

FINAL SUBDIVISION PLAT

8-SA-24-F

Petitioner: Lynch, Ryan



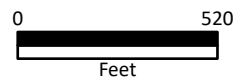
Final Plat For: Final Plat of Fretz Road Subdivision Unit 1

Original Print Date: 7/10/2024

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

Map No: 130

Jurisdiction: County





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Ryan Lynch

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-SA-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

S&E Properties

Owner Name (if different)

405 Montbrook Pk Knoxville TN

Owner Address

865-693-9699

Owner Phone / Email

1103 Fretz Rd. / 1109 Fretz Rd.

Property Address

130 066, 067

Parcel ID

Part of Parcel (Y/N)?

13.05 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Woodhollow Ln, West of Fretz Rd

General Location

City **Commission District 6 PR(k) <4.5 DU/AC 9-K-23-RZ (Planned Residential)**

County District

Zoning District

Existing Land Use

SR (Suburban Residential) & HP

Land Use (City)/Place Type (County)

Farragut Urban Growth 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

Final Plat of Palmer Point Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
<u>1</u> Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<u>45</u> Total Number of Lots Created
Additional Information Original plat name Final Plat of Fretz Road Subdivision Unit 1	
<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 Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$2,060.00	
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	Ryan Lynch Please Print	6/24/2024 Date
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Phone / Email		
Property Owner Signature	S&E Properties Please Print	6/24/2024 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
 - PA
- Rezoning

RYAN S. LYNCH

Applicant Name

Affiliation

6/24/2024

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-SA-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 LLC

Name

Company

4405 COSTER ROAD

KNOXVILLE

TN

37912

Address

City

State

ZIP

8655842630

RLYNCH@LYNCHSURVEY.COM

Phone

Email

CURRENT PROPERTY INFO

S & E PROPERTIES LLC

405 MONTBROOK LN

8656939699

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1103 & 1109 Fretz Road

130 066, 130 067

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Woodhollow Ln, West of Fretz Rd

13.05 ac.

General Location

Tract Size

City County

6

PR(k) <4.5 DU/AC 9-K-23-RZ

RR

District

Zoning District

Existing Land Use

Northwest County

SR & HP

Farragut Urban Growth

Planning Sector

Land Use / Place Type
CITY COUNTY

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

FRETZ ROAD SUBDIVISION

Related Rezoning File Number

Proposed Subdivision Name

1 Combine Parcels Divide Parcel 45
 Unit / Phase Number Total Number of Lots Created

Other (specify) 2 OPENSOURCE LOTS 45 RESIDENTIAL LOTS

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

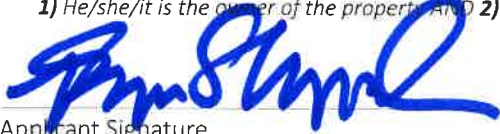
- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0203	\$1,440	\$2,060
Fee 2		
0208	\$620	
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 S. LYNCH

06/24/2024

Applicant Signature

Please Print

Date

8655842630

RLYNCH@LYNCHSURVEY.COM

Phone Number

Email

NA

6/24/2024 by FR

Property Owner Signature

Please Print

Date Paid