



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: April 3, 2024
RE: 4-SB-24-F, Agenda #8
Final Plat of Meadows at Hickory Creek

Recommendation

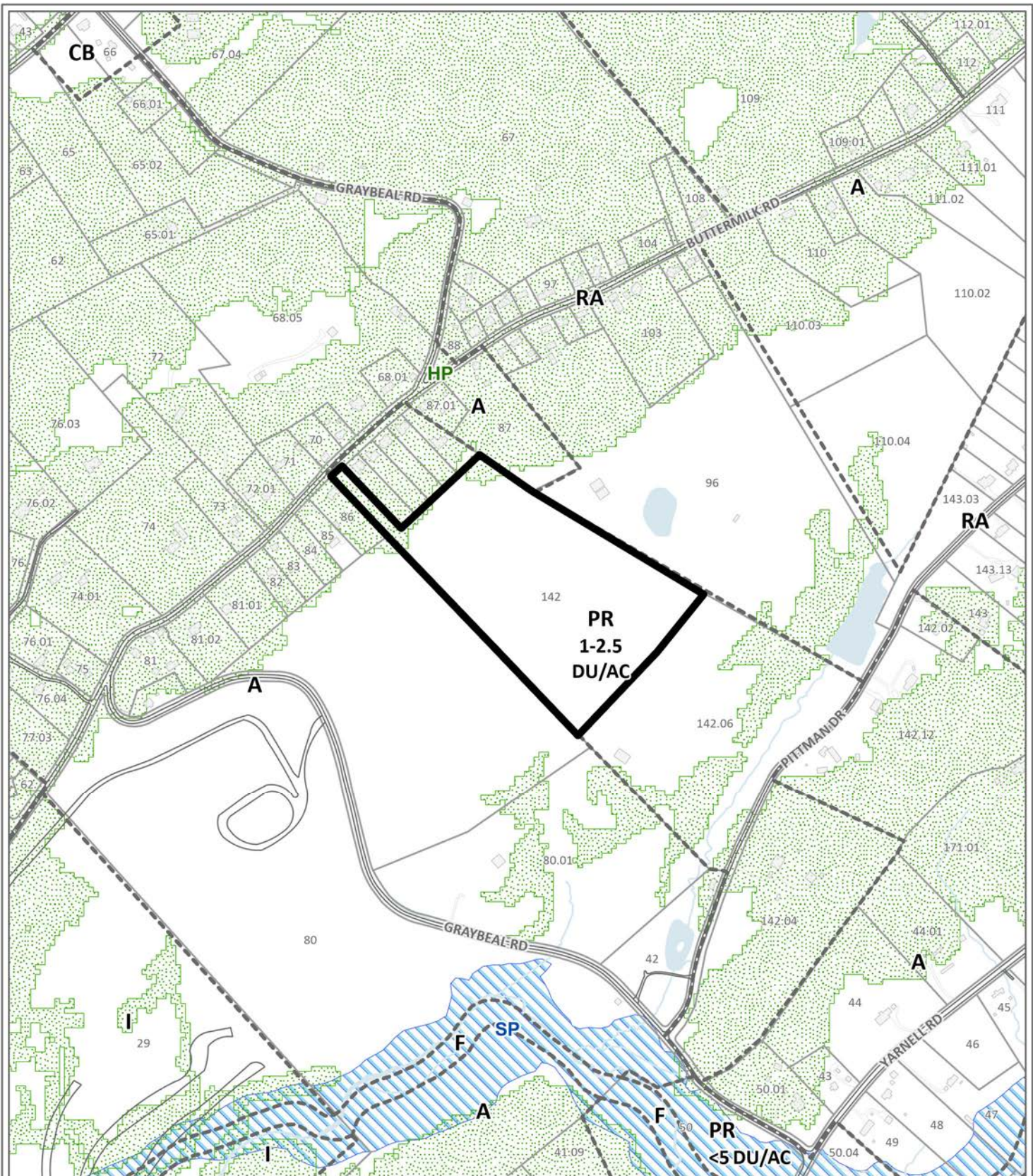
The concept plan indicating the overall layout and design for this plat was approved on 7/14/2022 as Planning Case 7-SC-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

The last revision of the final plat was received after the corrections deadline as Knox County Engineering and Public Works had not reviewed the plat in sufficient time for the surveyor to make corrections. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Associated Case and Decision

7-SC-22-C: Approved by the Planning Commission (7/14/2022)

7-G-22-UR: Approved by the Planning Commission (7/14/2022)



