



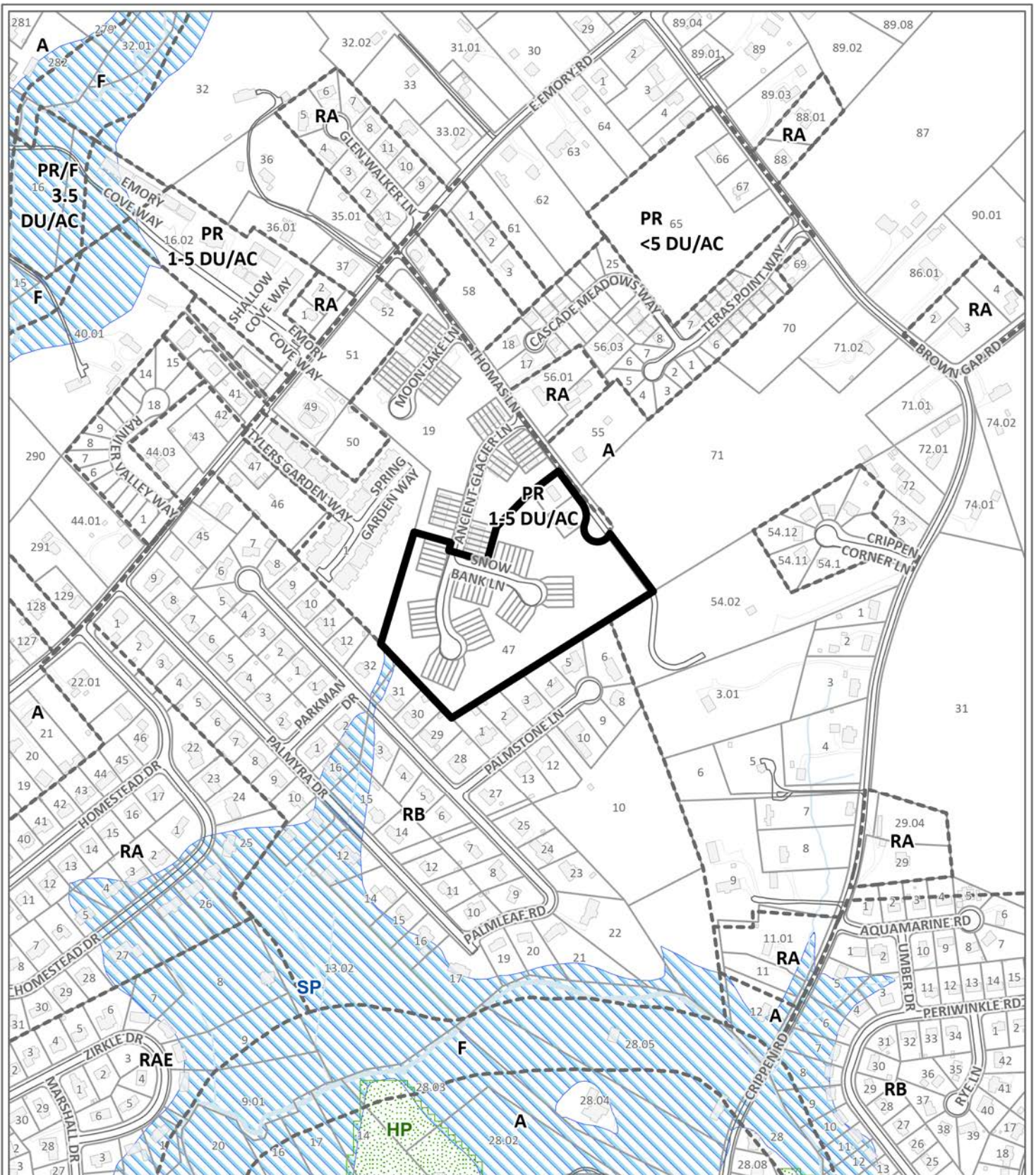
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos, Planning Services Technician
DATE: August 2, 2023
RE: 8-SI-23-F, Agenda #43
Final Plat of Snowmass, Phase 2B

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 3/14/2019 as Planning Case 3-SD-19-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

3-SD-19-C: Approved by the Planning Commission (3/14/2019)
3-E-19-UR: Approved by the Planning Commission (3/14/2019)



FINAL SUBDIVISION PLAT

8-SI-23-F

Petitioner: Turner Homes LLC



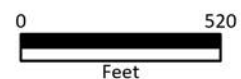
Final Plat For: Corrected Final Plat for Snowmass Subdivision Phase 2B

Original Print Date: 7/20/2023

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

Map No: 29

Jurisdiction: County



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

Turner Homes LLC

Applicant Name

Affiliation

7/20/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-SI-23-F

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Turner Homes, LLC

Owner Name (if different)

22485 P O Box Knoxville TN 37934

Owner Address

865-777-1700

Owner Phone / Email

0 Thomas Lane / 7409 & 7415 Thomas Lane

Property Address

29 5405, 5408, & 5409

Parcel ID

7664 square feet

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

On Thomas Lane South of Ancient Glacier L

General Location

☐ City Commission District 7 PR (Planned Residential), 1-5 du/ac

☒ County District

Zoning District

Existing Land Use

North County

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Corrected Final Plat for Snowmass Subdivision Phase 2B

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

48

Total Number of Lots Created

Additional Information _____

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

- ☐ 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

\$0.00

Total

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.

Turner Homes LLC

7/20/2023

Applicant Signature

Please Print

Date

Phone / Email

Turner Homes, LLC

7/20/2023

Property Owner Signature

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

Turner Homes LLC

Applicant Name

Affiliation

August 10, 2023

Date Filed

Meeting Date (if applicable)

File Number(s)

8-SI-23-F

~~5-Y-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

David Harbin

Name

Batson Himes Noevelt + Poe

Company

4334 Papermill Rd

Address

Knoxville

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

P.O. Box 22485
Knoxville TN 37933

Property Owner Address

865-777-1700

Property Owner Phone

Property Address

TAX MAP 29 PARCELS 54.05, 54.08 & 54.09

Parcel ID

HPUD

Sewer Provider

HPUD

Water Provider

no

Septic (Y/N)

STAFF USE ONLY

On Thomas Ln south of Ancient Glacier L

7664 sq ft

General Location

Tract Size

☐ City ☒ County

7

District

PR 1-5 DU/AC

Zoning District

SFR

Existing Land Use

North County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☒ Other (specify) CORRECTED Final Plat to ADD☐ Attachments / Additional RequirementsACCESS ROAD EASEMENT

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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
0202	\$500	
Fee 2		
0208	\$180	
Fee 3		\$680

AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.