



TO: Knoxville-Knox County Planning Commission  
FROM: Samiul Haque, Planner  
DATE: August 1, 2023  
RE: 8-SD-23-F, Agenda #38  
Final Plat of Sonesta, Phase 1

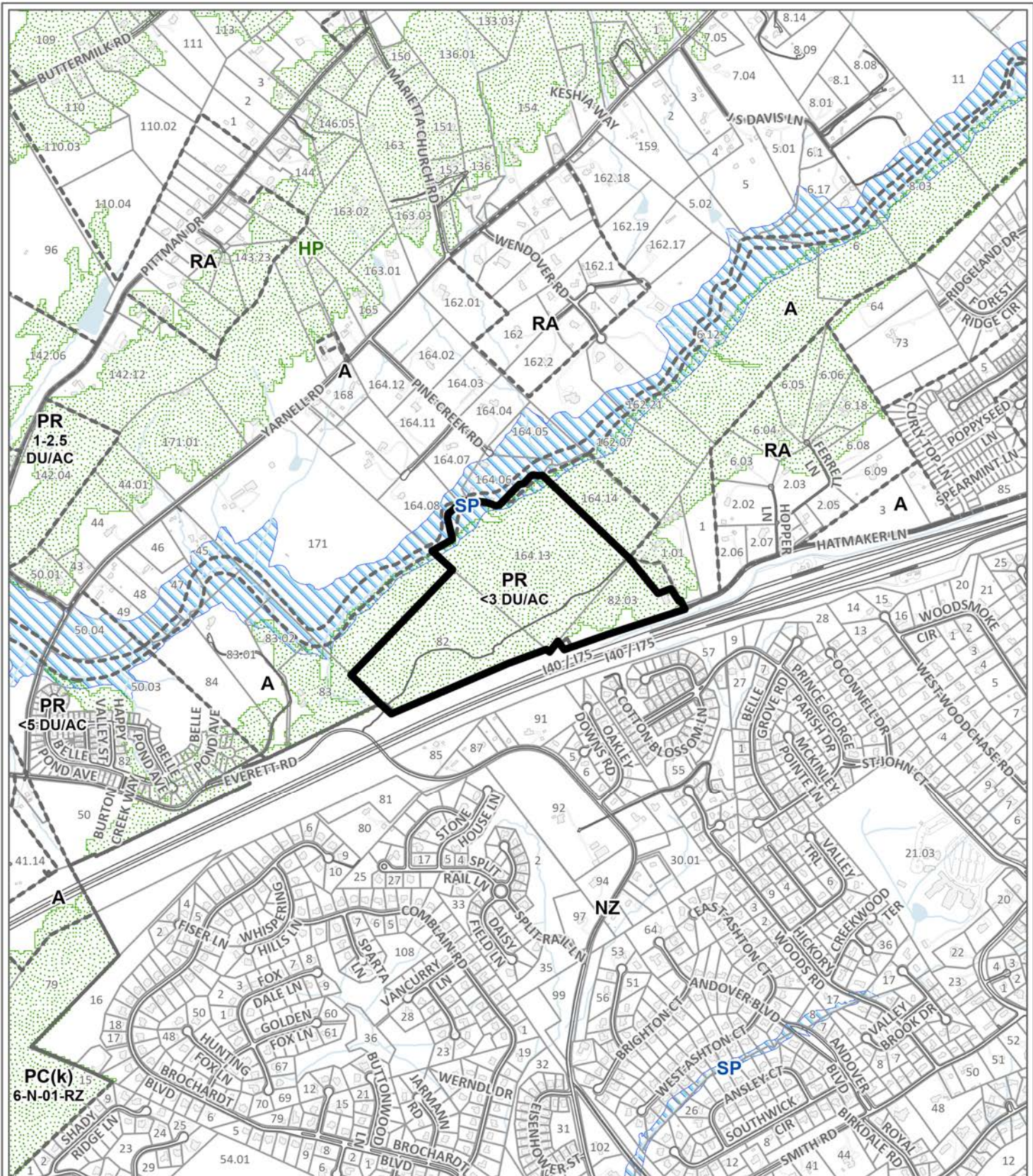
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#### **Recommendation**

