



TO: Knoxville-Knox County Planning Commission  
FROM: Spencer Schumde, Subdivision Reviewer  
DATE: August 2, 2023  
RE: 8-SH-23-F, Agenda # 42  
Final Plat of Ironwood Glen Subdivision

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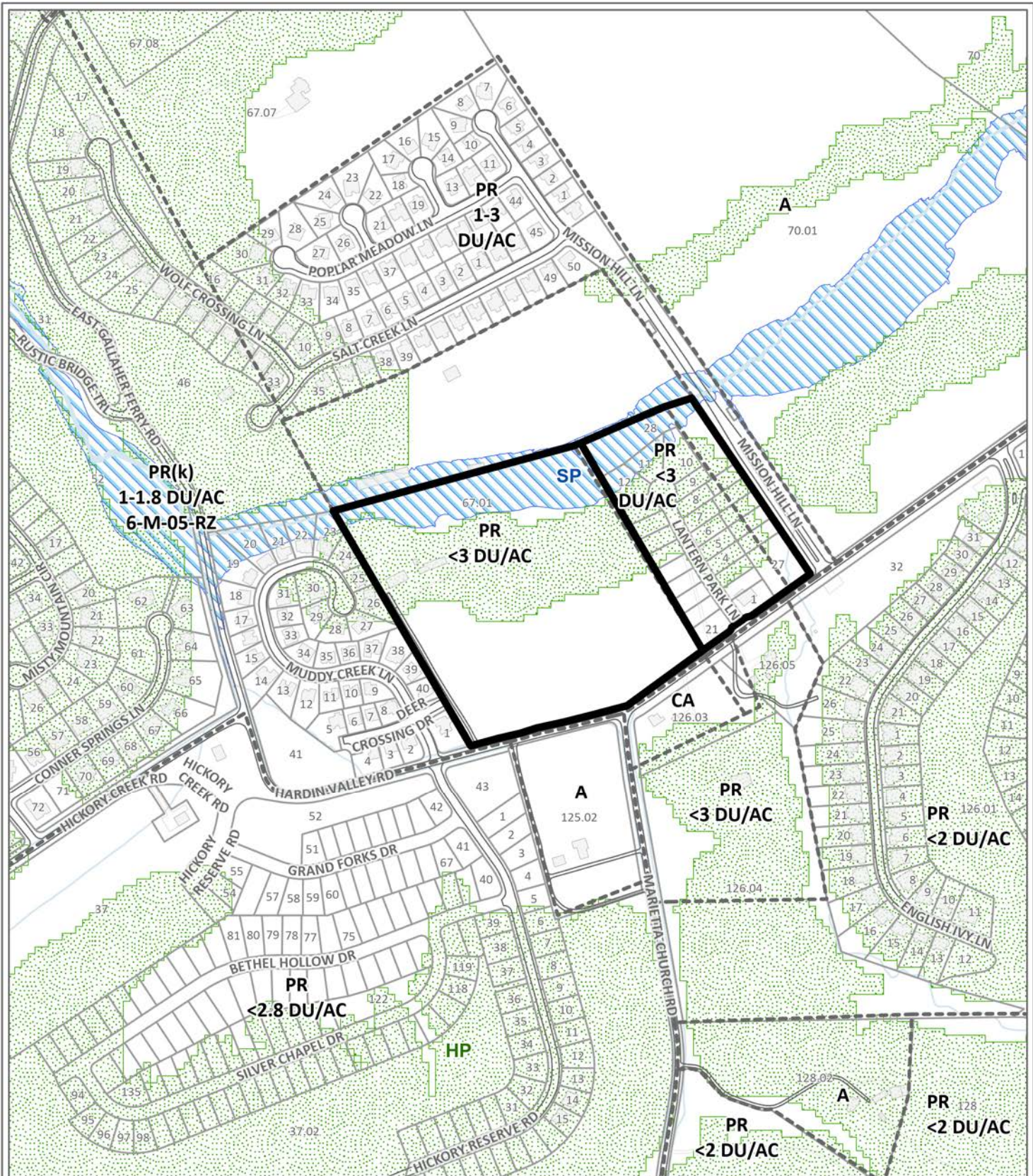
#### **Recommendation**

The concept plan indicating the overall layout and design for this plat was approved on 9/8/2021 as Planning Case 9-SB-21-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**

9-SB-21-C: Approved by the Planning Commission (9/8/2021)  
9-C-21-UR: Approved by the Planning Commission (9/8/2021)





**FINAL SUBDIVISION PLAT**

**8-SH-23-F**

Petitioner: Lynch Surveys



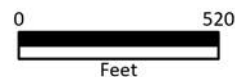
Final Plat For: Ironwood Subdivision

Map No: 116

Jurisdiction: County

Original Print Date: 7/20/2023

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





TOTAL AREA  
20.36 Acres  
887,039 sq. ft.

INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 50  
OPEN SPACE/COMMUNITY LOTS: 3  
BUILDING LOTS: 47

Zoning: Zoning Shown on Official Map.

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

By: \_\_\_\_\_

Address: \_\_\_\_\_

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

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

City: \_\_\_\_\_

Utility Provider: \_\_\_\_\_

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

City: \_\_\_\_\_

Utility Provider: \_\_\_\_\_

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

City: \_\_\_\_\_

Utility Provider: \_\_\_\_\_

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

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Utility Provider: \_\_\_\_\_

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

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Utility Provider: \_\_\_\_\_

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

City: \_\_\_\_\_

Utility Provider: \_\_\_\_\_

**Certification of Ownership and General Description**

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and designate the streets or shown to the public use shown and hereby certify that (I am, we are) the owner(s) in the sense 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 plan.

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

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

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

**Deed 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 plan before signing or constructing any building or structure.

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

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

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

**Knox County Department of Engineering and Public Works**

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

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

City Tax Clerk: \_\_\_\_\_

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

City: \_\_\_\_\_

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City: \_\_\_\_\_

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

**Planning Staff Certification of Approval for Knoxville - 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 that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds Pursuant to Section 15-3-405 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: \_\_\_\_\_

City: \_\_\_\_\_

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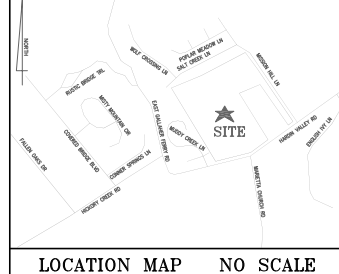
Date: \_\_\_\_\_

City: \_\_\_\_\_

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

City: \_\_\_\_\_

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



- 1. REVIEW THIS AT ALL TIMES... BY THE OWNER... BEFORE ANY CONSTRUCTION BEGINS...
2. LOT TO BE BUILT...
3. ROAD...
4. THIS PROPERTY IS ZONED...
5. A PORTION OF THE PROPERTY...
6. ALL UNDERGROUND UTILITIES...
7. NORTH...
8. ALL UNDERGROUND UTILITIES...
9. THE REQUIRED UTILITY AND DRAINAGE...
10. THE REQUIRED UTILITY AND DRAINAGE...
11. FOR UNIMPROVED...
12. THE REQUIRED UTILITY AND DRAINAGE...
13. ALL LOTS...
14. UNIMPROVED...
15. FOR SECTION 34...
16. OF DRAINAGE EASEMENT...

