



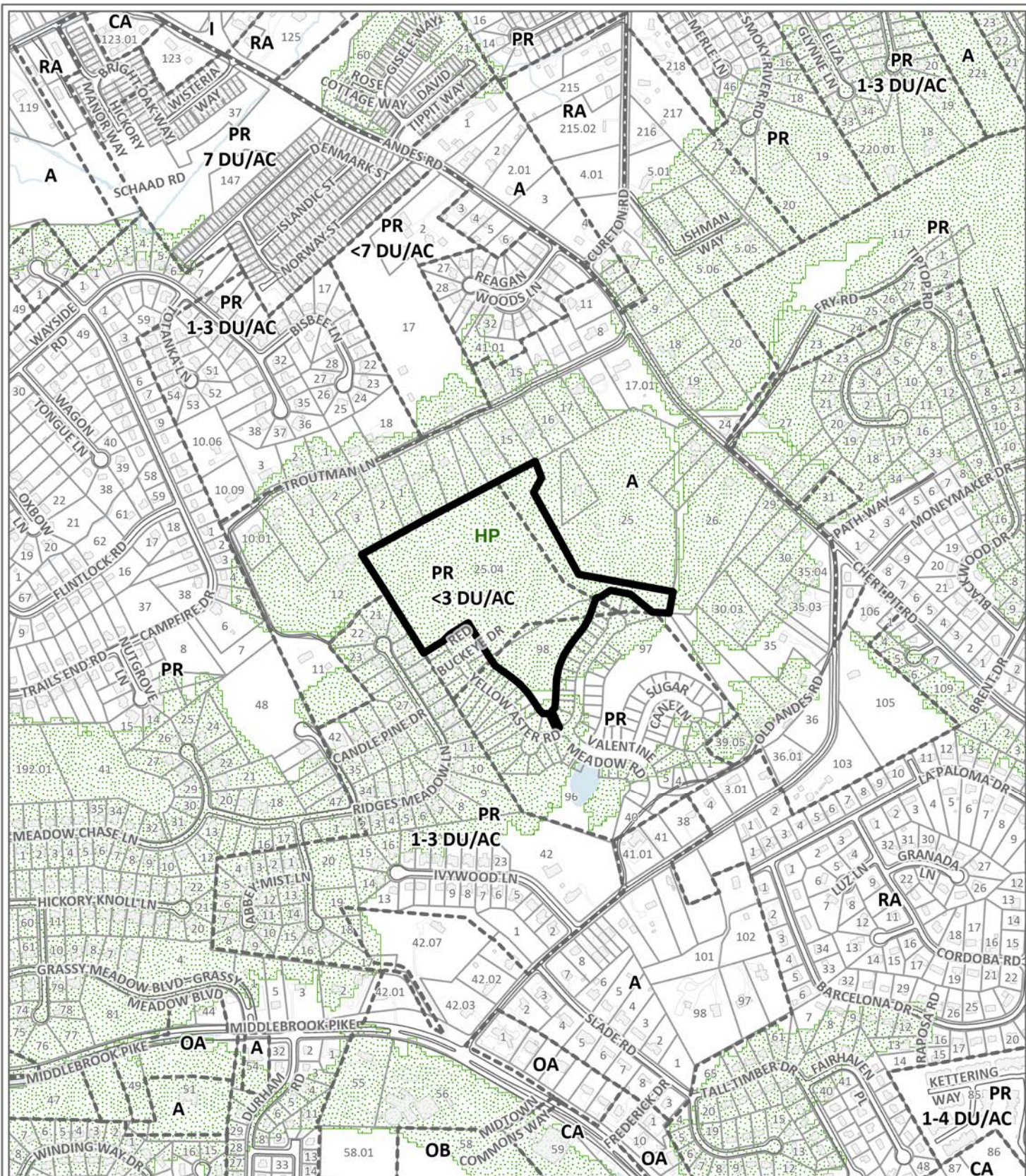
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Subdivision Reviewer
DATE: August 2, 2023
RE: 8-SG-23-F, Agenda #41
Final Plat of The Grange – Unit 2 and Resubdivision of Lot OS-4 Unit 1

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 8/12/2020 as Planning Case 8-SD-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

8-SD-20-C: Approved by the Planning Commission (8/12/2020)
8-F-20-UR: Approved by the Planning Commission (8/12/2020)