The concept plan indicating the overall layout and design for this plat was approved on 2/11/2021 as Planning Case 12-SB-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

#### **Associated Case and Decision**

12-SB-20-C: Approved by the Planning Commission (2/11/2021)  
12-C-20-UR: Approved by the Planning Commission (2/11/2021)



**FINAL SUBDIVISION PLAT**

**8-SD-23-F**

**Petitioner:** Lynch, Ryan



Final Plat For: Final plat of the Sonesta Subdivision Phase 1 Lots 1 thru 73 & 129 thru 135

**Map No:** 129

**Jurisdiction:** County

**Original Print Date:** 7/19/2023

Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902



TOTAL AREA  
69.92 ACRES  
(3,045,698 sq.ft.)  
THIS PHASE: 20.27 ACRES  
(892,932 sq.ft.)  
ROADS: 3.45 ACRES  
OPEN SPACE LOT 65-1: 0.67 ACRES  
TOTAL LOTS=80

**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 installation of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_ day of \_\_\_, 20\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**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.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**Guarantee of Approval of Public Sanitary Sewer System - Major Subdivisions**

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

**Guarantee of Approval of Public Water System - Major Subdivisions**

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Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

**City Tax Clerk**

This is to certify that all property taxes and assessments due to the City of Knoxville have been paid.

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Knox County Trustee**

The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_ day of 20\_\_.

Engineering Director: \_\_\_\_\_ Date: \_\_\_\_\_

**Taxes and Assessments**

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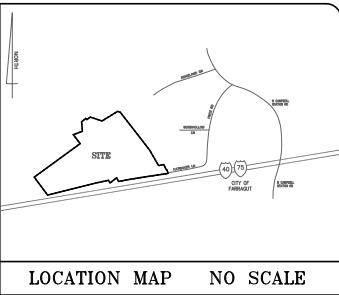
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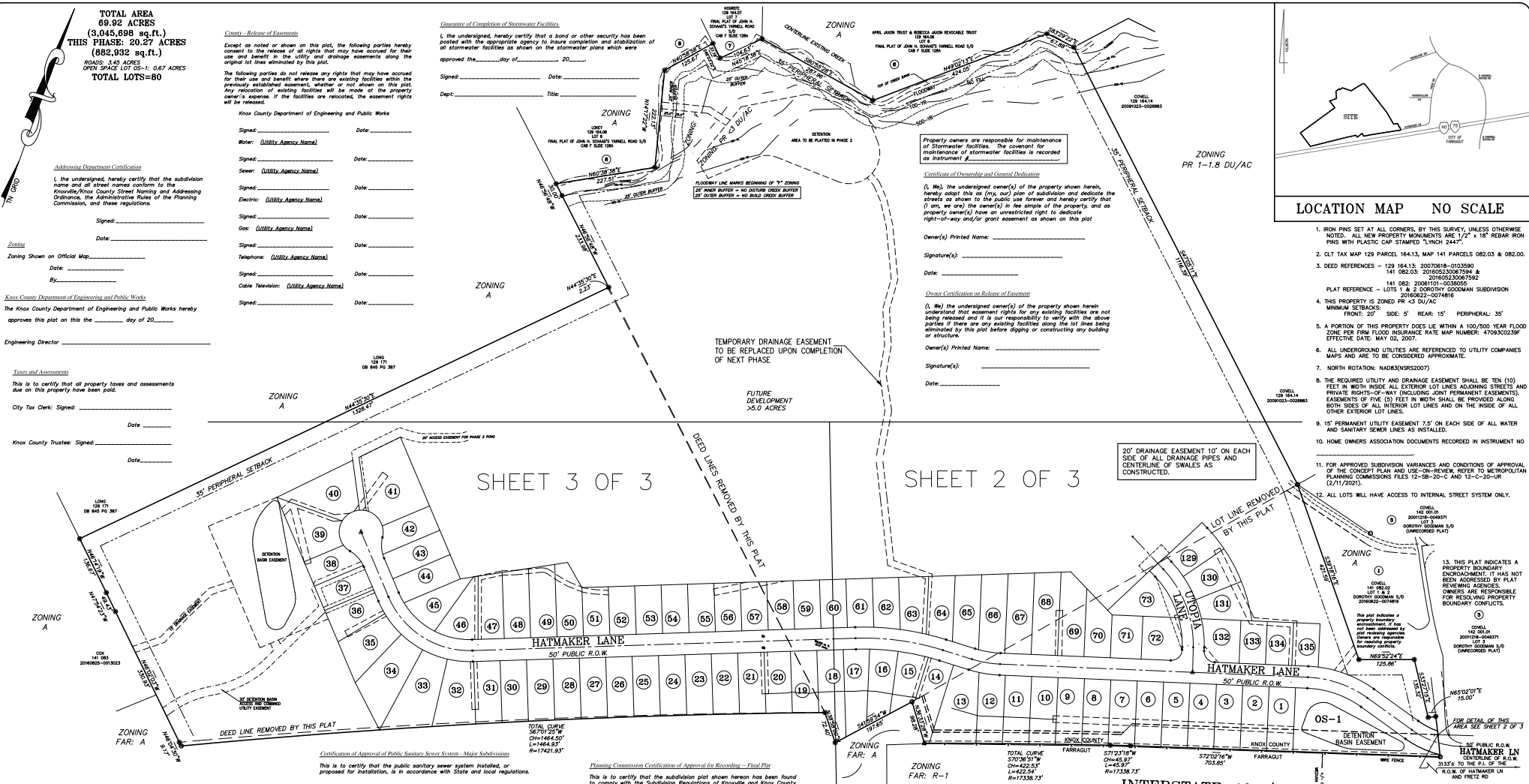
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Engineering Director: \_\_\_\_\_ Date: \_\_\_\_\_



