



TO: Knoxville-Knox County Planning Commission  
FROM: Andrea Kupfer, Planning Services Supervisor  
DATE: January 29, 2024  
RE: 2-SA-24-F, Agenda #45  
Hunters Glen Phase 2

---

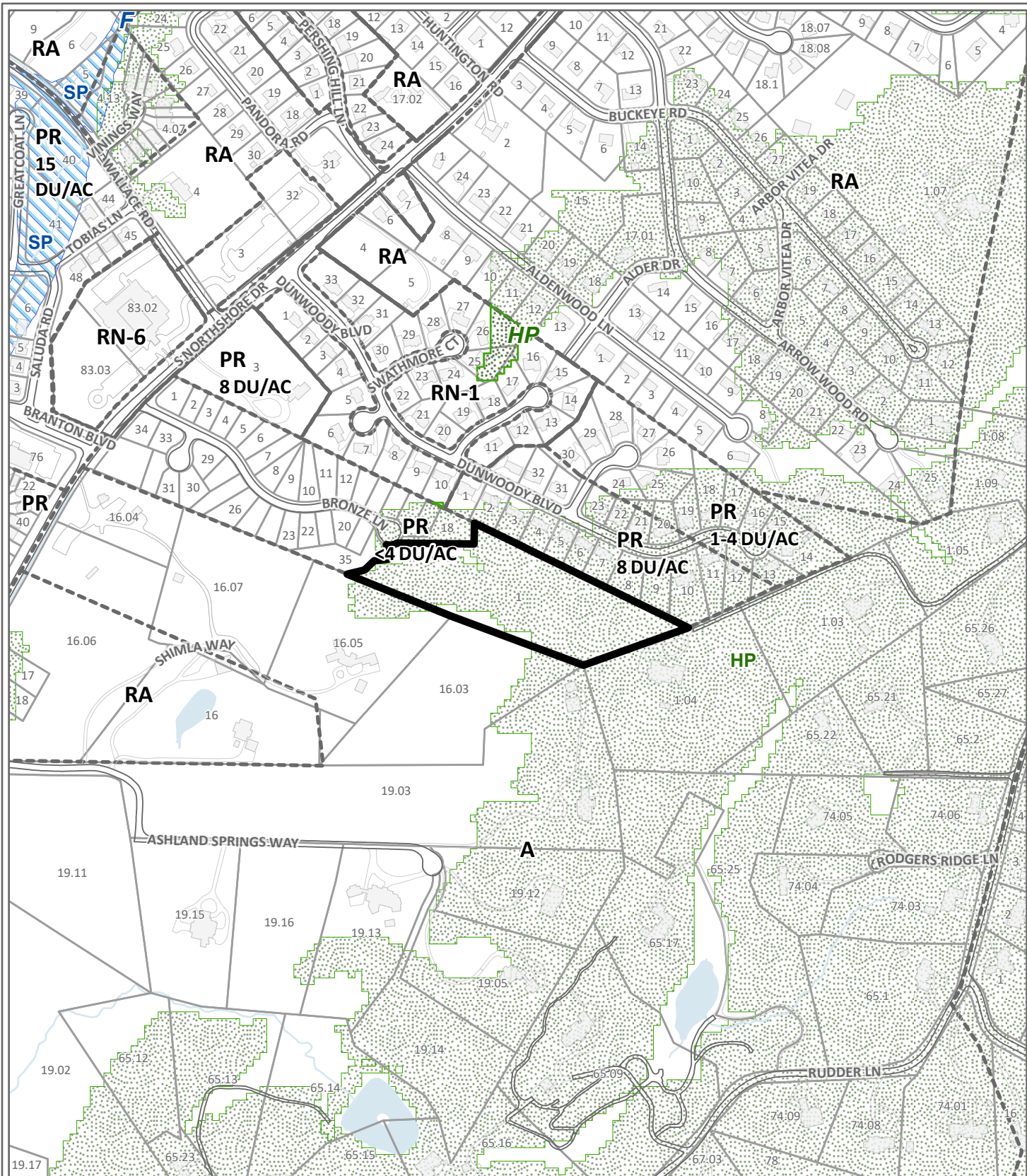
### **Background**

The final plat application for Phase 2 of the Hunters Glen subdivision was accepted for review and approval by the Planning Commission on December 6, 2023. During the course of the review by Planning staff, it was determined the plat does not meet the requirements for Planning Commission approval pursuant to *Tennessee Code Annotated (TCA)* Section 13-3-402. This section of TCA was amended in May 2022 and allows a regional planning commission to delegate the responsibility for approval of a subdivision plat to the staff for a plat that includes: no more than twenty-five (25) lots if the development received preliminary plan approval through the regional planning commission.

