

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

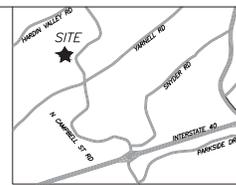
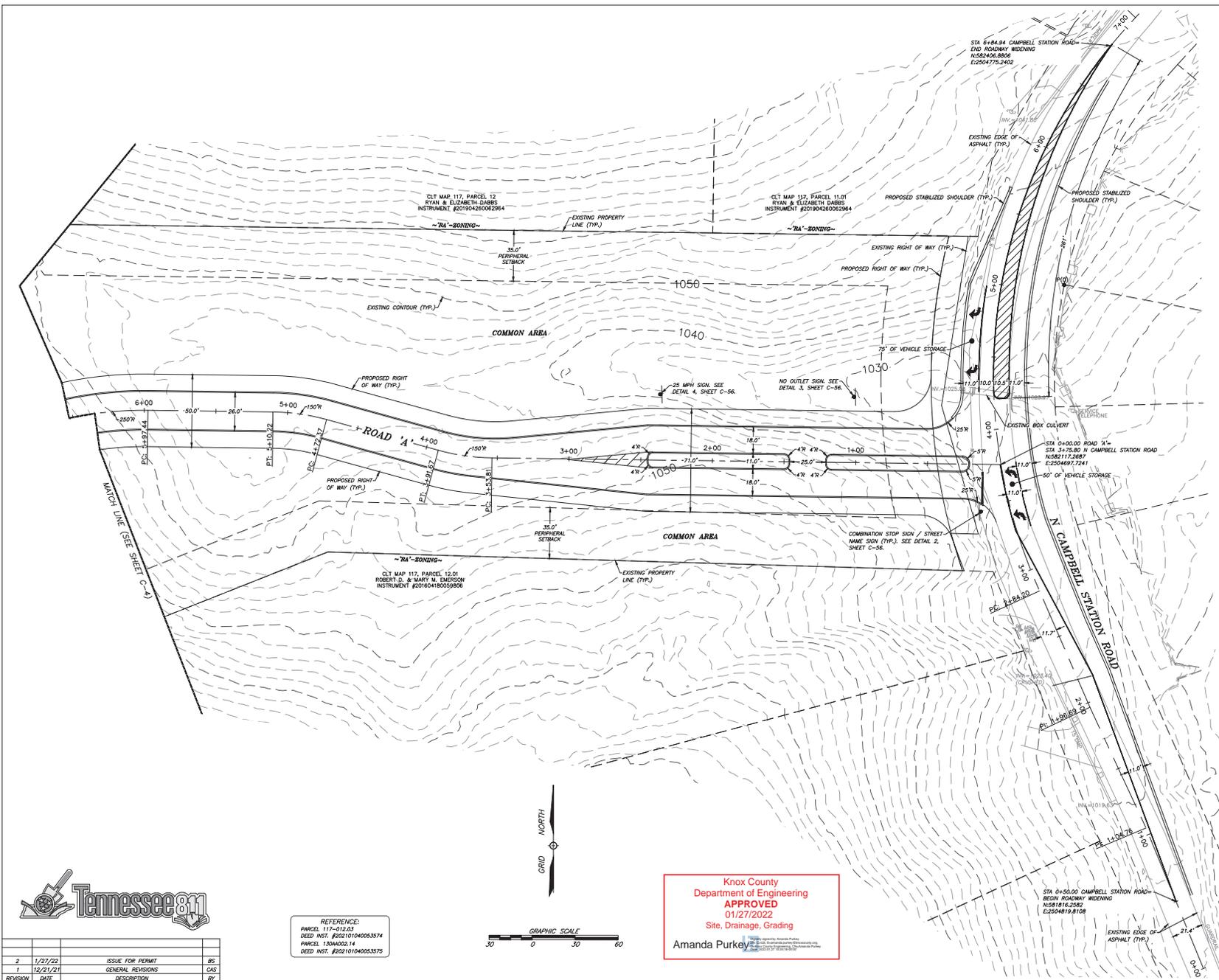
The concept plan indicating the overall layout and design for this plat was approved on 5/13/2021 as Planning Case 5-SB-21-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat 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