- 13. THIS PLAT INDICATES A PROPERTY BOUNDARY ENCRoACHMENT. IT HAS NOT BEEN ACCESSIBLE BY PLAT REVENUE AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY ENCRoACHMENTS.**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/8" REBAR IRON PINS WITH PLASTIC CAP STAMPED LYNCH 2447.
  - CLT TAX MAP 129 PARCELS 164.13, MAP 141 PARCELS 082.03 & 082.00.
  - DEED REFERENCES - 129 164.13; 20070618-0103590 141 082.03; 20160220067594 & 20160220067592 141 082.03; 20081101-0308005 20160220067592 PLAT REFERENCE - LOTS 1 & 2 DOROTHY GOODMAN SUBDIVISION 20160220-074816
  - THIS PROPERTY IS ZONED PR-C3 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
  - A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0239F EFFECTIVE DATE: MAY 02, 2007.
  - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - NORTH ROTATION: NAD83(NRS2007)
  - 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.
  - HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 12-SB-20-C AND 12-C-20-UR (2/17/2021).
  - ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
  - FOR DETAIL OF THIS AREA SEE SHEET 2 OF 3



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

**STOP**  
BEFORE YOU  
CALL  
1-800-351-1111  
IT'S THE LAW

GRAPHIC SCALE  
1 inch = 100 FT.

**8-SD-23-F**

**REVISIONS**

DRAWN BY: M. STRANGE	1 06/29/2023 P.S. COMMENTS
CHECKED BY: R. LYNCH	2 07/06/2023 P.S. COMMENTS
APPROVED BY: R.S.L.	3 07/07/2023 ps comments
SCALE: 1"=100'	4 07/07/2023 revised approval cert
DATE: 04/25/2023	5 07/24/2023 ENG. COMMENTS
	6 07/31/2023 closure update

**INTERSTATE 40 / 75**

**SHEET 3 OF 3**

**SHEET 2 OF 3**

**SONESTA SUBDIVISION PHASE 1**  
Lots 1 thru 73 & 129 thru 135  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

**S&E PROPERTIES, LLC/S AND E PROPERTIES LLC**  
405 MONTBROOK ROAD  
Knoxville, Tennessee 37919  
Phone: (865) 693-9699

REGISTERED LAND SURVEYOR  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

**RYAN S. LYNCH**  
REGISTERED LAND SURVEYOR  
Tennessee No. 2447

**SONESTA SUBDIVISION PHASE 1**  
Lots 1 thru 73 & 129 thru 135  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

PROJECT NO. 3903-05  
SHEET NO. 1 of 3

Consent - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may now occur for their use and benefit in the utility and drainage easements along the original lot lines indicated by this plat.