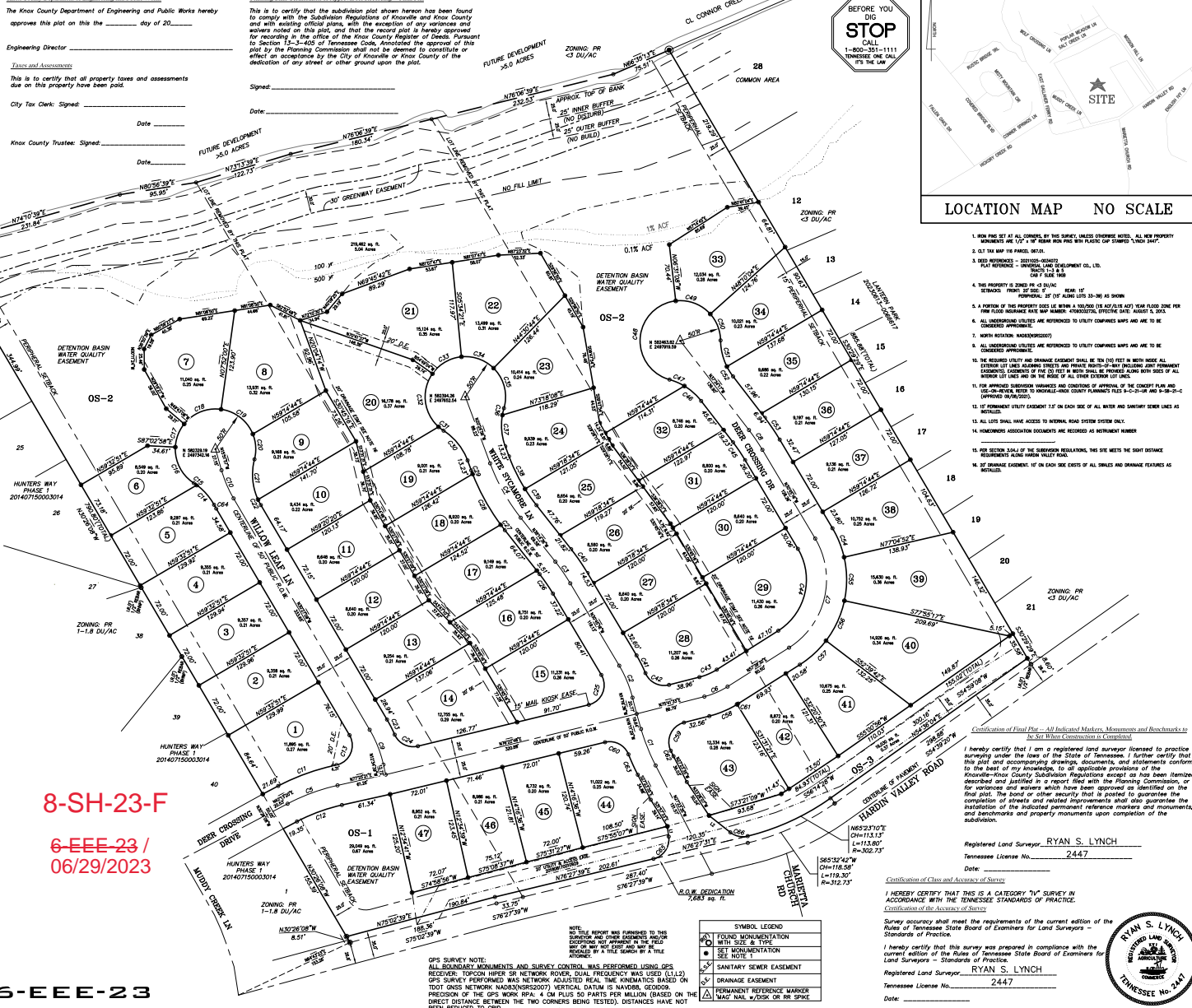


Table with columns: CURVE TABLE (CURVE, BEARING, CHORD, RADIUS, LENGTH), LINE TABLE (LINE, BEARING, DISTANCE), LABEL LEGEND (D.E., DRINKAGE EASEMENT, LINS TYPE LEGEND, etc.), and GRAPHIC SCALE (1 inch = 60 ft).

8-SH-23-F  
6-EEE-23 / 06/29/2023  
6-EEE-23



**FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS**

Meeting 8/10/2023

| <b>AGENDA #<br/>(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<br/>CONCEPT PLAN<br/>(PLANNING FILE #)</b> | <b>RECOMMENDATION</b> |
|------------------------------|------------------------------------|-------------------------------|--|---|--------------|-------------|---|-----------------------|
| <b>#37<br/>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<br/>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<br/>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<br/>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<br/>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<br/>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<br/>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

### Lynch Surveys

Applicant Name \_\_\_\_\_ Affiliation \_\_\_\_\_

**7/20/2023**

**8/10/2023**

**8-SH-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

**Homestead Land Holding**

**122 Perimeter Park Rd. Knoxville TN 37922**

Owner Name (if different)

Owner Address

Owner Phone / Email

**12119 Hardin Valley Rd.**

Property Address

**116 06701**

Parcel ID

Part of Parcel (Y/N)?

**20.36 acres**

Tract Size

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

**No**

Septic (Y/N)

### STAFF USE ONLY

**South of Salt Creek Lane, West of Mission Hill Lane**

General Location

City **Commission District 6 PR (Planned Residential), 3 du/ac**

County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

Sector Plan Land Use Classification

**Rural 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>Ironwood Subdivision</b>   | Related Rezoning File Number |
| Proposed Subdivision Name   |                              |
| Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels | <b>47</b>                    |
| 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 |
|---------------|-------|
| <b>\$0.00</b> |       |
| 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: \_\_\_\_\_ **Homestead Land Holding** \_\_\_\_\_ **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-SH-23-F

~~6-EEE-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  
City

TN  
State

37912  
ZIP

865.584.2630  
Phone

rlynch@lynchsurvey.com  
Email

### CURRENT PROPERTY INFO

Homestead Land Holdings 122 Perimeter Park Rd.  
Property Owner Name (if different) Property Owner Address Property Owner Phone

12119 Hardin Valley Rd.  
Property Address

116 06701  
Parcel ID

W.K.U.D  
Sewer Provider

W.K.U.D  
Water Provider

N  
Septic (Y/N)

### STAFF USE ONLY

S. of Salt Creek Ln., W of Mission Hill Ln.  
General Location

20.36 Acres  
Tract Size

City  County  
District

6

PR 3 DU/AC  
Zoning District

AgForVac  
Existing Land Use

Northwest County  
Planning Sector

RR, HP  
Sector Plan Land Use Classification

Rural Area  
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**

Ironwood Subdivision

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels     Divide Parcel

Total Number of Lots Created

49

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  | \$1,480.00 |            |
| Fee 2 |            |            |
| 0208  | \$640.00   | \$2,120.00 |
| 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

*[Signature]*  
Applicant Signature

Ryan Lynch  
Please Print

6/29/2023  
Date

(865) 584-2630  
Phone Number

rlynch@lynchsurvey.com  
Email

N/A  
Property Owner Signature

Please Print

6/29/2023 OI  
Date Paid