



TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: January 3, 2024
RE: File # 1-SE-24-F Agenda #45
Final Plat of Catatoga Subdivision Phase 1

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 5/13/2021 as Planning Case 5-SB-21-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.

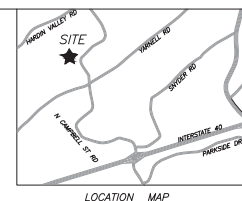
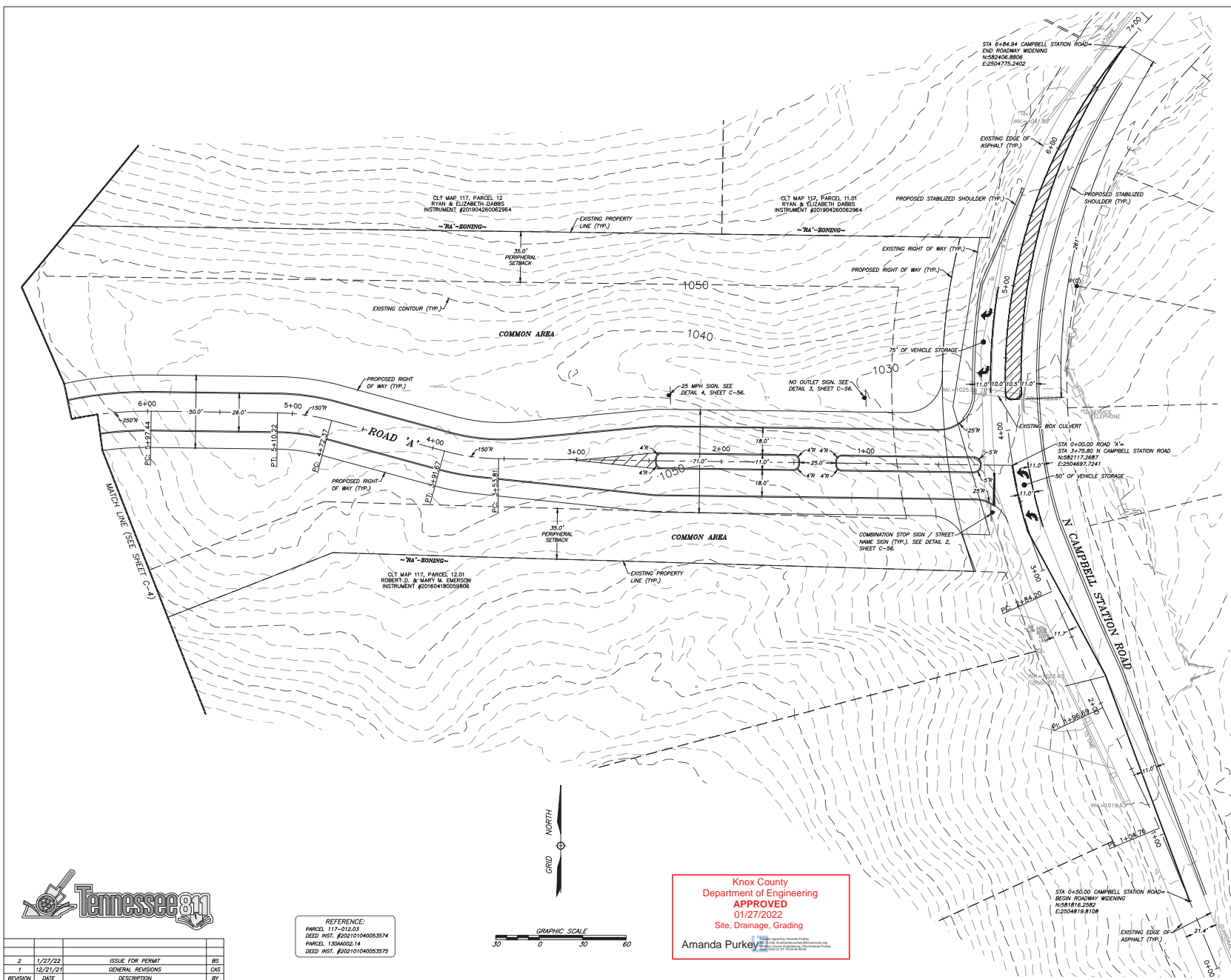
The applicant has requested the use of the designation “Boulevard”, which requires approval by the Planning Commission according to the Uniform Street Naming and Addressing Ordinance and Section 3.04.K.1 of the Subdivision Regulations. Per Sheet C-3 of the approved Design Plan (Attachment 1), the road is designed with a median separating the lanes of traffic. Planning staff affirms this design meets this criterion for a “Boulevard”.

