



TO: Knoxville-Knox County Planning Commission
FROM: Andrea Kupfer, Planning Services Supervisor
DATE: September 27, 2023
RE: 10-B-23-OB, Agenda #47
Recorded Final Plats of Previously Approved Concepts

Recommendation

Approve the 28 final plats listed on the spreadsheet entitled, “Recorded Final Plats of Previously Approved Concept Plans” in accordance with Tennessee Code Annotated Section 13-3-402, which requires a plat subdividing tracts of land into 26 or more lots to be approved by the Planning Commission.

Each plat was previously approved by the Planning Commission as a concept plan. 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 all 28 final plats are in substantial conformance with the associated concept plan and recommends approval.

RECORDED FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 10/5/2023

FILE #	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	JURISDICTION	DISTRICT	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION	
8-R-22	Robert Campbell & Associates/Garrett Tucker	080MH001-039	4012 Laughing Brook Way; Multiple addresses on Surprise Valley Way & Laughing Brook Way	Pleasant Ridge Stables, Unit 2	CITY	3	3.32	37	8-SA-19-C	APPROVE	More Info
6-PP-22	Robert Campbell & Associates/Garrett Tucker	049ND001-047	3705 Fripp Place Way; Multiple addresses on Fripp Place Way, Hoback Way, Yonah Place Way & Targhee Way	The Highline at Washington Pike, Unit 1	CITY	4	23.22	40	8-SC-19-C	APPROVE	More Info
12-AA-22	Robert Campbell & Associates	049NE001-071	4855 Hoback Way; Multiple addresses on Hoback Way, Yonah Place Way, & Fripp Place Way	The Highline at Washington Pike, Unit 2	CITY	4	37.10	71	8-SC-18-C	APPROVE	More Info
10-CC-21	Alexsandr & Dana Botezat	092KL001-044, 047; 092KK002-003	0 Finley Ridge Ln; Multiple addresses on Finley Ridge Ln., Oliver Hills Ln., Scouts Meadow Ln., & Cain Rd.	Cain Vista, Phase 1	COUNTY	3	7.70	47	4-SD-19-C, 5-SC-18-C	APPROVE	More Info
7-Y-22	Ryan S. Lynch	092HC001-077	0 Jumping Jack Ln; Multiple addresses on Bogart Ln., Jumping Jack Ln., Red Flame Rd., & Dusty Rose Ln.	Spring Lake Farms, Unit 1	COUNTY	3	16.63	77	12-SC-18-C	APPROVE	More Info
4-Y-22	Ryan Lynch	144LN001-036	1466 Harvest Moon Ln; Multiple addresses on Harvest Moon Ln., & Chandlers Cove Ln.	Bluegrass Ridge	COUNTY	4	9.86	36	3-SD-21-C	APPROVE	More Info
11-E-22	Ryan Lynch	144NH001-059; 144 111; 144NA003	1542 Liberty Park Rd; Multiple addresses on Bluegrass Rd., Liberty Park Rd., Heritage Ridge Ln., & Providence Point Ln.	Heritage at Bluegrass	COUNTY	4	23.80	56	8-SB-20-C	APPROVE	More Info
10-CC-22	Ryan Lynch	154BI001-052 & 154BH001	9643 Snowy Cliff Ln; Multiple addresses on Snowy Cliff Ln., Icicle Ln., & Puffy Cloud Ln.	Westland Oaks, Unit 4	COUNTY	5	23.66	53	12-SD-18-C	APPROVE	More Info
11-HH-22	Benchmark Associates, Inc.	129OA001-061	1914 Inspiration Rd; Multiple addresses on Inspiration Rd. & Magnificent Ln.	Amber Vista	COUNTY	6	25.9-	61	12-SA-21-C	APPROVE	More Info
10-F-22	Ryan Lynch	078AB001-077	6294 Night Time Dr; Multiple addresses on Night Tiime Dr., & Grey Flannel Ln.	Dorchester	COUNTY	6	19.45	78	8-SA-21-C; 9-SC-19-C	APPROVE	More Info