FINAL SUBDIVISION PLAT

8-SG-23-F

Petitioner: Lynch Surveys



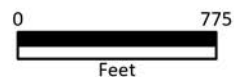
Final Plat For: The Grange-Unit 2

Original Print Date: 7/20/2023

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

Map No: 105

Jurisdiction: County



TOTAL AREA (THIS PHASE) 950,660 sq.ft. 21.82 Acres INCLUDING ROADS (9.03 Acres) OPEN SPACE LOTS-3 (6.55 Acres) TOTAL BUILDING LOTS THIS PHASE = 70

Property owners are responsible for maintenance of Stormwater facilities. The owner for maintenance of stormwater facilities is recorded as instrument #2023072100375.

Planning Commission Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plat shown herein has been found to be in compliance 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-Floor 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 12-3-405 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.

Signature: _____
Date: _____

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: _____
Date: _____

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: _____
Date: _____

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.

Signature: _____
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 insure completion and establishment of all stormwater facilities as shown on the stormwater plans which were approved the ___ day of ___, 20__.

Signature: _____
Date: _____

Dept.: _____
Title: _____

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

City Tax Clerk: _____
Date: _____

Knox County Trustee: _____
Date: _____

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this ___ day of ___, 20___.

Engineering Director: _____
Date: _____

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

Signature: _____
Date: _____

Zoning
Zoning Shown on Official Map: _____
Date: _____
By: _____

NOTE: NO TITLE RECORDS WERE FURNISHED TO THIS SURVEYOR AND HIS FIELD/DR CALLED FOR BY INSTRUMENT NO. 11-1111 MAY OR MAY NOT EXIST AND MAY BE RECORDED BY A TITLE SEARCH BY A TITLE ATTORNEY.



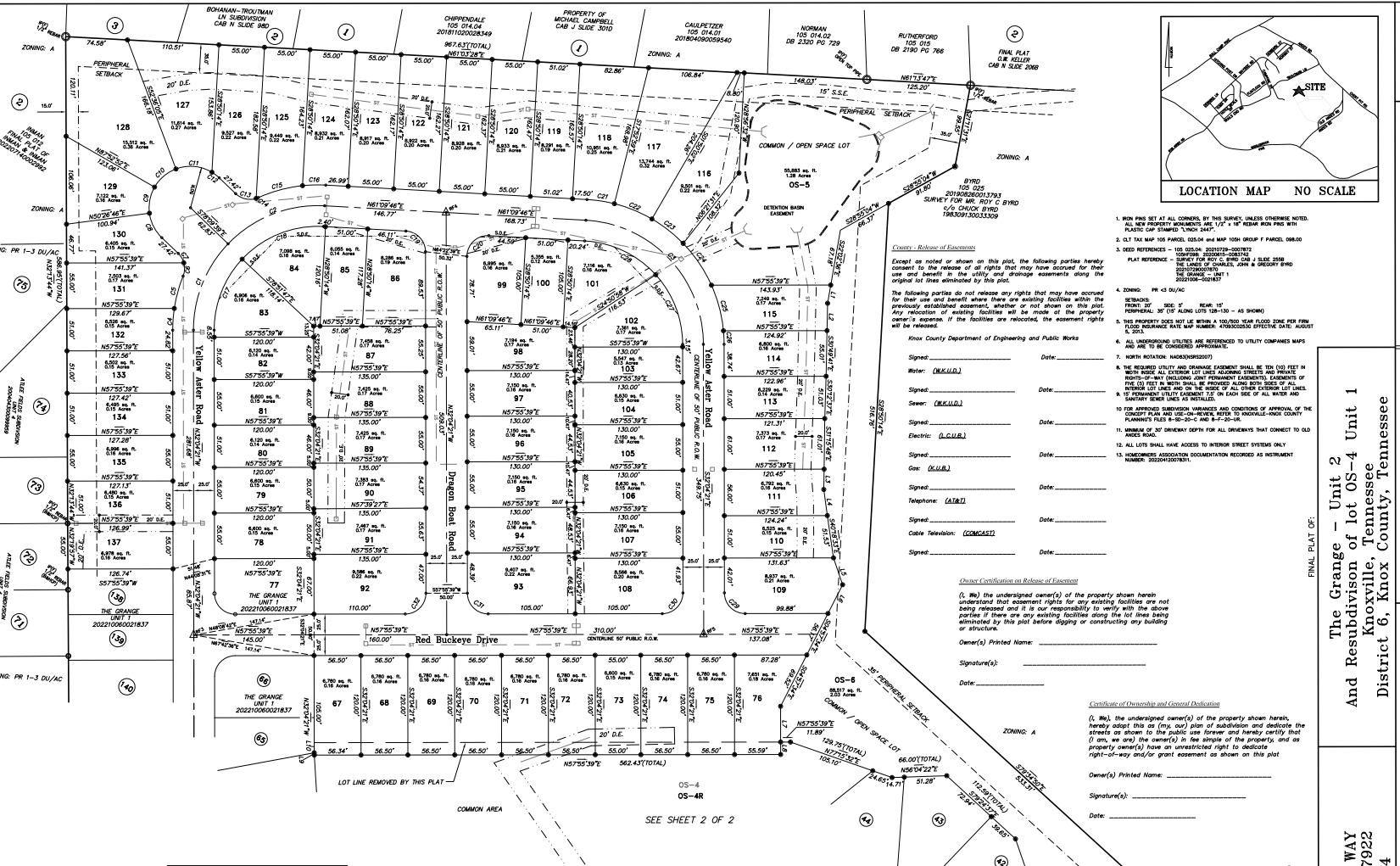
GRAPHIC SCALE
1 inch = 60 ft.