The following parties do not release any rights that are existing facilities within the previously established easements, 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.

Knox County Department of Engineering and Public Works

Signed: \_\_\_\_\_ Date: \_\_\_\_\_
Water: (Utility Agency Name)
Sewer: (Utility Agency Name)
Electric: (Utility Agency Name)
Gas: (Utility Agency Name)
Signed: \_\_\_\_\_ Date: \_\_\_\_\_
Telephone: (Utility Agency Name)
Cable Television: (Utility Agency Name)

Certification of Approval of Public Sanitary Sewer System - Major Subdivision

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider
Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_
Title: \_\_\_\_\_

Certification of Approval of Public Water System - Major Subdivision

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider
Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_
Title: \_\_\_\_\_

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 \_\_\_\_\_ 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 25-2-402 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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\_\_\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_
Dept.: \_\_\_\_\_ Title: \_\_\_\_\_

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 but not limited to sidewalks, curbs, gutters, benches, and property monuments in this subdivision in accordance with required standards and specifications.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_
Dept.: \_\_\_\_\_ Title: \_\_\_\_\_

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as Instrument # \_\_\_\_\_.

Certificate of Ownership and General Dedication

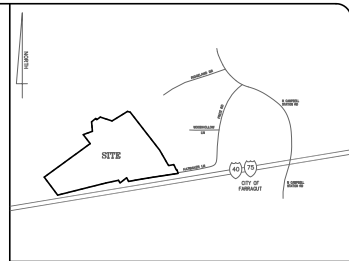
I, (We), the undersigned owner(s) of the property shown herein, understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before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

Owner(s) Printed Name: \_\_\_\_\_
Signature(s): \_\_\_\_\_
Date: \_\_\_\_\_

Owner Certification on Release of Easement

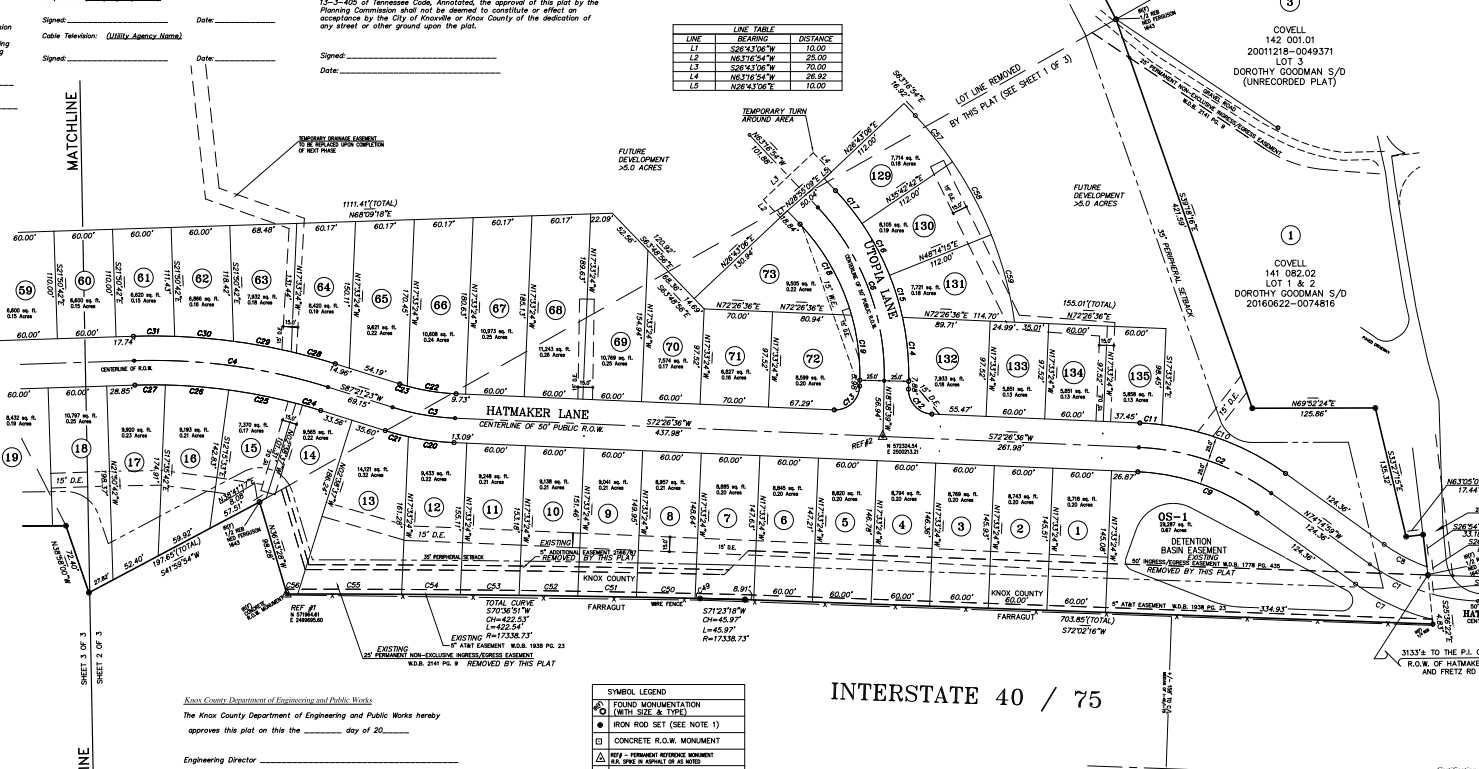
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Signature(s): \_\_\_\_\_
Date: \_\_\_\_\_



