

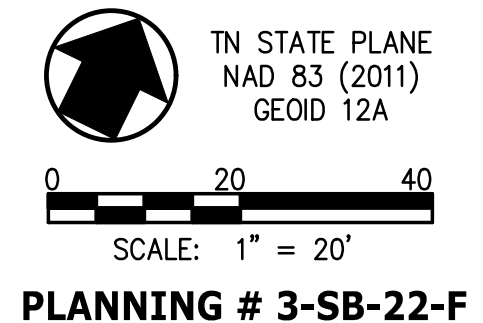
VARIANCES GRANTED BY MPC, OCTOBER 1994

1. TO REDUCE THE REQUIRED RADIUS AT THE INTERSECTION OF WHITE AVENUE AND S SEVENTEENTH STREET FROM 75' TO 25'
2. TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH OF S SEVENTEENTH STREET FROM 40' TO 30'

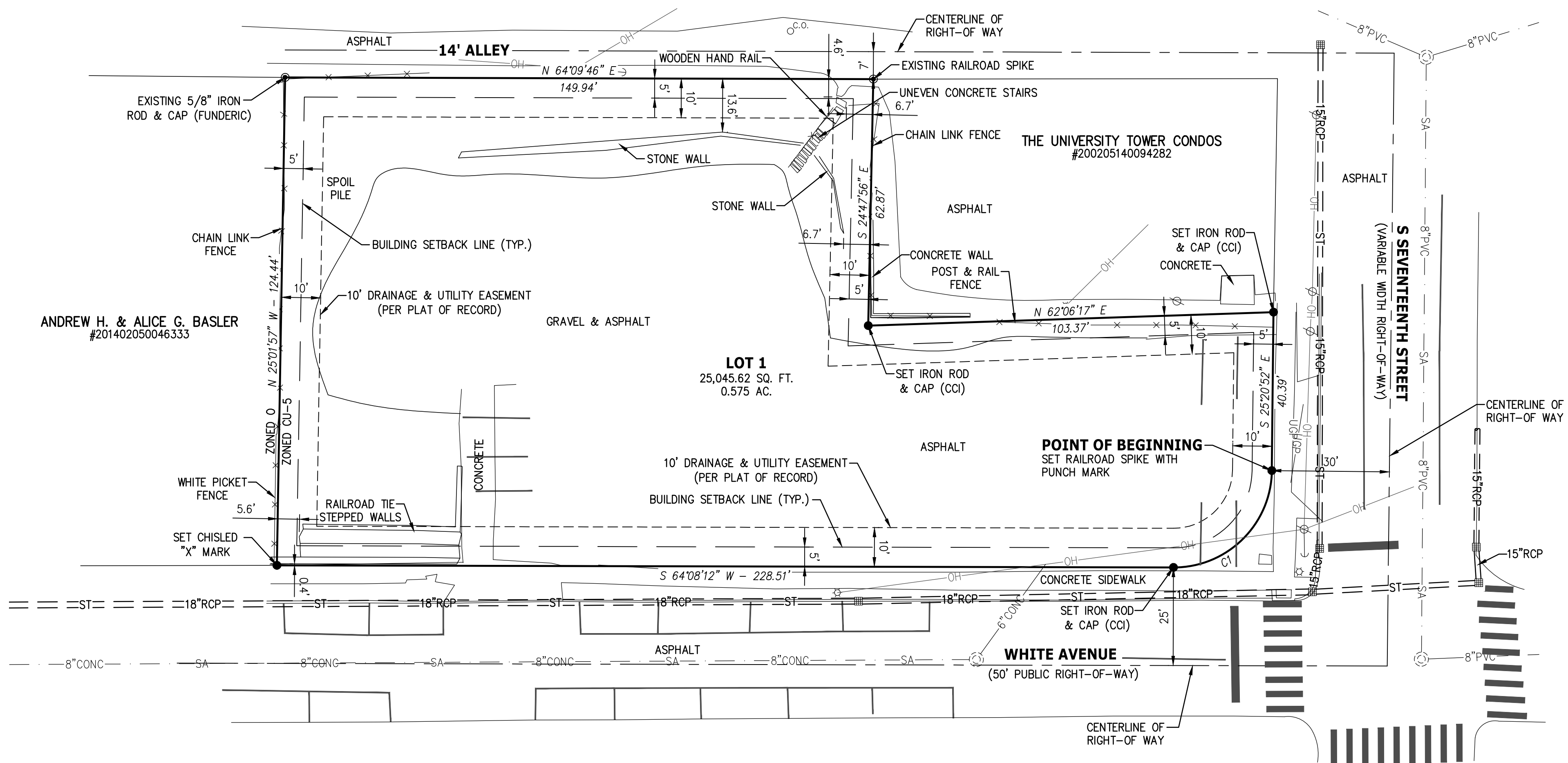
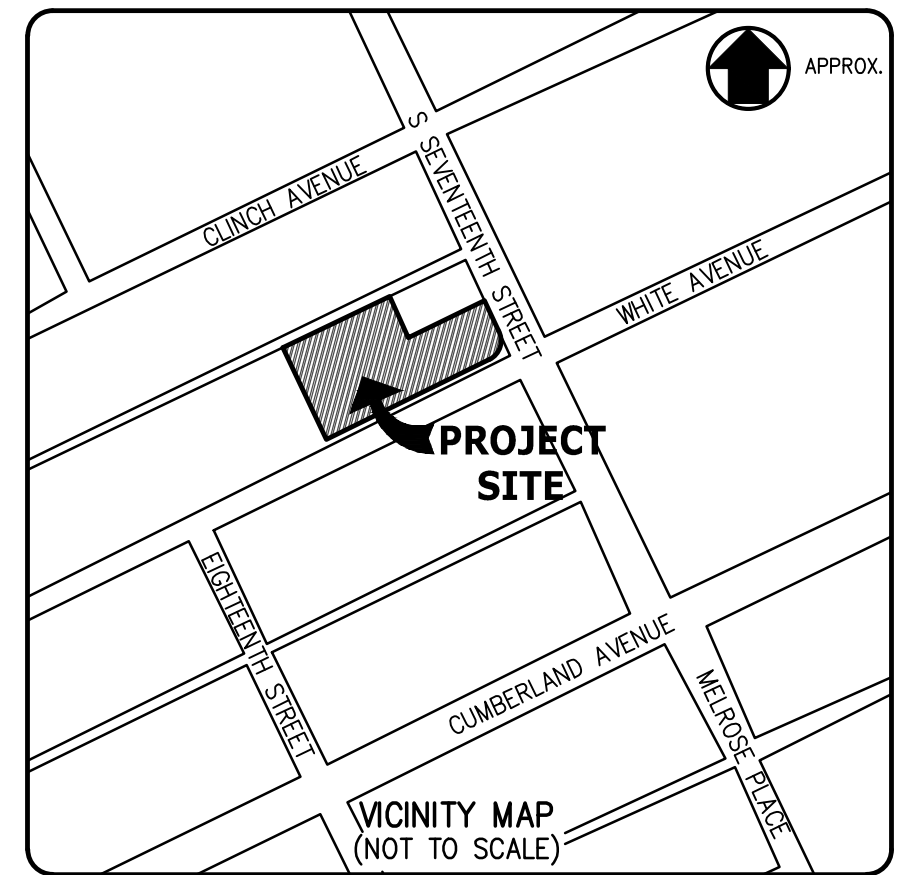
VARIANCES GRANTED BY KNOX PLANNING MARCH 10, 2022

1. TO REDUCE THE REQUIRED UTILITY & DRAINAGE EASEMENT ALONG ALL LOT LINES AND ROAD RIGHT-OF-WAYS FROM 5' & 10' WHERE APPLICABLE TO 0' TO MEET FORM BASE CODE REQUIREMENTS FOR BUILDING DESIGN.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	089°29'04"	25.00'	24.78'	39.04'	S 19°23'40" W 35.20'