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	031°07'20"R	112.17	150.00	114.96
C2	S36°50'04"W	125.18	150.00	129.13
C3	N00°00'00"W	200.06	150.00	227.15
C4	S27°04'17"E	26.38	175.00	26.28
C5	S16°38'36"E	40.48	175.00	40.57
C6	N88°04'56"E	115.00	175.00	115.00
C7	N82°48'00"W	13.24	25.00	13.40
C8	S28°01'27"E	33.08	50.00	33.69
C9	S20°00'00"E	35.09	50.00	35.97
C10	S17°28'24"W	33.81	50.00	34.49
C11	S31°03'15"E	43.07	175.00	43.09
C12	N84°26'24"E	11.13	50.00	11.15
C13	N73°03'27"E	26.01	50.00	26.45
C14	N72°03'27"E	3.01	25.00	3.01
C15	S24°24'38"W	55.02	175.00	55.25
C16	S06°22'27"E	26.10	175.00	26.11
C17	S10°00'00"E	32.05	175.00	34.27
C18	N38°58'00"W	105.71	175.00	109.14
C19	N82°07'28"W	34.34	25.00	37.86
C20	S28°01'27"E	36.24	25.00	40.66
C21	S88°28'24"W	33.47	175.00	33.46
C22	S20°00'00"E	48.88	175.00	49.02
C23	N63°04'24"E	47.24	175.00	48.09
C24	N65°25'54"E	65.74	175.00	61.03
C25	N48°25'00"W	50.08	175.00	57.11
C26	N53°00'00"W	66.28	175.00	62.28
C27	N53°09'26"E	89.24	25.00	92.00
C28	N68°48'00"W	84.85	125.00	87.22
C29	S17°24'21"E	35.36	25.00	39.27
C30	N126°25'00"W	35.36	25.00	39.27
C31	S17°24'21"E	35.36	25.00	39.27
C32	N126°25'00"W	35.36	25.00	39.27

LINE	BEARING	DISTANCE
L1	S30°02'26"E	22.27
L2	S89°01'01"E	35.01
L3	S31°01'51"E	24.50
L4	S89°01'01"E	35.01
L5	N53°48'52"E	34.19
L6	S24°37'24"E	35.79
L7	N32°04'21"E	43.11
L8	N32°04'21"E	35.00
L9	N32°04'21"E	2.85
L10	N32°04'21"E	22.20

PERMANENT REFERENCE MONUMENTS		
R31	N 594°16'32	E 2531.020.50
R4	N 69610.29	E 2531003.66
R5	N 594°43'49	E 2531953.64

SYMBOL LEGEND	
◯	FOUND MONUMENT
—	BOUNDARY & TYPE
—	IRON ROD SET
—	SEMI-TYPE
—	RIGHT DISTANCE EASEMENT
—	DRAINAGE EASEMENT
—	SANITARY SEWER EASEMENT
—	IRON PIPE FOUND
—	PERMANENT MONUMENT (MAG. NAL. WITH DISK OR RR SPINE)
◯	SANITARY MANHOLE



County - Release of Easement
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued 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.