LOCATION MAP NO SCALE

- 1. IRON PINS SET AT ALL CORNERS...
2. CLT TAX MAP 129 PARCEL 164.13...
3. DEED REFERENCES - 129 164.13...
4. THIS PROPERTY IS ZONED PR-C3(D)/AC...
5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100' WIND FLOOD ZONE...
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NRS2007)
8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES...
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
10. HOME OWNERS ASSOCIATION DOCUMENTS REFERRED TO INSTRUMENT NO.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL...
12. ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET ONLY.
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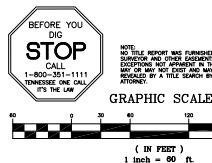


CURVE TABLE with columns for CURVE BEARING, CHORD RADIUS, and LENGTH. Lists curves C1 through C59 with their respective measurements.

SYMBOL LEGEND defining symbols for FOUND MONUMENTATION, LIMITS AS SHOWN, IRON ROD SET, CONCRETE R.O.W. MONUMENT, PERMANENT REFERENCE MONUMENT, DRAINAGE EASEMENT, and WATER LINE EASEMENT.

Engineering Director
The Knox County Department of Engineering and Public Works hereby approves this plat on this \_\_\_\_\_ day of 20\_\_\_\_.

TOTAL AREA 69.92 ACRES (3,045,698 sq.ft.)
THIS PHASE: 20.27 ACRES (882,932 sq.ft.)
TOTAL LOTS=80



BEFORE YOU DIG STOP
NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR...
GRAPHIC SCALE
1 inch = 50 ft.

PLATS 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: \_\_\_\_\_

REVISIONS
DRAWN BY: M. STRANGE 1 06/29/2023 EPS COMMENTS
CHECKED BY: R. LYNCH 2 07/06/2023 PS COMMENTS
APPROVED BY: R.S.L. 3 07/07/2023 ps comments
SCALE: 1"=60' 4 07/07/2023 revised approval cert
DATE: 04/25/2023 5 07/24/2023 ENG. COMMENTS
6 07/31/2023 closure update

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Knoxville, Tennessee 37919
Phone: (865) 693-9699

Sonesta Subdivision Phase 1
Lots 1 thru 73 & 129 thru 135
Knoxville, Tennessee
District 6, Knox County, Tennessee
PROJECT NO. 3903-05
SHEET NO. 2 of 3



**TOTAL AREA**  
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**THIS PLAT IS:** 20.27 ACRES  
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ROADS: 3.45 ACRES  
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Zoning \_\_\_\_\_  
Zoning Shown on Official Map \_\_\_\_\_  
Date \_\_\_\_\_  
By \_\_\_\_\_