PLANNING # 3-SB-22-F



NOTES:

1. OWNERSHIP AND REFERENCE
LOT 1 - HAWKEYE'S CORNER
 VILLA UTK, LLC
 3502 TABBLEY STREET
 HOUSTON, TEXAS 77005
 TAX MAP 094, INSERT N, GROUP J, PARCEL 016.00
 DEED REFERENCE: #202201280058706
 PLAT CABINET N, SLIDE 236-D
2. TOTAL AREA (ONE LOT): 25,045.62 S.F. / 0.575 AC.
3. DATE OF SURVEY: MAY 12, 2021
4. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE. COMMUNITY PANEL NO: 47093C0283G DATED 8/5/2013.
5. PROPERTY IS ZONED: CU-5 (CUMBERLAND AVENUE-SEVENTEENTH STREET) SETBACKS PER REQUIRED ZONING REGULATIONS
6. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
7. THE PURPOSE OF THIS PLAT IS TO REMOVE THE UTILITY & DRAINAGE EASEMENT ALONG ALL LOT LINES TO MEET FORM BASE CODE REQUIREMENTS FOR BUILDING DESIGN.
8. THIS PLAT INDICATES A PROPERTY BOUNDARY ENROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

LEGEND

==ST==	STORM SEWER LINE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
■	CATCH BASIN
---SA---	SANITARY SEWER LINE
○	SEWER CLEANOUT
○	SEWER MANHOLE
OH	OVERHEAD UTILITIES
⊕	GUY WIRE
⊕	LIGHT POLE
⊕	POWER POLE
× ×	FENCELINE

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 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 ___, 2022.

Registered Land Surveyor
 Tennessee License No. _____ 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 ___, 2022, 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 _____

CITY - RELEASE OF EASEMENTS

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit in the utility and drainage easements along all boundary / lot lines.

The following parties do not release any rights that may have occurred for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville, Department of Engineering	Date: _____
Water: Knoxville Utilities Board	Date: _____
Sewer: Knoxville Utilities Board	Date: _____
Electric: Knoxville Utilities Board	Date: _____
Gas: Knoxville Utilities Board	Date: _____
Telephone:	Date: _____
Cable Television:	Date: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, 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.

VILLA UTK, LLC
 Owner(s) Printed Name
 Signature(s)
 Date

NOTARY CERTIFICATION

State of _____ County of _____
 On this ___ day of ___, 2022
 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"

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 Administrative Rules of the Planning Commission, and these regulations.
 Registered Land Surveyor
 Tennessee License No. _____ Date
CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
 The Knoxville Department of Engineering hereby approves this plat on this the ___ day of ___, 2022.
 Engineering Director
TAXES AND ASSESSMENTS
 This is to certify that all property taxes and assessments due on this property have been paid.
 City Tax Clerk
 Knoxville Trustee

CERTIFICATION OF 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. _____ 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
 Signature(s)
 Date

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.
 Owner(s) Printed Name
 Signature(s) Date

CERTIFICATE OF CLASS 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 1:15,000 as shown thereon.
 Tenn. Reg. No. 1332

REVISIONS	DATE

REVISED PER CITY COMMENTS 2/14/2022

CANNON & CANNON INC
 CONSULTING ENGINEERS - FIELD SURVEYORS
 TEL 865.670.8555 8550 Kingston Pike
 WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: **VILLAS STUDENT HOUSING, LLC**
 506 W 22ND STREET
 AUSTIN, TEXAS 78705
 (281) 610-8935

PROJECT: **LOT 1 - HAWKEYE'S CORNER**
 DISTRICT 4, WARD 10, BLOCK 10341
 KNOXVILLE, TENNESSEE 37916

FINAL PLAT OF THE RE-PLAT OF LOT 1 OF HAWKEYES CORNER

CCI PROJECT NO. 01653-0000
 DRAWING DATE 13 JANUARY 2022
 PM RGL PC TJ
 DRAWN DAW
1653-00
 PLANNING # 3-SB-22-F