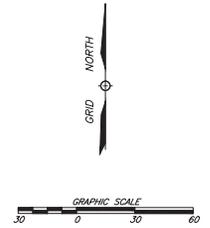
- SITE PLAN NOTES:**
 1. THIS PROPERTY IS ZONED 'PH'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 REAR/YARD: THIRTY FIVE (35) FEET (MINIMUM)
 SIDE: FIVE (5) FEET
 R/C/S: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE 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 TOWN 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 62.57 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 PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 8.43± 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 4.6± 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:	HJM 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	
DWN: CLM	CHG: CAS
DWN. NO. 2008021	

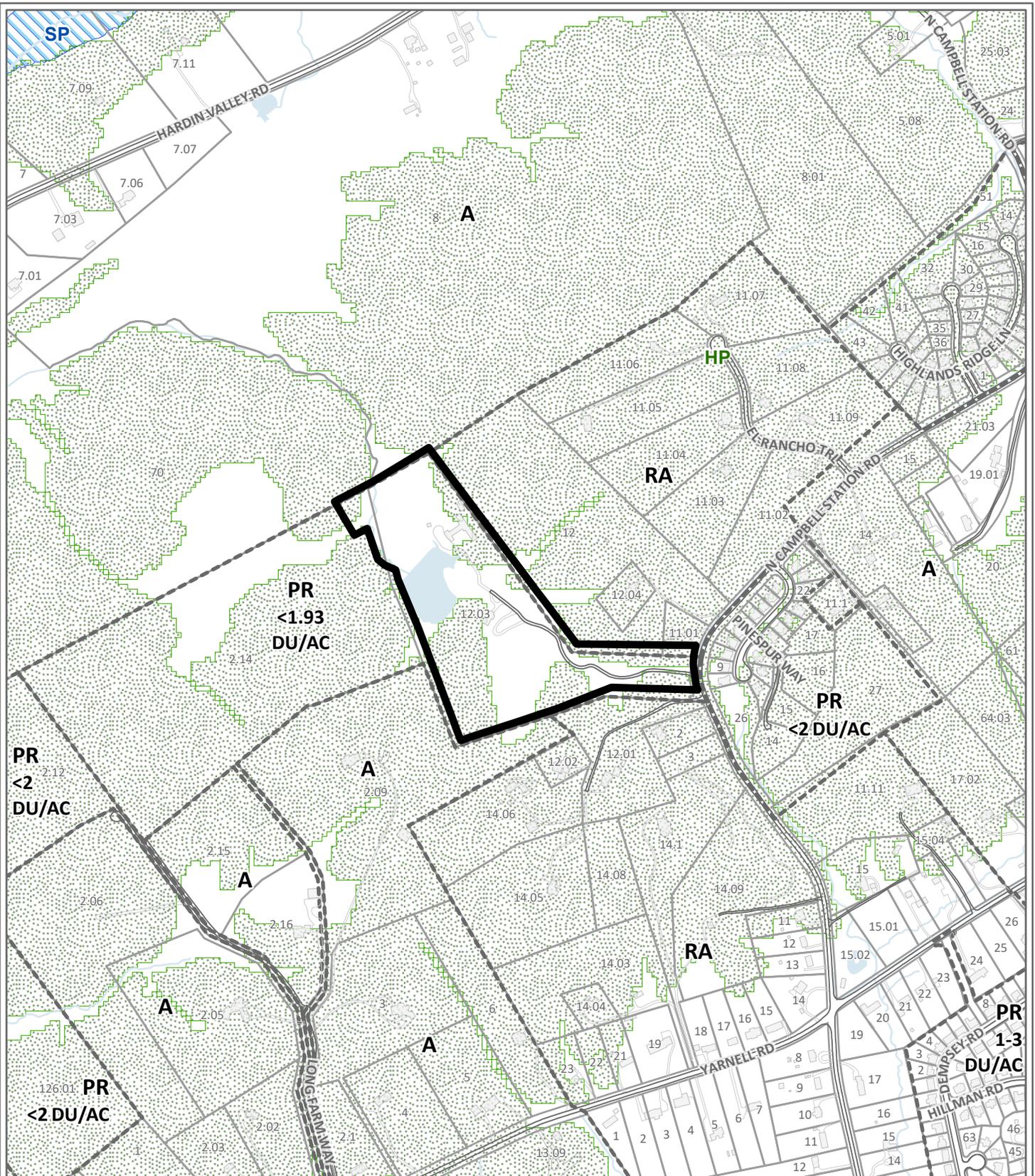
Knox County
 Department of Engineering
APPROVED
 01/27/2022
 Site, Drainage, Grading
 Amanda Purkey