Planning staff recommends approval of the final plat and the use of the designation “Boulevard”.

Associated Case and Decision

5-SB-21-C: Approved by the Planning Commission 5/13/2021

5-D-21-UR: Approved by the Planning Commission 5/13/2021



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "P". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 62.5 ACRES.
 RIGHT OF WAY DEDICATION AREA = 0.07 ACRE
 TOTAL AREA AFTER RIGHT OF WAY DEDICATION = 62.50 ACRES
 6. THE DEVELOPMENT PROPOSES 120-UNITS (1.92 UNITS PER ACRE), PHASE 1 PROPOSES (42-UNITS 0.67 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 9.43± ACRES (15.1%)
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 4.8± ACRES. THE TOTAL AREA OF DISTURBANCE WITHIN THE HILLSIDE PROTECTION AREA IS 12.5 ACRES.
 12. SEE SHEET C-2 FOR TYPICAL SECTION OF INTERNAL STREETS.
 13. SEE SHEET C-2 FOR TYPICAL DRIVEWAY PROFILES.



SHEET C-3

SITE PLAN

CATATOGA - PHASE 1

SITE ADDRESS: 1737 NORTH CAMPBELL STATION ROAD (37932)

DEVELOPER: HMM DEVELOPMENTS, INC.
 12125 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 (865) 414-5347

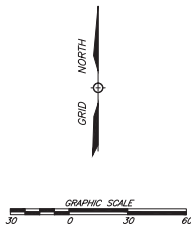
DIST. NO. W6 KNOX CO., TN.
 SCALE: 1"=30' AUGUST 30, 2021
 TAX PARCELS 117-012.03 & 130A002.14



URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

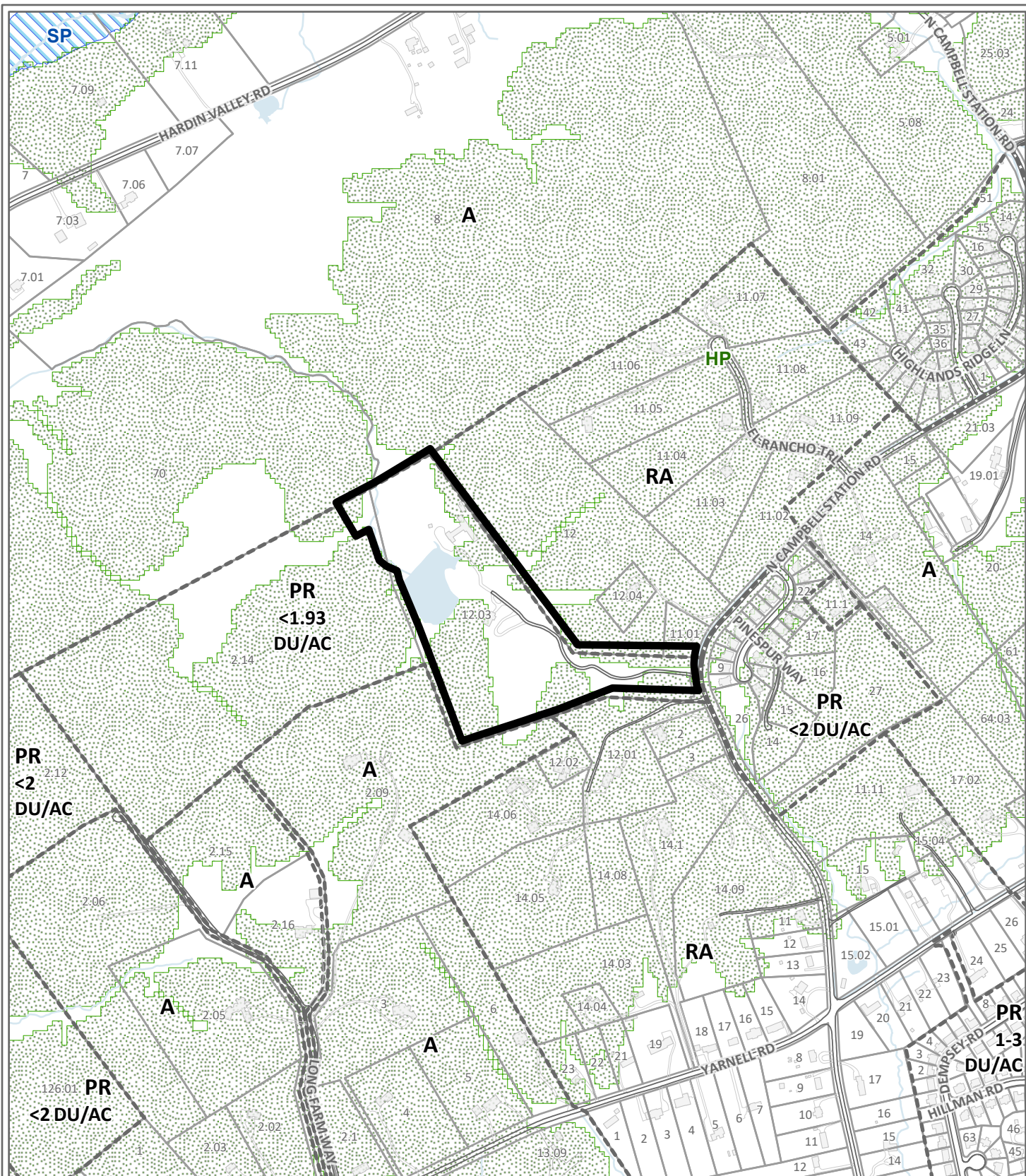
DWG. CLM CHK. CAS DWG. NO. 2008021

Knox County
 Department of Engineering
APPROVED
 01/27/2022
 Site, Drainage, Grading
 Amanda Purkey

