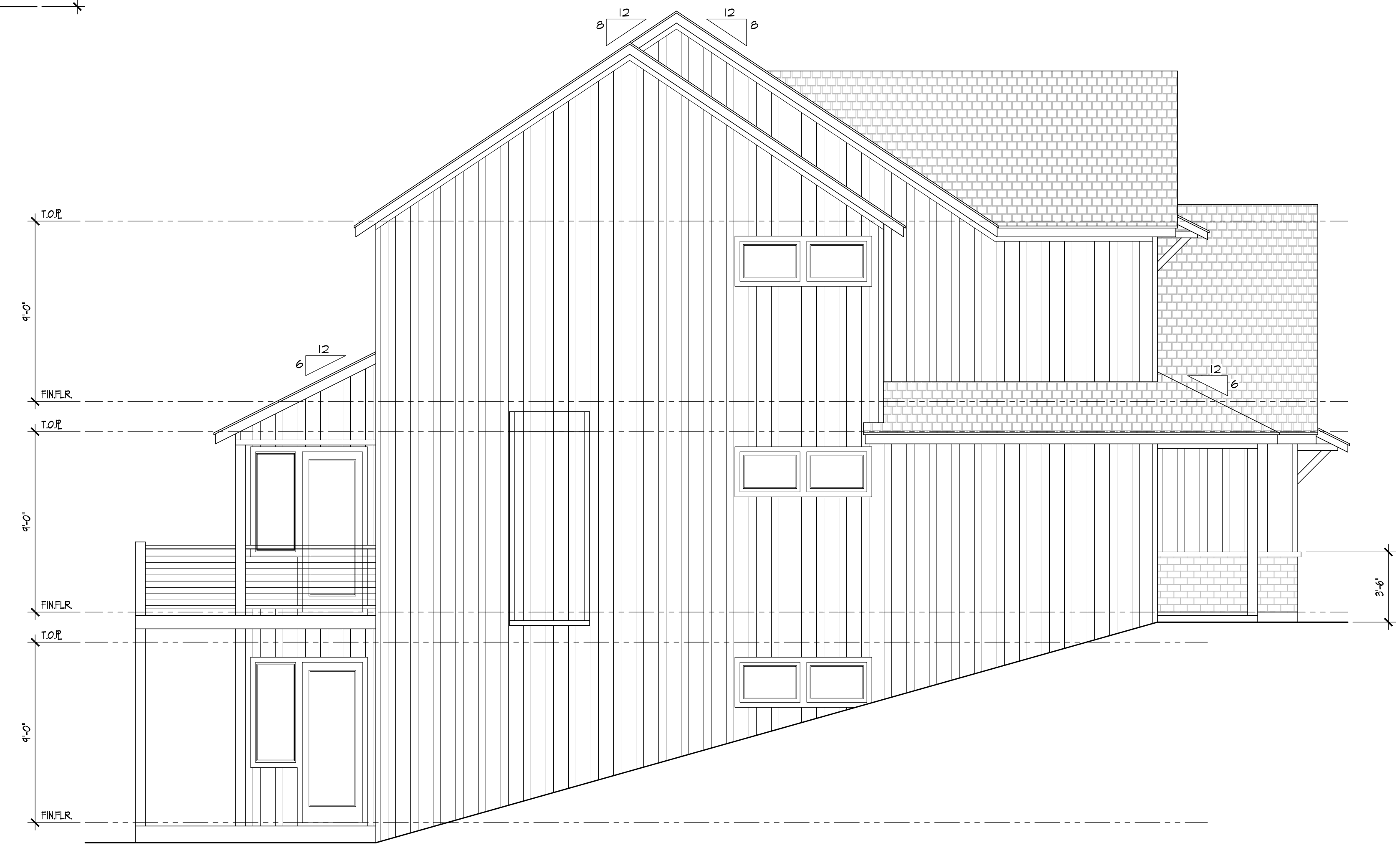
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 Checked by
 Date 02/23/26
 Job No. TN26-004

1/4" = 1'-0"
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 Of Sheets

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FRONT ELEVATION

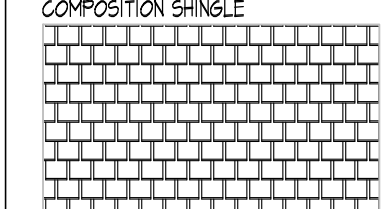


LEFT ELEVATION

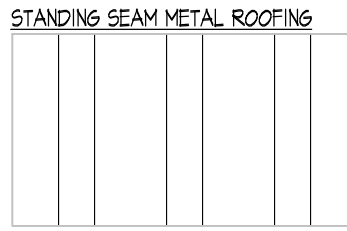
Revisions:
INITIAL SUBMITTAL
02/23/26
SP