Phase 1 of the Hunters Glen subdivision was recorded prior to the enactment of TCA Section 13-3-402. As Phase 2 only creates nine (9) lots and was based on a concept plan (8-SF-2C) approved by the Planning Commission on September 10, 2020, the plat does not meet the requirements for Planning Commission review and approval. Therefore, a new file number (1-Y-24) has been assigned and will be reviewed by Planning staff.

### **Recommendation**

Staff is requesting the withdrawal of the final plat.



# **FINAL SUBDIVISION PLAT**

**2-SA-24-F**

**Petitioner:** Ryan Lynch



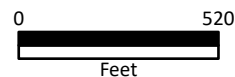
**Final Plat For:** Hunters Glen Phase 2

**Original Print Date:** 1/8/2024

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

**Map No:** 133

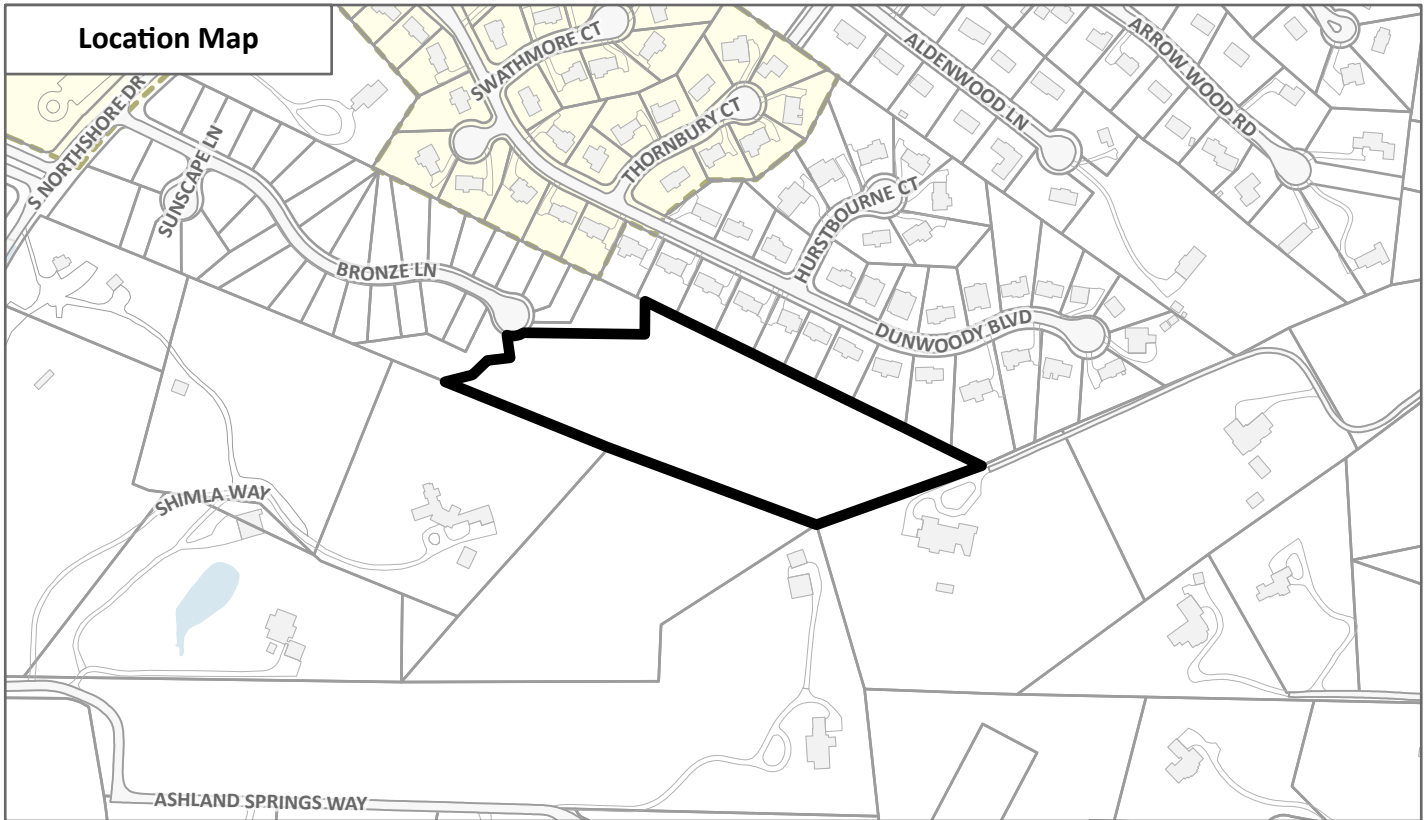
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map