REFERENCE:
 PARCEL 117-012.03
 DEED INSTR. #202101040053574
 PARCEL 130A002.14
 DEED INSTR. #202101040053575



 			
2	1/27/22	ISSUE FOR PERMIT	BS
1	12/21/21	GENERAL REVISIONS	CAS



FINAL SUBDIVISION PLAT

1-SE-24-F

Petitioner: Ryan Lynch



Final Plat For: Catatoga Subdivision Phase 1

Original Print Date: 12/18/2023

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

Map No: 117

Jurisdiction: County

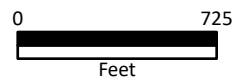
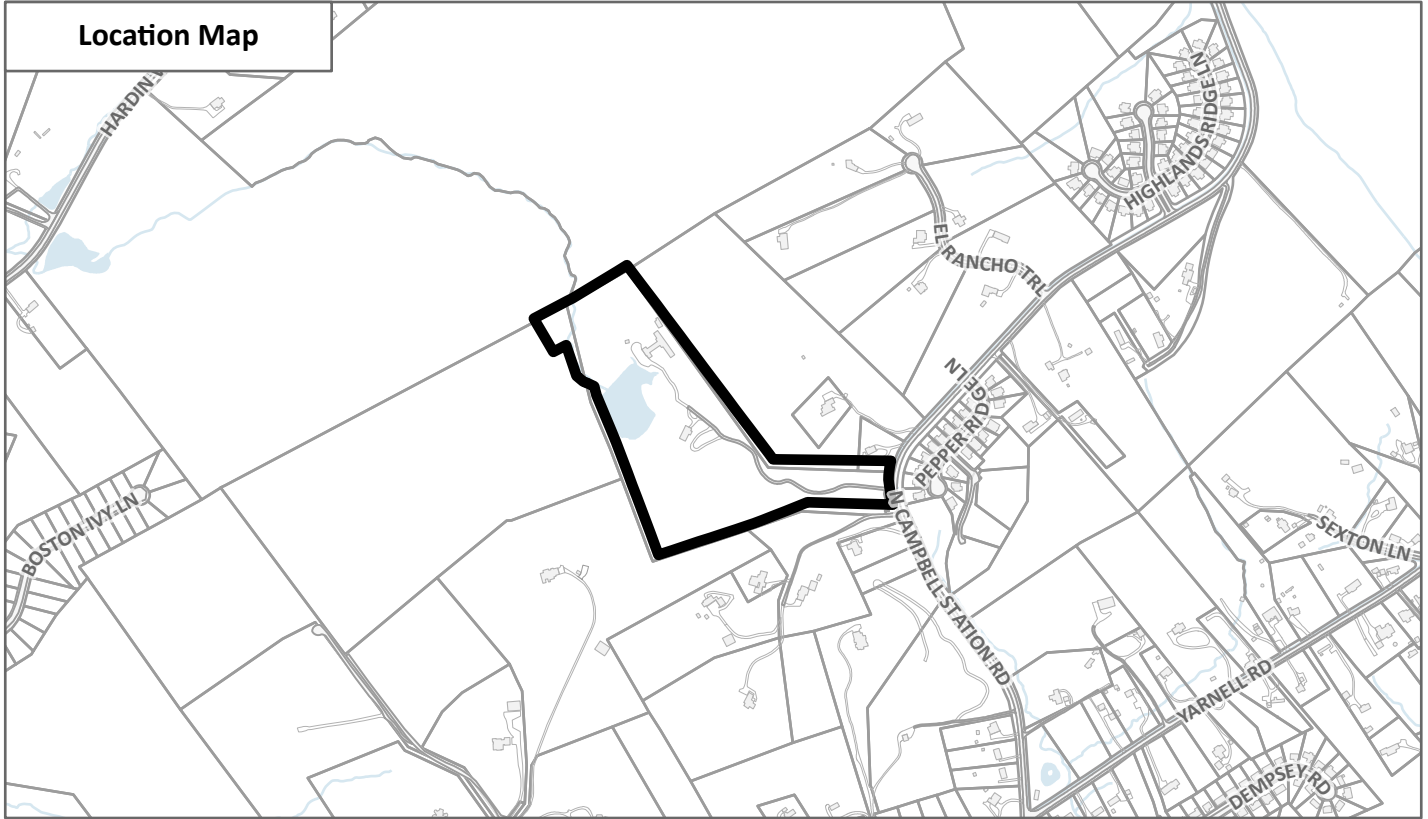


Exhibit A. Contextual Images

Location Map



Aerial Map

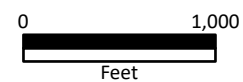


CONTEXTUAL MAPS 1

1-SE-24-F



Case boundary





TOTAL AREA
23.84 Acres
1,038,427 sq. ft.
INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 46
OPEN SPACE/COMMUNITY LOTS: 4
BUILDING LOTS: 42

Zoning
Zoning Shown on Official Map _____
Date: _____
By: _____

116 070
HANNE JANE STAFFORD REVEALABLE LIVING TRUST &
JIM HARMON STAFFORD FAMILY TRUST
20180726-0005773

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby
approves this plot on the _____ day of 20____

Engineering Director _____

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 _____
Authorized Signature for Utility _____ Date: _____

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 _____
Authorized Signature for Utility _____ Date: _____

Consent 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 and installation of
all stormwater facilities as shown on the stormwater plans which were
approved the _____ day of _____, 20____.

Signed: _____ Date: _____
Dept: _____ Title: _____

Inspection of Completed Streets and Related Improvements
I, the undersigned, hereby certify this subdivision has been inspected
and all streets and related improvements have been completed in a
manner that meets all city standards and specifications and has been
officially accepted as built by the appropriate official(s).

Signed: _____ Date: _____
Dept: _____ Title: _____

Addressing Department Certification
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: _____
Dept: _____ Title: _____