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Engineering Director \_\_\_\_\_  
Date \_\_\_\_\_

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City Tax Clerk: Signed \_\_\_\_\_ Date \_\_\_\_\_  
Knox County Trustee: Signed \_\_\_\_\_ Date \_\_\_\_\_

**Planning Commission Certification of Approval for Rezoning - 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 meeting held on \_\_\_\_\_ 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 13-3-406 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed an approval by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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**Certificate of Ownership and General Dedication**

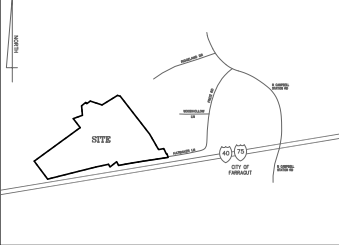
I, the undersigned owner(s) of the property shown herein, hereby adopt this (my, my) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (we, we) and the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

**Owner Certification on Release of Easement**

I, 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: \_\_\_\_\_  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_



**LOCATION MAP NO SCALE**

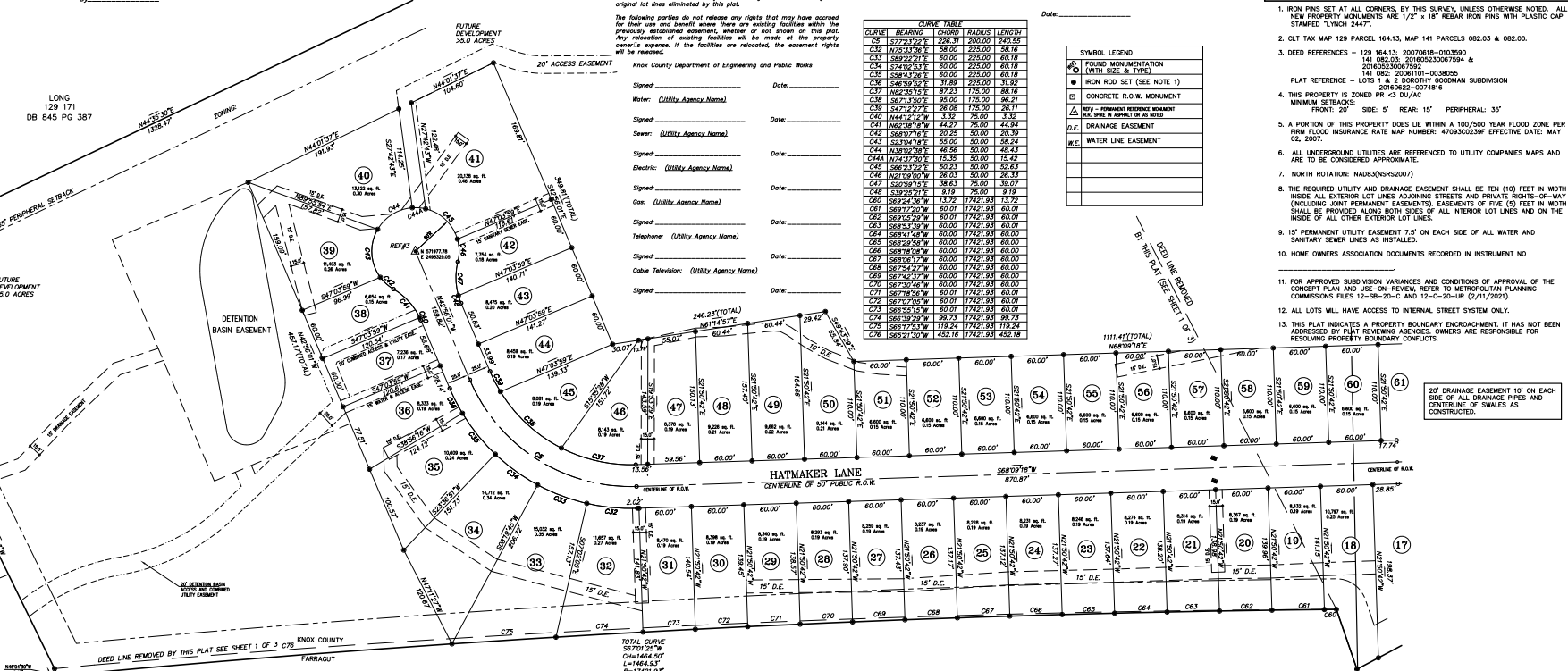
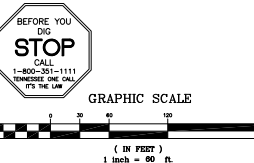
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 129 PARCEL 164.13, MAP 141 PARCELS 082.03 & 082.00.
- DEED REFERENCES - 129 164.13: 2007018-010390 & 141 082.03: 20100320087994 & 20100320067592. 141 USE: 2008101-000605 (08/28/2008)-027416.
- PLAT REFERENCE - LOTS 1 & 2 DOROTHY GOODMAN SUBDIVISION MINIMAL EASEMENTS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/50 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709C0239F EFFECTIVE DATE: MAY 03, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRSR2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE ROADS-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.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT NO \_\_\_\_\_
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSIONS FILES 12-58-30-25 AND 12-5-C-20-R (2/17/2013).
- ALL LOTS WILL HAVE ACCESS TO INTERNAL STREET ONLY.
- THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT; IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and lot street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_ LONG 129 171  
Date: \_\_\_\_\_ DB 845 PG 387