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



REVISION	DATE	DESCRIPTION	BY
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

Map No: 117

Jurisdiction: County

Original Print Date: 12/18/2023

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

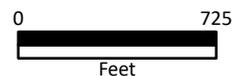
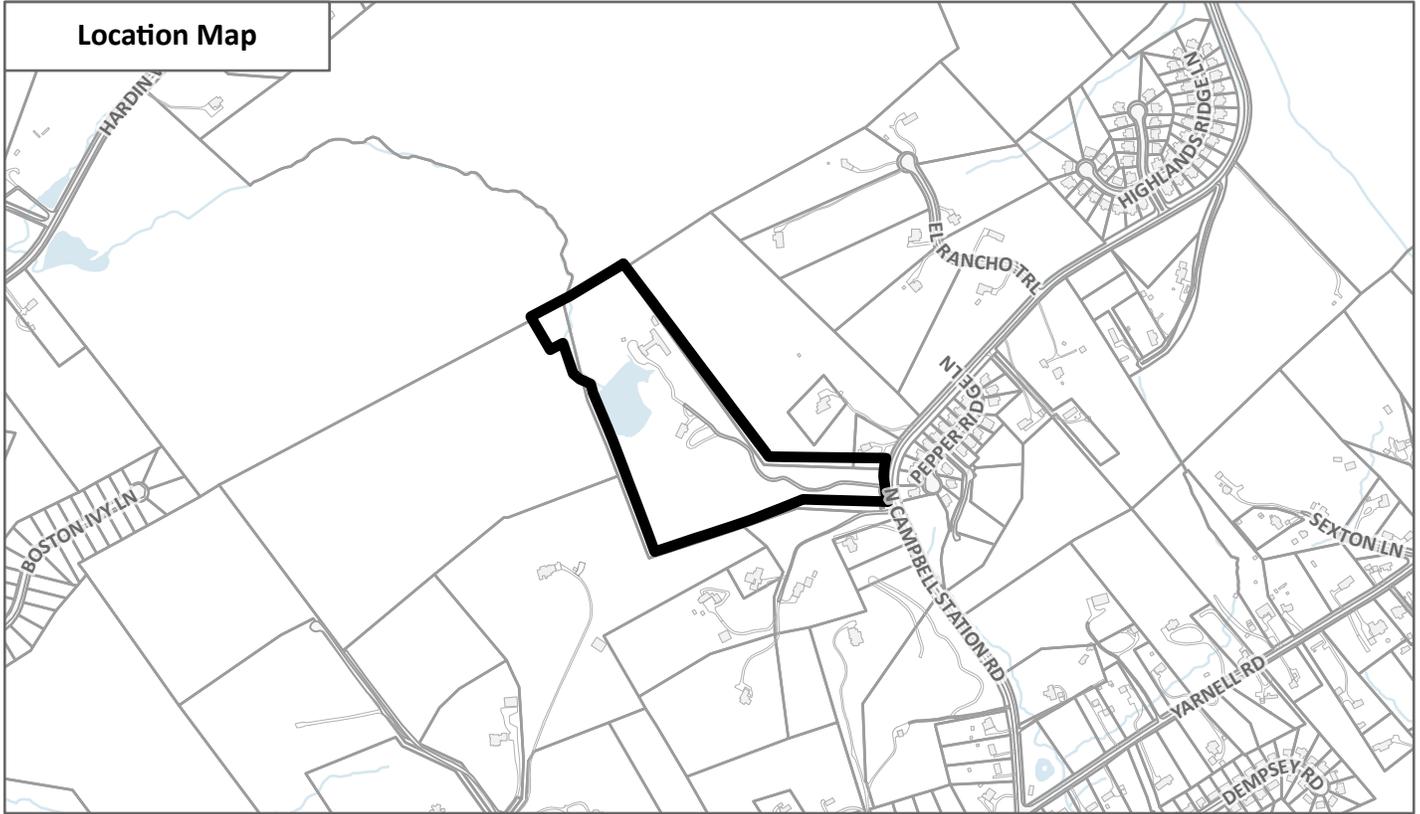