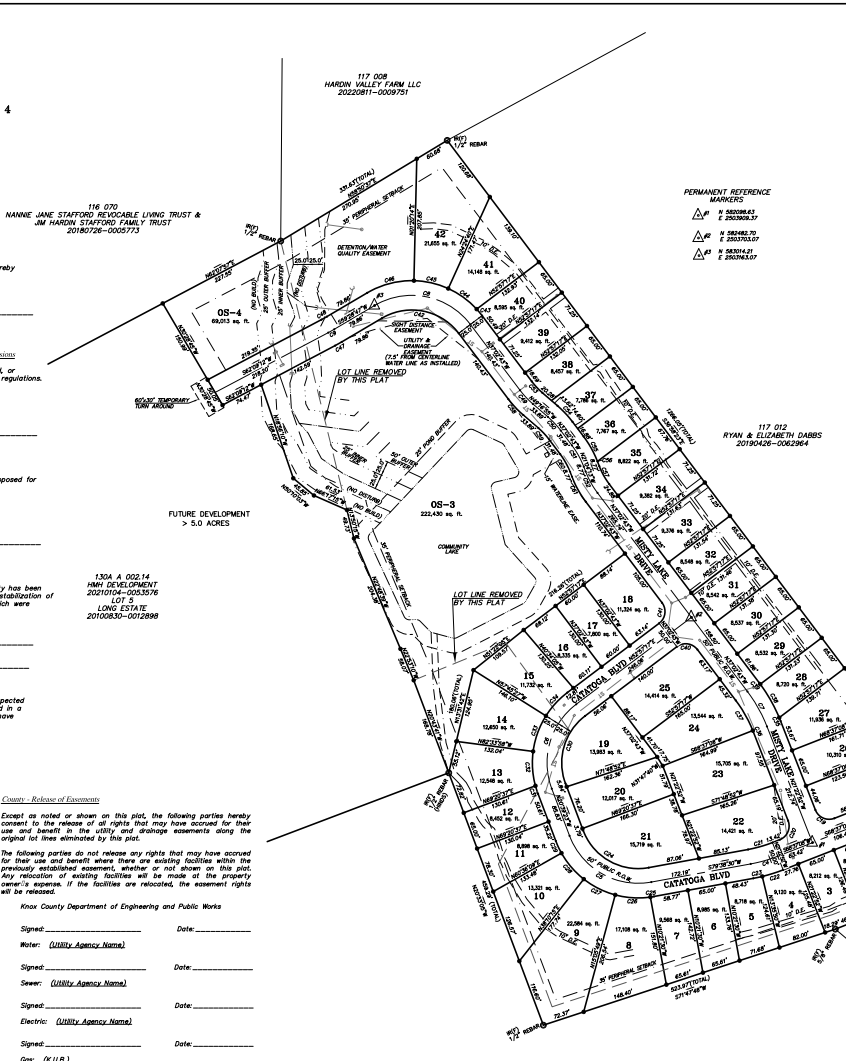
Taxes and Assessments
This is to certify that all property taxes and assessments
due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____
Knox County Trustee: Signed: _____ Date: _____

Signed: _____ Date: _____
Dept: _____ Title: _____

GRAPHIC SCALE
1 inch = 100 ft.

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



117 012.01
SELENE F. TOLENT & WILLIAM R. BROWN
20170816-001303
LONG ESTATE
20180530-001288

117 012.01
RYAN & ELIZABETH DABBS
20190426-0062964

117 012.01
ROBERT & MARY EMERSON
20160416-000806
PROPERTY OF R. BOYD LINDAS
CAB 1 SLIDE 234A

REVISIONS	
DRAWN BY: M.STRANGE	1 12/14/2023 PLANNING COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 11/21/2023	5
	6