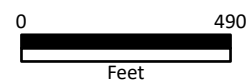


CONTEXTUAL MAPS 1

2-SA-24-F



Case boundary



TOTAL AREA  
6.88 acres  
(INCLUDING R.O.W. & COMMON AREA LOTS)  
TOTAL LOTS: 11  
TOTAL BUILDING LOTS: 9

PROPERTY ASSESSOR

Zoning

Zoning Shown on Official Map

Date

By

Signed

Date

Addressing Department Certificate

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

Signed

Date

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed

Date

Knox County Trustee: Signed

Date

Planning Commission Certificate of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon 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 in the minutes of the Knoxville-Knox County Planning Commission, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds, Pursuant to Section 13-3-405 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.

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed

Date

Dept

Title

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed

Date

Dept

Title

LEGEND	
	FOUND MONUMENTATION
	IRON ROD SET
	UNMONUMENTED POINT
	PERMANENT REFERENCE MARKER

Certificate of Ownership and General Dedication

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

Owner's Printed Name:

Signature(s):

Date:

Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #202401090013624

APPROVED VARIANCES AND ALTERNATIVE DESIGN STANDARDS:

VARIANCE:

1. REDUCTION OF INTERSECTION SPACING ON S. NORTHSHORE DRIVE BETWEEN BRONZE BLVD AND ROAD A FROM 400' TO 200'.

ALTERNATIVE DESIGN STANDARDS:

1. HORIZONTAL CURVE FROM 250' TO 200', STATION 4+00 ROAD A  
2. HORIZONTAL CURVE FROM 250' TO 175', STATION 9+00 ROAD A  
3. REDUCE RIGHT-OF-WAY BOTH FROM 55H TO 40H  
4. HORIZONTAL CURVE FROM 250' TO 175', STATION 11+50 ROAD A  
5. HORIZONTAL CURVE FROM 250' TO 200', STATION 12+25 ROAD A  
6. RIGHT-OF-WAY RADI AT INTERSECTION OF BRONZE WAY AND BRONZE LANE REDUCED FROM 25' TO 0'.

NOTES:

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 133N GROUP "D" PART OF PARCEL 001.
- DEED REFERENCES - 20210126006418
- THIS PROPERTY IS ZONED PZ MINIMUM SETBACKS:  
FRONT: 30'  
SIDE: 5'  
REAR: 15'  
PERIPHERAL: 25'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470930268P & 470930268P EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ORIENTATION: NAD83(NSRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- ALL LOTS TO HAVE ACCESS TO INTERIOR ROAD SYSTEM ONLY.
- FOR CONDITIONS OF APPROVAL REFER TO THE CONCEPT/USE ON REVIEW PLANS: 8-SF-20-C & 8-S-20-UR.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NUMBER: 20220202000222
- THE INTERSECTION AT BRONZE WAY AND BRONZE LANE MEETS SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE KNOX COUNTY SUBDIVISION REGULATIONS.
- BRONZE WAY IS A PRIVATE RIGHT-OF-WAY. IT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY. THE PRIVATE RIGHT-OF-WAY SHALL ALSO FUNCTION AS A UTILITY AND DETENTION BASIN/WATER QUALITY ACCESS EASEMENT.