The following parties do not release any rights that may have accrued 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.

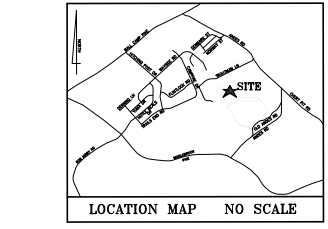
Knox County Department of Engineering and Public Works
Signed: _____ Date: _____
Water: (M,K,I,L,B) _____ Date: _____
Sewer: (M,K,I,L,B) _____ Date: _____
Electric: (L,C,A,E,B) _____ Date: _____
Gas: (M,K,I,L,B) _____ Date: _____
Telephone: (A,B,T) _____ Date: _____
Cable Television: (C,O,M,C,A,S,T) _____ 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 relinquished by this plat before digging or constructing any building or structure.

Owner's Printed Name: _____
Signature(s): _____
Date: _____

Certificate of Ownership and General Donation
(I, We), the undersigned owner(s) of the property shown herein, hereby donate this (in, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we), as 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: _____



REVISIONS

NO.	DATE	DESCRIPTION
1	07/12/2023	ISSUED FOR PERMITS
2	07/13/2023	Change Road Name
3	07/13/2023	ENGINEERING COMMENTS
4		
5		
6		

PROJECT NO. 4226

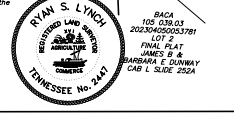
SHEET NO. 1 of 2

DATE: 09/19/2023

8-SG-23-F
SURVEY FOR OWNER

BALI HOMES, LLC
1914 PINNACLE POINTE WAY
KNOXVILLE, TENN. 37922
Phone 865-862-4774

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



RYAN S. LYNCH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2441

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

Statement of Accuracy of Survey
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: _____

TOTAL AREA (THIS PHASE)

950,690 sq.ft. 21.65 Acres

INCLUDING ROADS (3.03 Acres) & OPEN SPACE LOTS-3 (6.55 Acres) TOTAL BUILDING LOTS THIS PHASE = 70

Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as Instrument #202207210003795.

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...

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.

Authorized Signature for Utility. Date: _____

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.

Authorized Signature for Utility. Date: _____

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...

Signed: _____ Date: _____

Dep't: _____ 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 insure completion and stabilization of all stormwater facilities...

Signed: _____ Date: _____

Dep't: _____ Title: _____

City Tax Clerk: Signed _____ Date: _____

Knox County Trustee: Signed _____ Date: _____

Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of 20____.

Engineering Director: Signed _____ Date: _____

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...

Zoning. Zoning Shown on Official Map: _____ Date: _____



GRAPHIC SCALE 1 inch = 80 ft.

GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HPER SR NETWORK RECEIVER, DUAL FREQUENCY WAS USED (L1/L2)...

- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/4" REAR IRON PINS WITH PLASTIC CAP STAMPED "L, INCH 2447".
- 2. CUL TAX MAP 105 PARCEL 025.04 AND MAP 105H GROUP F PARCEL 098.00
- 3. DEED REFERENCES - 105.025.04 20210729-0027872 105A0298 2020015-0081742
- 4. ZONING: PR-C3 DU/A/C
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47000302050 EFFECTIVE DATE: AUGUST 5, 2013.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NRSP3007)
- 8. 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.
- 9. 15' PERMANENT UTILITY EASEMENT 15.0' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES B-10-20-C AND B-17-20-18
- 11. MINIMUM OF 30' DEPTH WIDTH FOR ALL DRIVEWAYS THAT CONNECT TO OLD ANDES ROAD.
- 12. ALL LOTS SHALL HAVE ACCESS TO INTERIOR STREET SYSTEMS ONLY
- 13. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: 202204100079311.