CURVE	BEARING	CHORD	RADIUS	LENGTH
CT	S82°21'47"E	37.76	150.00	37.86
C2	N82°01'47"E	37.76	150.00	37.86
C3	S79°42'47"E	65.82	250.00	86.52
C4	N74°32'48"E	48.02	250.00	48.10
C5	S82°30'27"E	100.03	125.00	173.85
C6	S16°38'27"W	149.78	125.00	160.59
C7	N29°12'47"E	68.14	250.00	68.35
C8	N79°36'30"E	105.41	125.00	150.13
C9	N65°49'30"E	11.66	250.00	11.67
C10	S45°35'30"E	45.44	25.00	539.39
C11	N55°14'17"W	28.10	25.00	29.84
C12	S85°31'30"E	48.29	175.00	28.32
C13	S72°28'10"E	31.46	125.00	31.56
C14	N82°01'47"E	44.05	175.00	44.17
C15	N82°01'47"E	31.46	125.00	31.56
C16	S79°42'47"E	105.52	275.00	106.18
C17	S86°38'46"E	114.11	225.00	114.77
C18	S75°25'10"E	53.28	225.00	53.41
C19	S86°24'24"E	35.36	25.00	39.27
C20	N43°33'08"E	35.36	25.00	39.27
C21	N74°32'48"E	43.22	225.00	43.29
C22	N75°25'10"E	53.28	275.00	53.86
C23	N78°01'20"E	15.54	275.00	15.55
C24	S82°30'27"E	128.18	150.00	158.71
C25	N85°49'30"E	6.57	150.00	6.57
C26	S86°24'24"E	60.00	150.00	60.41
C27	S84°32'30"E	60.00	150.00	60.41
C28	S40°36'48"E	58.35	150.00	58.73
C29	S45°31'17"E	22.86	150.00	22.88
C30	S16°38'27"W	179.83	100.00	178.48
C31	S17°54'17"E	14.40	150.00	14.41
C32	S64°12'47"E	56.75	150.00	56.83
C33	S17°54'17"E	64.44	150.00	64.45
C34	S44°32'30"E	60.00	150.00	60.41
C35	N22°02'24"E	6.33	275.00	6.33
C36	N21°39'50"E	2.24	225.00	2.24
C37	N29°12'47"E	68.14	250.00	68.35
C38	N29°34'48"E	65.56	275.00	65.72
C39	N36°43'08"E	114	275.00	114
C40	N82°01'47"E	35.36	25.00	39.27
C41	N61°21'17"E	117.74	100.00	118.27
C42	N79°36'30"E	133.14	100.00	135.69
C43	N39°16'16"E	14.53	150.00	14.53
C44	N45°15'30"E	58.75	150.00	60.18
C45	N77°02'43"E	60.00	150.00	60.41
C46	S34°30'48"E	31.97	150.00	32.04
C47	N65°49'30"E	12.83	275.00	12.83
C48	N65°49'30"E	10.50	225.00	10.50
C49	S44°30'48"E	31.97	150.00	32.04
C50	N44°33'48"E	31.97	150.00	32.04
C51	N29°12'47"E	41.69	150.00	41.82
C52	S29°12'47"E	41.69	150.00	41.82
C53	S44°30'48"E	26.63	125.00	26.70
C54	N44°33'48"E	31.75	125.00	31.82
C55	N29°12'47"E	48.59	175.00	48.75
C56	N21°34'28"E	5.04	225.00	5.04
C57	S29°12'47"E	14.74	125.00	14.80
C58	S44°30'48"E	26.63	125.00	26.70
C59	N44°33'48"E	31.75	125.00	31.82
C60	N29°12'47"E	14.74	125.00	14.80
C61	S29°12'47"E	48.59	175.00	48.75

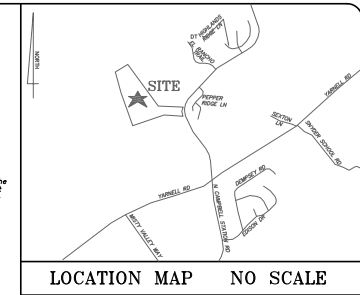
1-SE-24-F
OWNER/SURVEY FOR:
HMH DEVELOPMENT INC.
2926 Swofford Road
Knoxville, Tennessee 37932
Phone: (865) 693-3232

Owner Certification on Release of Easement
(I, We) the undersigned owner(s) of the property shown herein
understand that easement rights for any existing facilities are not
being released and it is our responsibility to verify with the above
parties if there are any existing facilities along the lot lines being
eliminated by this plot before signing or constructing any building
or structure.
Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

Certification of Ownership and Consent 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 plot
Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

Properly owners are responsible for maintenance
of stormwater facilities. The consent for
maintenance of stormwater facilities is recorded
as instrument # _____

Planning Commission Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plot shown herein 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 plot and in the minutes of the Knoxville-Knox
County Planning Commission, on this _____ 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
13-2-405 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.
Signed: _____
Date: _____



