

TOTAL AREA  
2.90 Acres  
126,397 sq. ft.

INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 9  
OPEN SPACE/COMMUNITY LOTS: 2  
BUILDING LOTS: 7

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #202305310064099.

HOMESTEAD LAND HOLDINGS LLC  
116 067.01  
20211025-0034072  
TRACT 5  
UNIVERSAL LAND DEVELOPMENT CO., LTD  
CAB F SLIDE 190B

CL CONNOR CREEK  
FM  
25' INNER BUFFER  
25' OUTER BUFFER  
SANITARY SEWER EASEMENT  
KNOX COUNTY GREENWAY EASEMENT

OS-2  
LANTERN PARK  
202402120038648

RESUBDIVISION OF  
OS-1 AND LOTS 1-8  
202405150056857

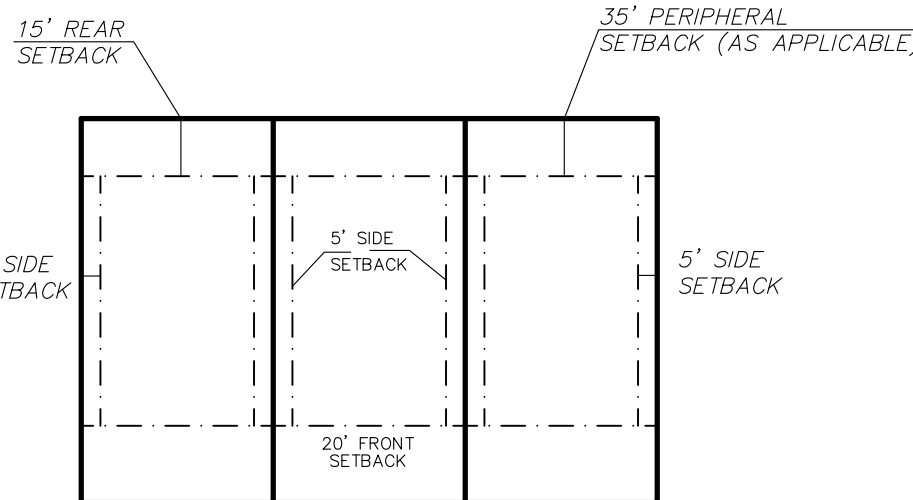
RESUBDIVISION OF  
OS-1 AND LOTS 1-8  
202405150056857

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OS-1 AND LOTS 1-8  
202405150056857

#### PROPOSED DENSITY

PHASE 2 AREA: 2.45 ACRES (DOES NOT INCLUDE OS-1R1)  
PHASE 2 ZONING: PR 3 DU/AC

PROPOSED SINGLE FAMILY LOTS: 5  
PROPOSED DENSITY: 2.04 DU/AC



TYPICAL INTERIOR LOT  
N.T.S.

LABEL LEGEND  
D.E. = DRAINAGE EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
LINE TYPE LEGEND  
DRAINAGE EASEMENT  
SANITARY SEWER EASEMENT  
35' PERIPHERAL SETBACK

#### UTILITY OWNERS

WATER & SEWER  
WEST KNOX UTILITY DISTRICT (WKUD)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-1370  
CONTACT: MR WAYNE HASTINGS  
OFFICE PHONE: 865-690-2521

ELECTRIC  
LENOIR CITY UTILITY BOARD (LCUB)  
P.O. BOX 449  
LENOIR CITY, TN 37771  
CONTACT: MR MITCH LEDBETTER  
OFFICE PHONE: 865-988-0707