Owner Certification on Release of Easement

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

Water: (K&L) Date: _____
Sewer: (K&L) Date: _____
Electric: (L&G) Date: _____
Gas: (K&L) Date: _____
Telephone: (A&T) Date: _____
Cable Television: (COMCAST) Date: _____

Owner Certification on Release of Easement

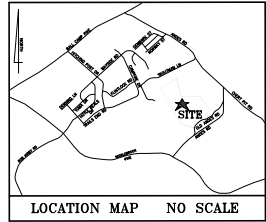
I, (We), the undersigned owner(s) of the property shown herein, understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before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

Owner(s) Printed Name: _____ Date: _____
Signature(s): _____

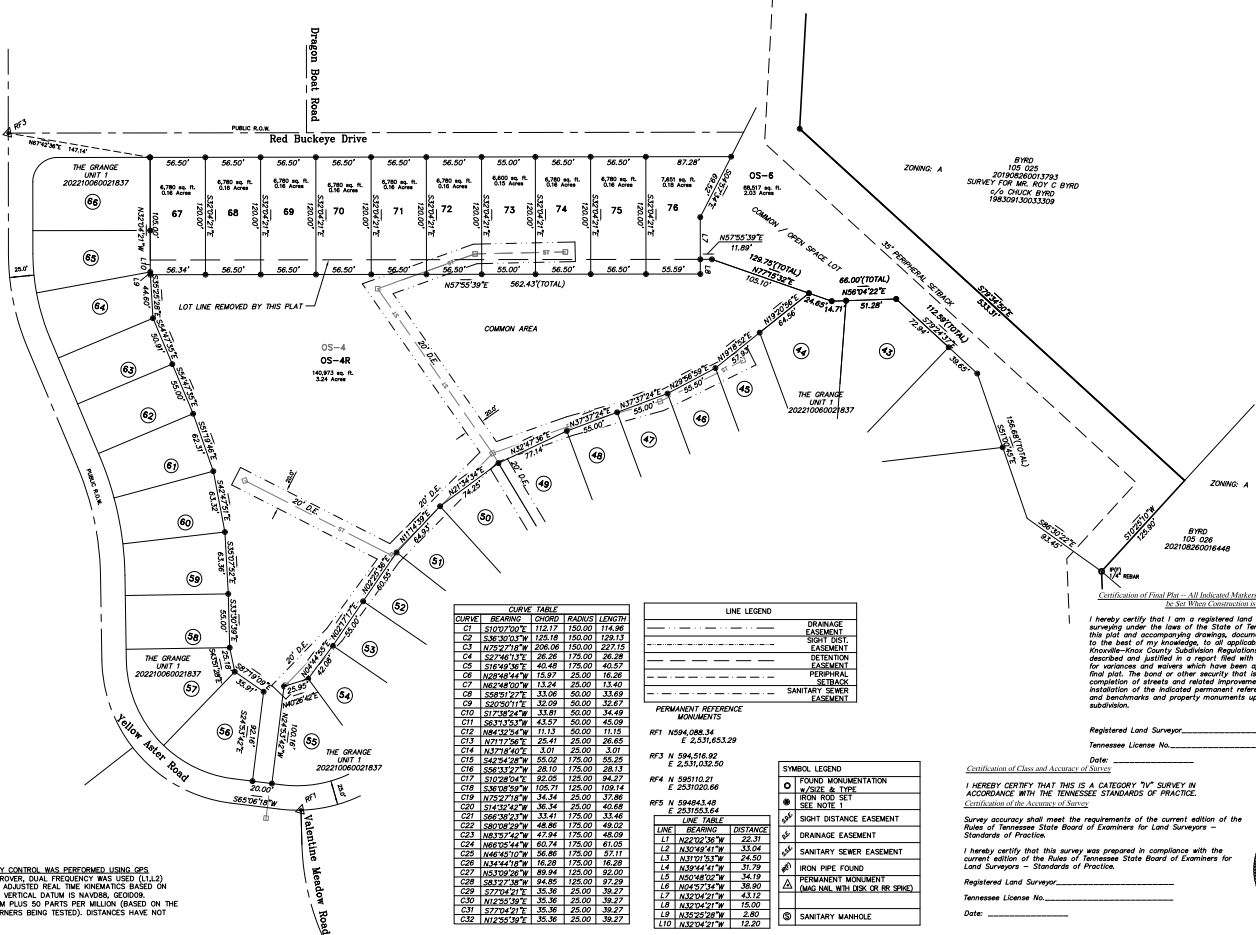
Certificate of Ownership and General Dedication

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, (we), we, 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: _____ Date: _____
Signature(s): _____



LEGEND table with symbols for FOUND MONUMENTATION, SET MONUMENTATION, PERMANENT MONUMENT, and SANITARY MANHOLE.