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

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4-R-22	Primos Land Company, LLC/Josh Sanderson	078BE001-090, 078BE03001	7407 Emory Orchard Ln; Multiple addresses on Emory Orchard Ln., & Honeycrisp Rd.	Emory Orchard	COUNTY	6	23.65	88	12-SC-20-C	APPROVE	More Info
2-DD-22	Hardin Valley Farm Development, LLC/ Hayden Farms SD	103JC032-062	11371 Flame Willow Ln; Multiple addresses on Flame Willow Ln., Lemon Berry St., & Pepper Bush Ln.	Hayden Farms, Phase 1B	COUNTY	6	11.70	31	4-SB-20-C	APPROVE	More Info
4-YY-22	W. Scott Williams & Associates	091FB001-007; 091FB055-116; 091FB00101-00106	Multiple addresses on Truitt Path Ln., Bailey Landing Ln., Hopson Hollow Rd., Mossy Landing Ln., & Lobetti Rd.	Lobetti Landing, Unit 2	COUNTY	6	19.58	72	1-SA-21-C	APPROVE	More Info
5-II-22	Cody Vitkus	129DB041-154	Multiple addressess on Hickory Reserve Rd., Grand Forks Dr., Bethtel Hollow Dr., & Silver Chapel Dr.	Reserve at Hickory Creek, Unit 2	COUNTY	6	30.87	109	11-SA-21-C; 8-SC-20-C	APPROVE	More Info
7-W-22	Ryan Lynch	117GB001-136	2147 Casablanca Way; Multiple addresses on Casablanca Way & Midnight Way	Steele Landing	COUNTY	6	31.49	133	1-SC-20-C	APPROVE	More Info
7-W-22-COR	Cody Vitkus	117GB001-136	2147 Casablanca Way; Multiple addresses on Casablanca Way & Midnight Way	Steele Landing	COUNTY	6	31.49	133	1-SC-20-C	APPROVE	More Info
8-D-22	Ryan Lynch	105HF001-098	1555 Old Andes Rd; Multiple addresses on Yellow Aster Rd., Valentine Meadow Rd., Sugar Cane Ln., & Old Andes Rd.	The Grange, Unit 1	COUNTY	6	33.49	94	8-SD-20-C	APPROVE	More Info
9-CC-22	Ryan Lynch	130PD001-087	907 Curly Top Ln; Multiple addresses on Curly Top Ln., Spearmint Ln., & Poppyseed Ln.	Towering Oaks	COUNTY	6	22.35	84	3-SB-20-C	APPROVE	More Info
3-FF-23	Ryan Lynch	046DB001-033	8456 Whisper Ln; Multiple addresses on Whisper Ln.	Bent Branch	COUNTY	7	11.00	33	5-SA-22-C	APPROVE	More Info
4-MM-22	Primos Land Company, LLC/Josh Sanderson	037OF049-102	8204 Zenith Ln; Multiple addresses on Solstice Dr. & Zenith Ln.	The Highlands at Copeland, Unit 3	COUNTY	7	18.06	53	12-SA-19-C	APPROVE	More Info
9-AA-22	Ryan Lynch	072NB001-027	1149 Amber Vista Ln; Multiple addresses on Amber Vista Ln.	Ambercrest	COUNTY	8	6.90	27	6-SB-21-C	APPROVE	More Info

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

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3-W-23	Primos Land Company/Josh Sanderson	013GB001-060	7604 Honey Oaks Rd; Multiple addresses on Honey Oaks Rd., Clover Patch Dr., & Tree Line Ln.	Honey Oaks, Unit 1	COUNTY	8	14.41	58	2-SB-22-C	APPROVE	More Info
10-TT-22	Garrett Tucker	052CD001-076	9307 River Cane Rd; Multiple addresses on River Cane Rd.	River Pointe	COUNTY	8	22.29	71	10-SB-20-C	APPROVE	More Info
5-AA-22	Benchmark Associates, Inc.	072ED001-101	857 Berry Basket Dr; Multiple addresses on Berry Basket Dr., Spring Berry Ln., & Orchard Harvest Ln.	Strawberry Hills, Phase 1	COUNTY	8	100.60	98	9-SB-20-C	APPROVE	More Info
10-H-22	Ryan Lynch	061MB001-046	203 Eclipse Ln; Multiple addresses on Eclipse Ln. & Illumination Ln.	The Ridge at Neals Landing, Unit 1	COUNTY	8	15.85	43	7-SD-20-C	APPROVE	More Info
5-HH-22	Cody Vitkus	020DB001-061	0 Squirrel Run Ln; Multiple addresses on Game Bird St., Squirrel Run Ln., & Bill Keaton Dr.	Thompson Meadows, Phase 1	COUNTY	8	13.38	57	5-SA-20-C	APPROVE	More Info
10-G-22	Ryan Lynch	020DC001-136	7767 Bill Keaton Dr; Multiple addresses on Squirrel Run Ln., Bill Keaton Dr., Cottontail St., & Grasshopper Ln.	Thompson Meadows, Phase 1B	COUNTY	8	30.43	132	5-SA-20-C	APPROVE	More Info
11-W-22	Terry E. Romans	150AB001-041	507 Robotic Ln; Multiple addresses on Hayley Marie Ln., Satellite Ln., & Robotic Ln.	Highland Ridge, Phase III	COUNTY	9	13.40	41	4-SB-19-C	APPROVE	More Info

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