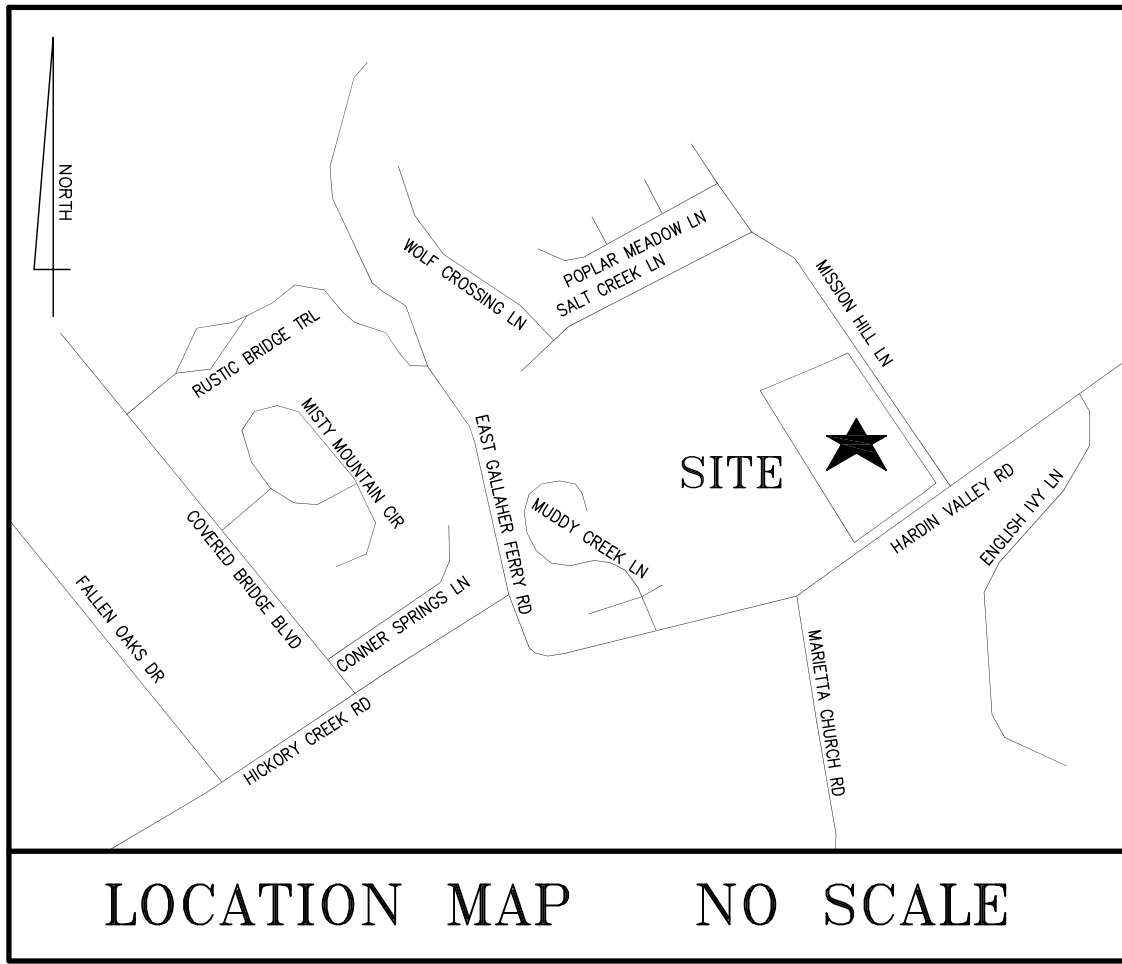
GAS  
KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-1370  
CONTACT: MR CHRIS MCCORMICK  
OFFICE PHONE: 865-558-2123

TELEPHONE  
AT&T  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MR ROBERT KNIGHT  
OFFICE PHONE: 865-539-5243

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS  
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2)  
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON  
TDOF GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09.  
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.