EXTERIOR FINISHES

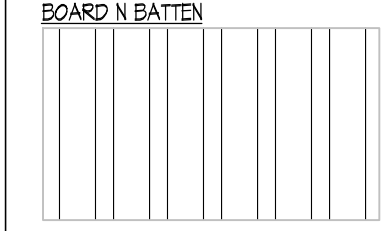
COMPOSITION SHINGLE



STANDING SEAM METAL ROOFING



BOARD N BATTEN



DMA
DAVE MADDEN ARCHITECT
Phone 865-710-1446 • E-Mail: madden.dave3@gmail.com
3735 Parker Harrison Way, Knoxville, TN 37924

Title:
ELEVATIONS

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KNOXVILLE, TN 37932
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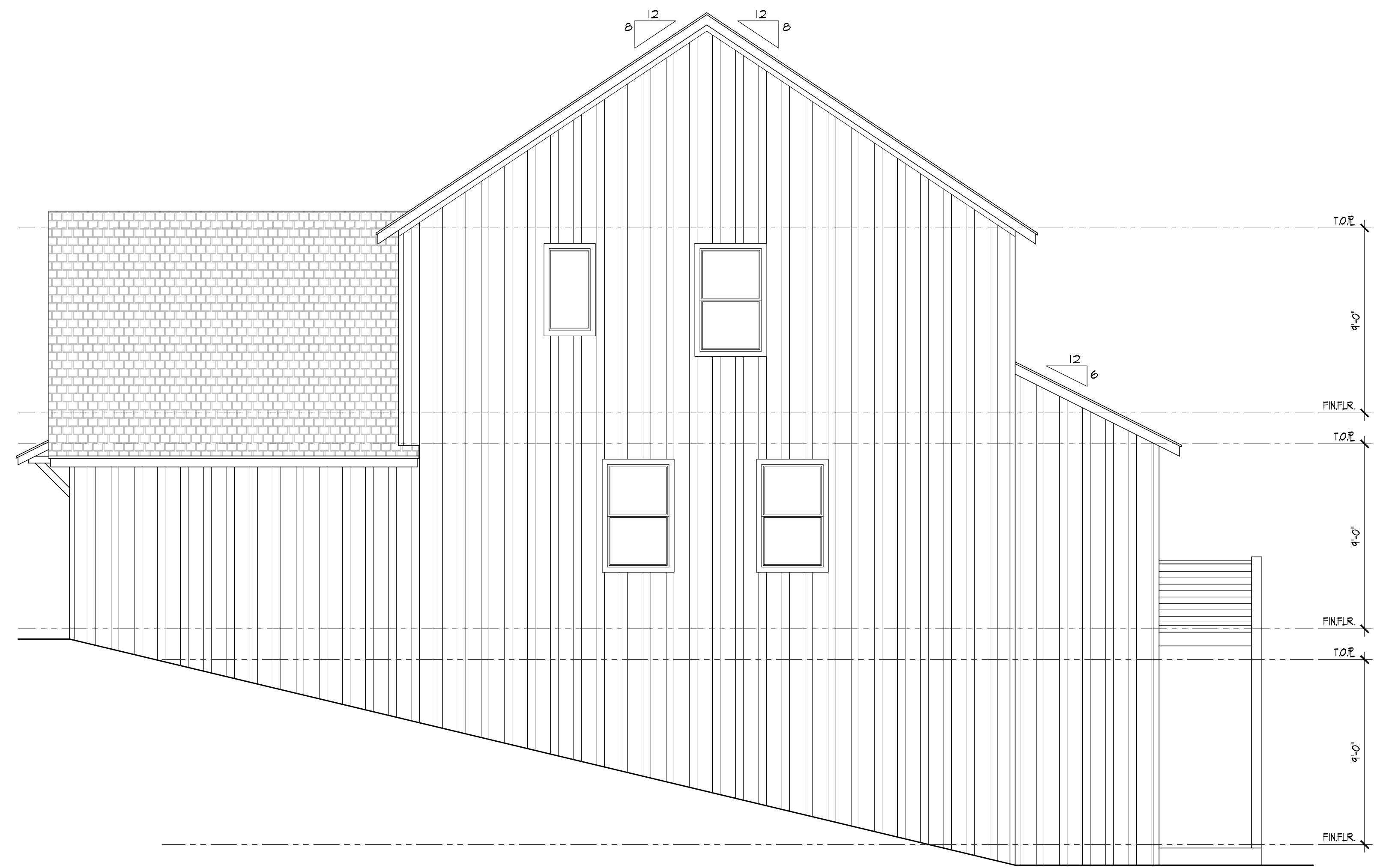


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Date 02/23/26
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REAR ELEVATION



RIGHT ELEVATION

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