FINAL SUBDIVISION PLAT

4-SB-24-F

Petitioner: Lynch, Ryan



Final Plat For: Final Plat of Meadows at Hickory Creek

Original Print Date: 3/21/2024

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

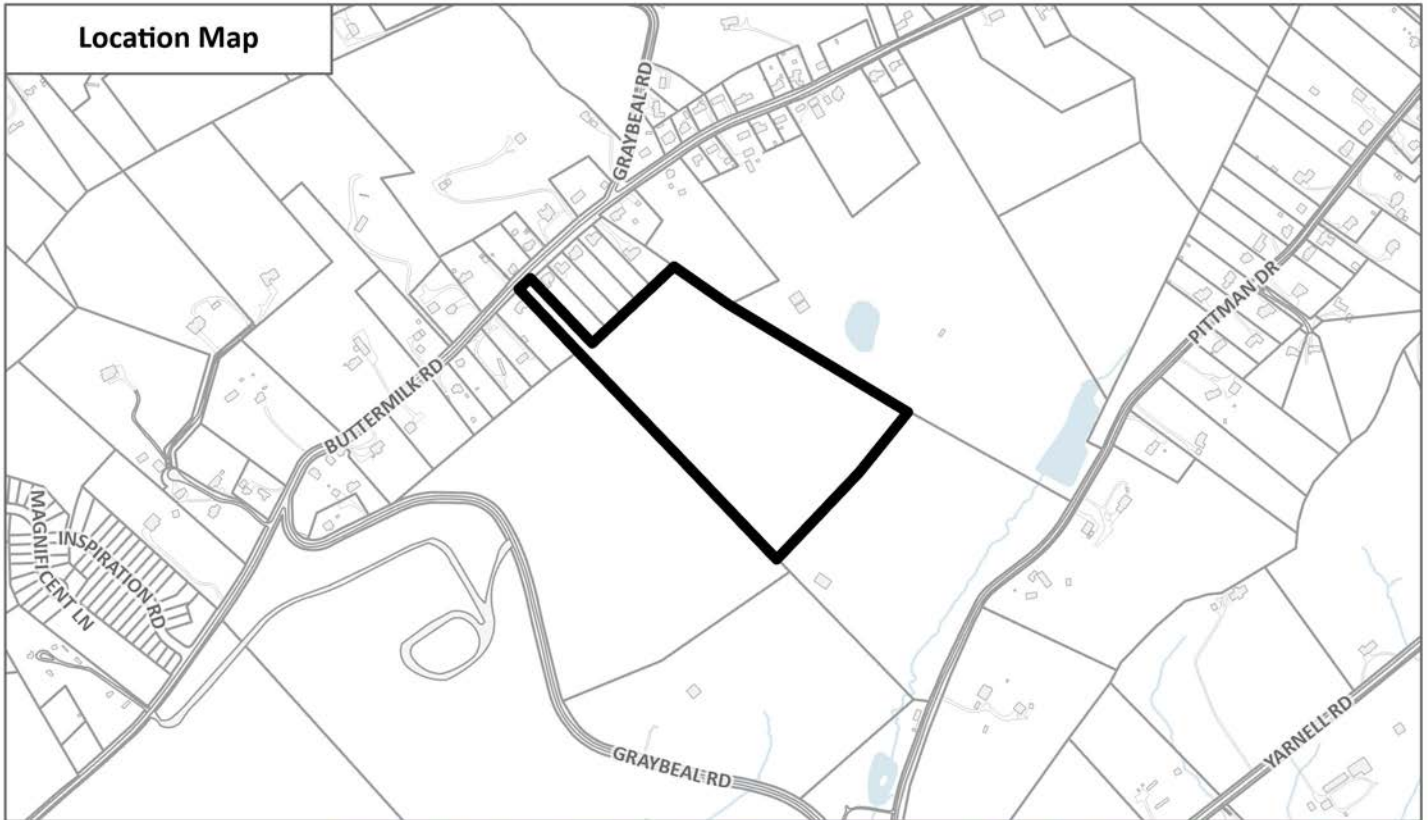
Map No: 129

Jurisdiction: County

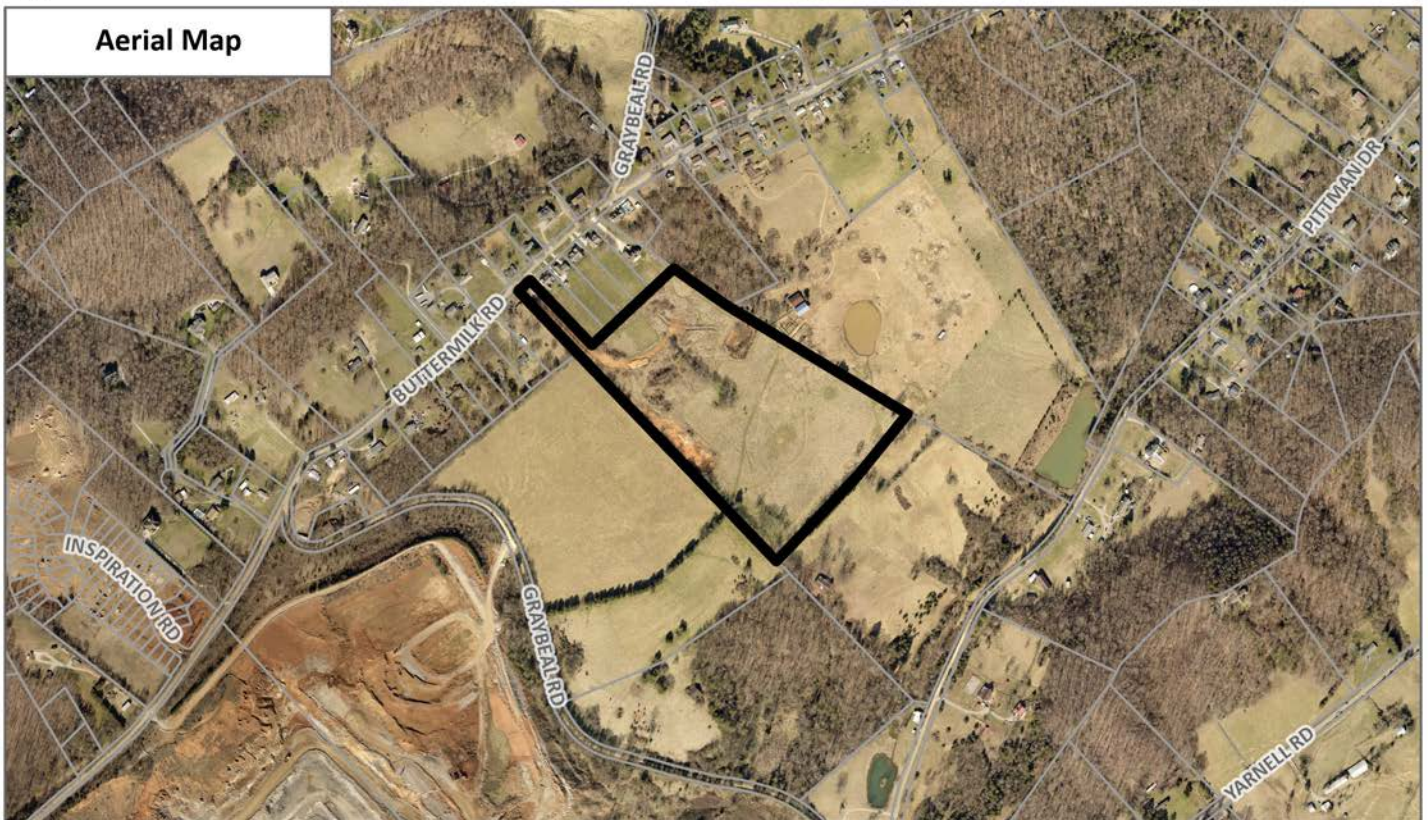


Exhibit A. Contextual Images

Location Map



Aerial Map

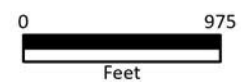


CONTEXTUAL MAPS 1

4-SB-24-F



Case boundary





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

2/23/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-SB-24-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

T2 Acquisitions LLC

Owner Name (if different)

120 N Hale St Ste 300 Wheaton IL 60187

Owner Address

847-471-4000

Owner Phone / Email

0 Buttermilk Rd.

Property Address

129 142

Parcel ID

25.96 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

NW of Pittman Dr, NE of Graybeal Rd

General Location

☐ City **Commission District 6 PR (Planned Residential) 1-2.5 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

- ☐ 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

Final Plat of Meadows at Hickory Creek

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☒ Split Parcels

102

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

\$3,770.00

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.

Ryan Lynch

2/23/2024

Applicant Signature

Please Print

Date

Phone / Email

T2 Acquisitions LLC

2/23/2024

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

Ryan Lynch

Applicant Name

2/21/2024

Date Filed

Meeting Date (if applicable)

Land Surveyor

Affiliation

File Number(s)

4-SB-24-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

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

(865) 584-2630

rlynch@lynchsurgery.com

Phone

Email

CURRENT PROPERTY INFO

T2 Acquisitions, LLC

120 N Hale Street, Suite. 300 Wheaton, IL

847-471-4000

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Buttermilk Road, Knoxville, TN

129 142

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW of Pittman Dr, NE of Graybeal Rd

25.96 acres

General Location

Tract Size

☐ City ☒ County 6
District

PR 1-2 du/ac

Zoning District

AgForVac

Existing Land Use

Northwest County

AG

Rural Area

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

Meadows at Hickory Creek

Related Rezoning File Number

Proposed Subdivision Name

102

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

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	\$2580.00	
Fee 2		
0308	\$1190.00	\$3770.00
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



Ryan Lynch

2/21/2024

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsury.com

Phone Number

Email

Property Owner Signature

Please Print

2/22/2024 OI

Date Paid