COX 141 083  
20160825-0013023



**INTERSTATE 40 / 75**



**Certification of Final Plat - All Indicated Markers, Measurements and Benchmarks to be Set With Knowledge and Compliance**

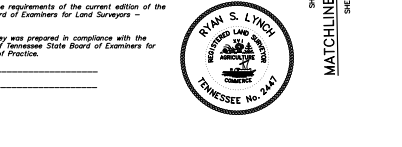
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and instruments conform to the best of my knowledge, to all applicable provisions of the Rules of the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice, or for variances and waivers which have been approved or sanctioned on the final plat. The bond or other security that is posted to guarantee the compliance of streets and related improvements shall 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 Class and Accuracy of Survey**

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

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_



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

REVISIONS	DATE
DRAWN BY: M. STRANGE	1 06/29/2023 PS COMMENTS
CHECKED BY: R. LYNCH	2 07/06/2023 PS COMMENTS
APPROVED BY: R.S.L.	3 07/07/2023 ps comments
SCALE: 1"=60'	4 07/07/2023 revised approval cert
DATE: 04/25/2023	5 07/24/2023 ENG. COMMENTS
	6 07/31/2023 closure update

**S&E PROPERTIES, LLC AND E PROPERTIES LLC**  
405 MONTBROOK ROAD  
Knoxville, Tennessee 37919  
Phone: (865) 693-9699

**Sonesta Subdivision Phase 1**  
Lots 1 thru 73 & 129 thru 135  
Knoxville, Tennessee  
District 6, Knox County, Tennessee

**PROJECT NO.**  
3903-05  
**SHEET NO.**  
3 of 3

**FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS**

Meeting 8/10/2023

<b>AGENDA # (FILE #)</b>	<b>APPLICANT</b>	<b>PARCEL ID*</b>	<b>ADDRESS OR LOCATION*</b>	<b>SUBDIVISION NAME</b>	<b>ACRES</b>	<b>LOTS</b>	<b>PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)</b>	<b>RECOMMENDATION</b>
<b>#37 8-SC-23-F</b>	S&E Properties LLC	116ME001-028	2102 Lantern Park Ln.; Multiple addresses on Lantern Park Ln. and Mission Hill Ln.	Replat of Lantern Park	8.83	26	1-SB-22-C	APPROVE
<b>#38 8-SD-23-F</b>	Ryan Lynch	129 16413, 141 082, 141 08203	0 Hatmaker Ln., North of I-40 and West of Hopper Ln.	Sonesta, Phase 1	69.92	80	12-SB-20-C	APPROVE
<b>#39 8-SE-23-F</b>	Southland Group Inc	049 067	0 Stoneyhurst Ln., West of Murphy Rd. and south of Star Gate Dr.	The Meadows at Shannon Valley, Unit 3	11.79	28	1-SB-23-C	APPROVE
<b>#40 8-SF-23-F</b>	Hardin Valley Farm Development Inc	103 072	0 Flame Willow Ln., Northwest side of Sam Lee Rd and East of Dearing Way	Hayden Farms, Phase 2	16.015	63	4-SB-20-C	POSTPONE
<b>#41 8-SG-23-F</b>	Lynch Surveys	105 02504	0 Yellow Aster Rd., South of Troutman Ln., North of Yellow Aster Dr.	The Grange, Unit 2	21.82	70	8-SD-20-C	APPROVE
<b>#42 8-SH-23-F</b>	Lynch Surveys	116 06701	12119 Hardin Valley Rd.	Ironwood Glen	20.36	47	9-SB-21-C	APPROVE
<b>#43 8-SI-23-F</b>	Turner Homes LLC	029PL001-046	7426 Snow Bank Ln.; Multiple addresses on Snow Bank Ln. and Ancient Glacier Ln.	Corrected Final Plat for Snowmass, Phase 2B	10.64	46	3-SD-19-C	APPROVE