LINE	BEARING	DISTANCE
L2	S56°11'53"W	17.06
L3	N37°02'21"W	20.03
L4	N56°11'53"E	18.11
L5	S34°03'21"E	20.00

SYMBOL LEGEND	
○	FOUND MONUMENTATION WITH SIZE & TYPE
●	SET MONUMENTATION SEE NOTE 1
—	SANITARY SEWER EASEMENT
—	DRAINAGE EASEMENT
△	PERMANENT REFERENCE MARKER 'MAG' NAIL w/DISK OR RR SPIKE

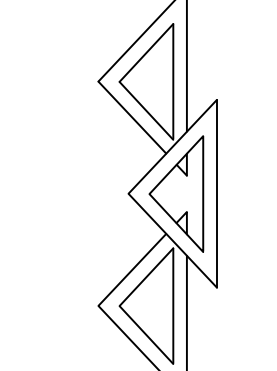


- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 116M GROUP "E" PARCELS '001 & 022.
- DEED REFERENCES - 202112150047882  
PLAT REFERENCE - UNIVERSAL LAND DEVELOPMENT CO., LTD.  
CAB F SLIDE 190B  
LANTERN PARK  
202402120038648 & 202405150056857
- THIS PROPERTY IS ZONED PR <3 DU/AC  
SETBACKS: FRONT: 20' SIDE: 5' REAR: 15'  
PERIPHERAL: 35' (AS APPLICABLE) EXCEPT 20' ALONG MISSION HILL LN FRONTAGE OF LOTS 22-26
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 (1% ACF/0.1% ACF) YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0273G, EFFECTIVE DATE: AUGUST 5, 2013.
- NORTH ROTATION: NAD83(NSRS2007)
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 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 LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- LOTS 22-25 SHALL HAVE ACCESS TO MISSION HILL LANE.
- THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.J).
- PROPOSED IMPROVEMENTS INCLUDE: STORM WATER SYSTEM, SANITARY SEWER, WATER, GAS, TELEPHONE SERVICES AND CABLE TV SERVICES.
- SIDEWALK IS REQUIRED ALONG MISSION HILL LN FRONTAGE IS REQUIRED.

CONCEPT PLAN OF:  
**Lantern Park  
Phase 2**  
District 6, Knox County, Tennessee

PROJECT NO.	4457-08
REVISIONS	
1 PS AND ENG COMMENTS 05/28/2024	
2	
3	
4	
5	
6	

DRAWN BY: M.STRANGE	
CHECKED BY: R. LYNCH	
APPROVED BY: R.S.L.	
SCALE: 1"=50'	
DATE: 04/29/2024	



**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

6-SE-24-C / 6-I-24-DP  
Revised: 5/28/2024

#### ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER AARRON M. GRAY, P.E.  
TENNESSEE CERTIFICATE NO. 0108410

#### Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

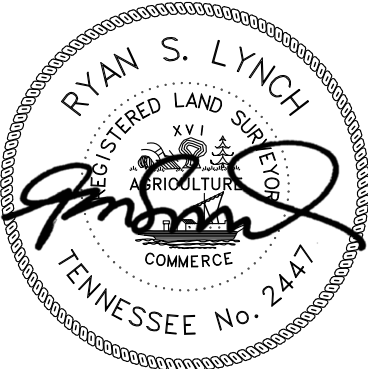
#### Certification of Concept Plan by Registered Land Surveyor

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 the plan 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 and described in a report filed with the Planning Commission.

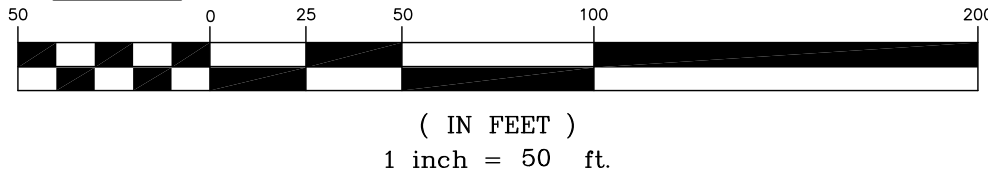
Registered Land Surveyor RYAN S. LYNCH

Tennessee License No. 2447

Date: 04/29/2024



#### GRAPHIC SCALE



6-SE-24-C / 6-I-24-DP