LINE TABLE	
LINE	BEARING
L1	20.45 S86°35'34"W
L2	11.23 N42°01'43"W
L3	18.99 S29°49'30"W
L4	15.42 S08°45'36"E
L5	27.63 S08°45'36"E
L6	33.50 S08°45'36"E
L7	60.00 S88°45'33"E
L8	60.00 S88°45'33"E
L9	60.00 S88°45'33"E
L10	60.00 S88°45'33"E
L11	35.80 S88°45'33"E
L12	40.00 S88°45'28"E
L13	30.49 N88°12'50"E
L14	34.40 S21°57'30"W
L15	10.84 S21°57'30"W
L16	20.00 S21°57'30"W
L17	24.02 N68°14'33"E
L18	18.02 N84°40'19"E
L19	30.37 N76°23'11"E
L20	10.09 S84°16'28"E
L21	117.69 S21°57'30"W
L22	85.43 N21°57'30"E
L23	86.14 N21°57'30"E

CURVE TABLE	
CURVE	CHORD
C1	41.31 50.00 N81°19'36"E 40.15
C2	257.89 248.15 S28°18'21"E 248.36
C3	253.66 276.44 S41°02'28"E 244.26
C4	211.51 228.15 S26°07'04"E 204.08
C5	28.58 228.15 S64°10'45"E 28.54
C6	38.34 24.55 N68°10'45"E 34.56
C7	139.81 228.15 S44°18'23"E 137.48

Certification of Approval of Public Sanitary Sewer System - Major Subdivision

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider

Date

Authorized Signature for Utility

Certification of Approval of Public Water System - Major Subdivision

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider

Date

Authorized Signature for Utility

Knox County Department of Engineering and Public Works

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

Engineering Director

OWNER/SURVEY FOR:

Registered Land Surveyor: RYAN S. LYNCH

Tennessee License No. 2447

Date: 04/17/2023

Certification of Chain and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: RYAN S. LYNCH

Tennessee License No. 2447

Date: 04/17/2023

FINAL PLAT OF:



PROJECT NO.

4333-4

LYNCH SURVEYS LLC  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



2-SA-24-F

REVISONS	
DRAWN BY: C. VITKUS	1 CLIENT REV 12-06-2023
CHECKED BY: R. LYNCH	2 PS/ENG COMMENTS 12-21-23
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 04/17/2023	5
	6

S & E PROPERTIES LLC  
405 Montbrook Lane  
Knoxville, Tennessee 37919  
Phone: (865) 454-3727

Hunters Glen - Phase 2  
CLT 133N D 001  
Knoxville, Tennessee  
District 6, Knox County, Tennessee



# 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

12/7/2023

Date Filed

2/8/2024

Meeting Date (if applicable)

2-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 LLC

Owner Name (if different)

405 Montbrook Ln. Knoxville TN 37919

Owner Address

865-454-3727

Owner Phone / Email

0 Bronze Way

Property Address

133 N D 001

Parcel ID

Part of Parcel (Y/N)?

6.88 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

No

Septic (Y/N)

### STAFF USE ONLY

southeast of S Northshore Dr, south of Dunwoody Blvd.

General Location

☐ City Commission District 4 PR (Planned Residential)

☒ Count

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

Sector Plan Land Use Classification

Planned 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

<b>Hunters Glen Phase 2</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>9</b> Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<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>\$950.00</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.

<b>Ryan Lynch</b>	<b>12/7/2023</b>
Applicant Signature	Date

Phone / Email

<b>S&amp;E Properties LLC</b>	<b>12/7/2023</b>
Property Owner Signature	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

Land Surveyor

Applicant Name

Affiliation

12/06/2023

02/08/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

2-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

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

(865) 584-2630

rlynch@lynchsurvey.com

Phone

Email

## CURRENT PROPERTY INFO

S & E Properties LLC

405 Montbrook Ln. Knoxville, TN 37919 865-454-3727

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bronze Way Knoxville, TN 37922

133N D 001

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Southeast of S Northshore Dr., Southwest of Dunwoody Blvd.

6.88 acres

General Location

Tract Size

☐ City ☒ County 4th District

PR <4 du/ac  
Zoning District

AgForVac  
Existing Land Use

Southwest County

LDR & HP

Planned Growth

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s) \_\_\_\_\_

**SUBDIVISION REQUEST****Hunters Glen**

Related Rezoning File Number \_\_\_\_\_

Proposed Subdivision Name

**Phase 2****9**

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	\$700.00	
Fee 2		
0208	\$250.00	\$950.00
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

12/06/2023

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

\_\_\_\_\_  
Property Owner Signature

Please Print

12/7/2023 OI

Date Paid