\*Note: see plat for all parcel IDs and exact location of proposed subdivision



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Ryan Lynch**

Applicant Name

Affiliation

**7/18/2023**

Date Filed

**8/10/2023**

Meeting Date (if applicable)

**8-SD-23-F**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Ryan Lynch Lynch Surveys LLC**

Name / Company

**4405 Coster Rd Knoxville TN 37912**

Address

**865-584-2630 / RLynch@LynchSurvey.com**

Phone / Email

## CURRENT PROPERTY INFO

**S&E Properties**

Owner Name (if different)

**405 Montbrook Pk Knoxville TN**

Owner Address

**865-693-9699**

Owner Phone / Email

**0 Hatmaker Ln. / Pine Creek Road**

Property Address

**129 16413, 141 08203, 082**

Parcel ID

Part of Parcel (Y/N)?

**69.92 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**North of I-40 and West of Hopper**

General Location

City **Commission District 6 PR (Planned Residential)**

County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

<b>Final plat of the Sonesta Subdivision Phase 1 Lots 1 thru 73 &amp; 129 thru 135</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____ <input checked="" type="checkbox"/> Split Parcels	<b>80</b>
Unit / Phase Number	Total Number of Lots Created
Additional Information <b>Formerly 5-QQ-23</b>	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
_____		
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	<b>\$0.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Ryan Lynch</b> Please Print	<b>7/18/2023</b> Date
---------------------	-----------------------------------	--------------------------

Phone / Email		
Property Owner Signature	<b>S&amp;E Properties</b> Please Print	<b>7/18/2023</b> Date





# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Ryan Lynch

Applicant Name

05/24/2023

Date Filed

Meeting Date (if applicable)

August 8th, 2023

Land Surveyor

Affiliation

File Number(s)

~~5-QQ-23~~

8-SD-23-F

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
  Property Owner
  Option Holder
  Project Surveyor
  Engineer
  Architect/Landscape Architect

Ryan Lynch

Lynch Surveys LLC

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

865-584-2630

rlynch@lynchsurvey.com

Phone

Email

## CURRENT PROPERTY INFO

S&E Properties

405 Montbrook Rd

(865)693-9699

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Hatmaker Lane

129 164.13 141 parcels 082.03 & 082.00

Property Address

Parcel ID

West Knox

West Knox

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North of I-40 and West of Hopper

69.92 acres

General Location

Tract Size

City  County

Fargarragut Ward 1/  
Knox 6

PR <3 DU/AC & A

AgForVac & ROW

District

Zoning District

Existing Land Use

Northwest County

Ag/HP & FAR

Rural Area/Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

## SUBDIVISION REQUEST

Sonesta

Related Rezoning File Number

Proposed Subdivision Name

Phase 1

Unit / Phase Number

Combine Parcels



Divide Parcel

80

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

## STAFF USE ONLY

### PLAT TYPE



Staff Review

Planning Commission

### ATTACHMENTS

Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)

Use on Review / Special Use (*Concept Plan*)

Traffic Impact Study

COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

0

Fee 3

## AUTHORIZATION



Applicant

Ryan Lynch

05/24/2023

Please Print

Date

865-584-2630

Phone Number

rlynch@lynchsvey.com

Email

Property Owner Signature

Please Print

Date