CURVE TABLE with columns for CURVE, BEARING, CHORD, PERCENT, LENGTH, PT 1, PT 2, PT 3, PT 4, PT 5, PT 6, PT 7, PT 8, PT 9, PT 10.

LINE LEGEND table with symbols for DRAINAGE EASEMENT, RIGHT OF WAY, UTILITY EASEMENT, DETENTION, CULVERT, PERIPHERAL SEWER, and SANITARY SEWER EASEMENT.

PERMANENT REFERENCE MONUMENTS table listing monument details such as REF N 1994,068.34, REF N 594,516.92, etc.

SYMBOL LEGEND table with symbols for FOUND MONUMENTATION, V-SHIRT, IRON ROD SET, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, IRON PIPE FOUND, PERMANENT MONUMENT, and SANITARY MANHOLE.

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...

Registered Land Surveyor: _____ Tennessee License No.: _____ Date: _____

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.



8-56-23-F

The Grange - Unit 2 And Resubdivision of lot OS-4 Unit 1 Knoxville, Tennessee District 6, Knox County, Tennessee

BALL HOMES, LLC 1914 PINNACLE POINTE WAY Knoxville, Tennessee 37922 Phone 865-862-4774

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

SHEET NO. 2 of 2 PROJECT NO. 4226

REVISIONS table with columns for DATE, REVISIONS, and COMMENTS.

FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 8/10/2023

AGENDA # (FILE #)	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION
#37 8-SC-23-F	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
#38 8-SD-23-F	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
#39 8-SE-23-F	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
#40 8-SF-23-F	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
#41 8-SG-23-F	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
#42 8-SH-23-F	Lynch Surveys	116 06701	12119 Hardin Valley Rd.	Ironwood Glen	20.36	47	9-SB-21-C	APPROVE
#43 8-SI-23-F	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

Lynch Surveys

Applicant Name		Affiliation
7/20/2023	8/10/2023	8-SG-23-F
Date Filed	Meeting Date (if applicable)	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

Ball Homes, LLC Ball Homes, LLC	3609 Walden Drive Lexington KY 40517	865-862-4774
Owner Name (if different)	Owner Address	Owner Phone / Email

0 Ball Homes Rd. / 0 Yellow Aster

Property Address

105 2504, 105FH098		21.82 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size

Knox-Chapman Utility District	Knox-Chapman Utility District	No
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South of Troutman Lane, South of Yellow Aster Drive

General Location

<input type="checkbox"/> City	Commission District 6	PR (Planned Residential)	
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

Northwest County		Planned Growth Area
Planning Sector	Sector Plan Land Use Classification	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

The Grange-Unit 2	Related Rezoning File Number
Proposed Subdivision Name	
_____	70
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<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

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$0.00	
Fee 2	
Fee 3	

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: _____ **Lynch Surveys** _____ **7/20/2023**
Please Print Date

Phone / Email _____
Property Owner Signature: _____ **Ball Homes, LLC Ball Homes, LLC** _____ **7/20/2023**
Please Print 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

Lynch Surveys
Applicant Name

Land Surveyor
Affiliation

August 10, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

8-SG-23-F

6-AAA-23

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
Name

Lynch Surveys
Company

4405 Coster Rd.
Address

Knoxville TN 37912
City State ZIP

865-584-2630
Phone

Rlynch@lynchsurvey.com
Email

CURRENT PROPERTY INFO

Bail Homes
Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1117 TRINACIA CIRCLE
Property Address

Map 105 Parcel 25.04
Parcel ID # 105HF098

W.K.U.D
Sewer Provider

W.K.U.D
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

S. of Troutman Ln., S. of Yellow Aster Dr.
General Location

21.82 Acres
Tract Size

City County
District

6
PR 3 DU/AC
Zoning District

AgForVac
Existing Land Use

Northwest County
Planning Sector

LDR, HP
Sector Plan Land Use Classification

Planned Growth
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

The Grange-Unit 2

Related Rezoning File Number

Proposed Subdivision Name

2

Unit / Phase Number

Combine Parcels

Divide Parcel

70

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
0203	\$1900.00	
Fee 2		
0208	\$850.00	\$2750.00
Fee 3		

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

[Handwritten Signature]

RYAN S. LYNCH

6/28/2023

Applicant Signature

Please Print

Date

865 584 2630

Rlynch@lynchsurvey.com

Phone Number

Email

N/A

6/28/2023 OI

Property Owner Signature

Please Print

Date Paid