- SYMBOL LEGEND**
- FOUND MONUMENTATION WITH SIZE & TYPE
 - SET MONUMENTATION
 - SET MONUMENTATION
 - SANITARY SEWER EASEMENT
 - △ DRAINAGE EASEMENT
 - △ PERMANENT REFERENCE MARKER
 - △ MAC NAIL W/CRS OR RE SPINE
 - △ COMMUNITY / OPEN SPACE LOT
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REBAR IRON PINS WITH
PLASTIC CAP STAMPED "LYNCH 2447".
 - CLT TAX MAP 117 PARCEL 010.03 AND PART OF 130A GROUP A PARCEL 002.14.
 - DEED REFERENCES - 117 012.03, 20210104-0003374
130A A 002.14, 20210104-0003376
 - PLAT REFERENCES - FINAL PLAT LONG ESTATE
20100830-001288
DAVID BOLUS PROPERTY
CAB 1 SLIDE 1208
 - THIS PROPERTY IS ZONED PR <1.83 DU/AC
MINIMUM SETBACKS:
FRONT: 30 FEET SIDE: 5 FEET REAR: 15 FEET
PERIMTRY: 35 FEET
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM
FLOOD INSURANCE RATE MAP NUMBER: 47083032370
EFFECTIVE DATE: AUGUST 5, 2013.
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS
AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NAD83/NAD83(2011)
 - 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 PREVIOUSLY APPROVED SPLIT PERMANENT
EASEMENTS (PEAs). 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 NOTED ON INSTRUMENT 20100830-001288
 - 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND
CENTERLINE OF SWALES AS CONSTRUCTED.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF
THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY
PLANNING'S FILES 5-SB-21-C AND 5-D-21-UR.
 - ALL LOTS TO HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
 - THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE
REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 3.0.4.1.
 - HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED AS INSTRUMENT NUMBER

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to
be Set When Construction is Completed
I hereby certify that I am a registered land surveyor licensed to practice
surveying under the laws of the State of Tennessee. I further certify that
this plat and accompanying drawings, documents, and statements conform,
to the best of my knowledge, to all applicable provisions of the
Knoxville-Knox County Subdivision Regulations except as has been itemized,
described and justified in a report filed with the Planning Commission, or
for variances and waivers which have been approved as identified on the
final plat. The bond or other security that is posted to guarantee the
completion of streets and related improvements shall also guarantee the
installation of the indicated permanent reference markers and monuments
and benchmarks and property monuments upon completion of the
subdivision.
Registered Land Surveyor: _____
Tennessee License No. _____
Date: _____

Certification of Closes and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A "CLOSURE" TYPE SURVEY IN
ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
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: _____
Tennessee License No. _____
Date: _____
FINAL PLAT OF:

CATATOGA SUBDIVISION PHASE 1
N. CAMPBELL STATION ROAD
Knoxville, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
4800





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

11/29/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-SE-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

HMH Development Inc.

Owner Name (if different)

2926 Swafford Road Knoxville TN 37932

Owner Address

865-693-3232

Owner Phone / Email

1737 N. Campbell Station Rd. / 0 Long Farm Way

Property Address

117 012 03, 130 A A 002 14

Parcel ID

Part of Parcel (Y/N)?

23.84 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

West side of Campbell Station Road and North of Yarnell Road

General Location

☐ City **Commission District 6 PR (Planned Residential), < 1.93 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

<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

Catatoga Subdivision Phase 1	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	42
Additional Information Open space / community lots; 4 and Buildable Lots: 42	
<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
\$2,030.00	
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.

	Ryan Lynch	11/29/2023
Applicant Signature	Please Print	Date

	HMH Development Inc.	11/29/2023
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

Ryan Lynch

Land Surveyor

Applicant Name

Affiliation

11/27/2023

January 11, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

1-SE-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@lynchs survey.com

Phone

Email

CURRENT PROPERTY INFO

HMH Development Inc.

2926 Swafford Rd. Knoxville, TN 37932

865-693-3232

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

N. Campbell Station Road

117 012.03 & part of 130A Group A 002.14

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Campbell Station Rd and North of Yarnell Rd

23.84 Acres

General Location

Tract Size

☐ City ☒ County

6

PR < 1.93 DU/AC

AgForVac

District

Zoning District

Existing Land Use

Northwest County

RR / HP

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

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

Catatoga Subdivision

Related Rezoning File Number

Proposed Subdivision Name

Phase 1

42

☐ Combine Parcels ☒ Divide Parcel

Unit / Phase Number

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	\$1,420	
Fee 2		
0208	\$610	\$2,030
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

11/27/2023

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

NA**11/28/2023**

Property Owner Signature

Please Print

Date Paid