Exhibit A. Contextual Images

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

117 018
HARDIN VALLEY FARM, LLC
20220811-009751

116 070
HANNE JANE STAFFORD MORGAN LIVING TRUST &
JIM HARMON STAFFORD FAMILY TRUST
20180726-005773

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

Engineering Director _____
Date _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions
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 _____

Certification of Approval of Public Water System - Major Subdivisions
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 _____

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

130A A 00214
HMI DEVELOPMENT INC
20170124-003376
LONG ESTATE
20100830-001289

Inspection of Combined 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 is in
accordance with all applicable codes and specifications.

130A A 00214
HMI DEVELOPMENT INC
20170124-003376
LONG ESTATE
20100830-001289

Chains - Release of Encumbrances
Except as noted or shown on this plot, the following parties hereby
release all claims, liens, mortgages, judgments, and other encumbrances
of any kind against the land shown on this plot.

Additional Deed 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.

Knox County Department of Engineering and Public Works
Date _____

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 _____

117 012.01
SELENE F TOLENTI & WILLIAM R BROWN
20170816-001303
LONG ESTATE
20100830-001289

117 012.01
SELENE F TOLENTI & WILLIAM R BROWN
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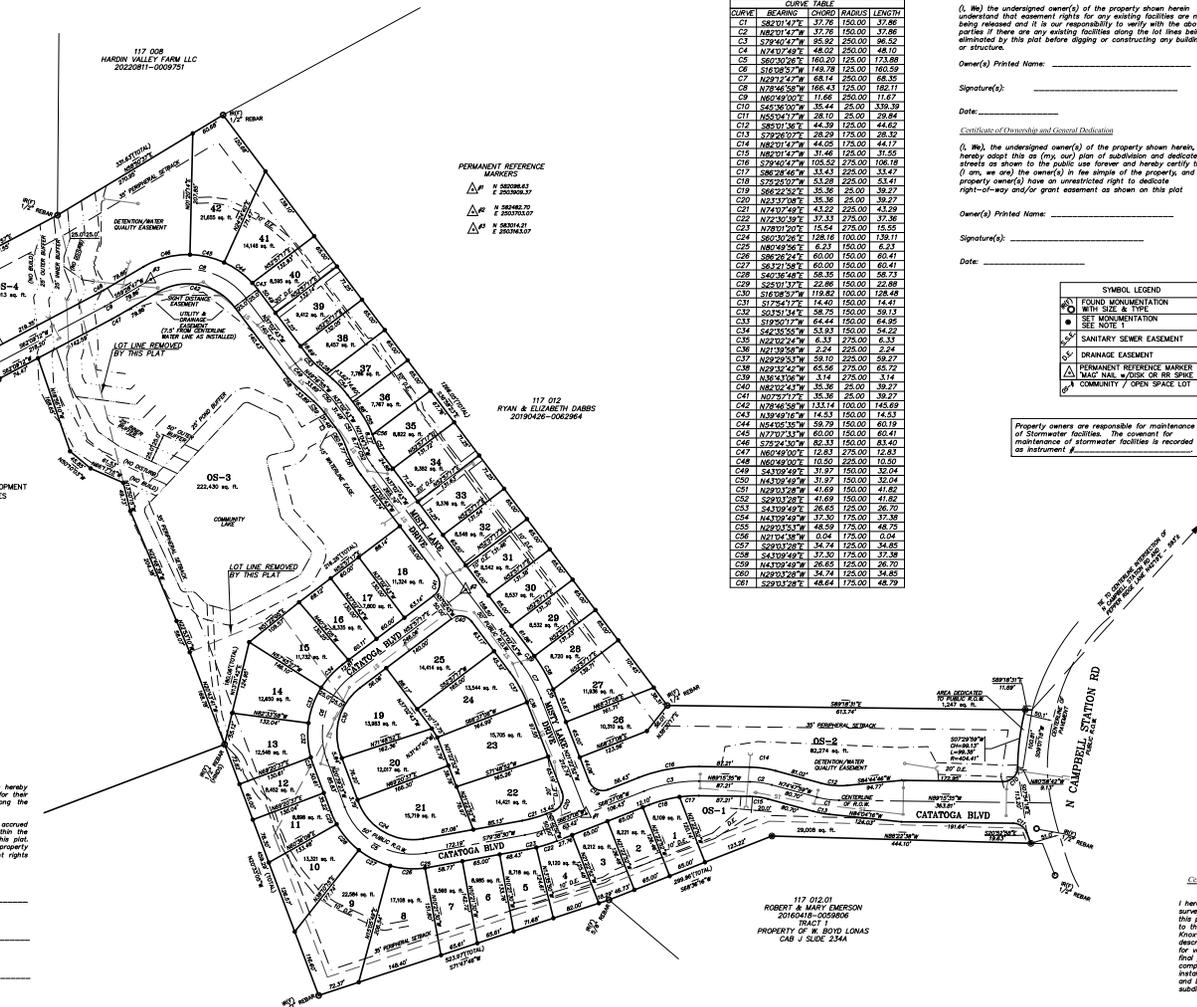
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117 012.01
SELENE F TOLENTI & WILLIAM R BROWN
20170816-001303
LONG ESTATE
20100830-001289



CURVE	BEARING	LENGTH (RADIUS)	LENGTH
C1	S82°15'47\"	37.76	150.00
C2	N82°15'47\"	37.76	150.00
C3	S72°42'47\"	15.82	250.00
C4	N72°42'47\"	15.82	250.00
C5	S82°15'47\"	100.00	171.83
C6	S16°38'27\"	149.78	185.00
C7	N22°22'27\"	48.74	250.00
C8	N72°42'47\"	15.82	250.00
C9	N62°49'30\"	11.66	250.00
C10	S42°30'00\"	15.44	250.00
C11	N42°30'00\"	15.44	250.00
C12	S82°15'47\"	15.82	250.00
C13	S72°42'47\"	15.82	250.00
C14	N82°15'47\"	44.05	175.00
C15	N82°15'47\"	37.46	150.00
C16	S72°42'47\"	105.52	275.00
C17	S62°38'46\"	11.43	250.00
C18	S72°42'47\"	15.82	250.00
C19	S62°38'46\"	35.36	25.00
C20	N42°30'00\"	15.44	250.00
C21	N74°37'49\"	43.22	250.00
C22	N42°30'00\"	11.81	275.00
C23	N78°01'20\"	15.54	275.00
C24	S62°38'46\"	17.81	100.00
C25	N62°38'46\"	6.37	150.00
C26	S62°38'46\"	60.00	150.00
C27	S62°38'46\"	60.00	150.00
C28	S42°30'00\"	58.35	150.00
C29	S72°42'47\"	119.83	100.00
C30	S72°42'47\"	119.83	100.00
C31	S72°42'47\"	14.40	150.00
C32	S72°42'47\"	14.40	150.00
C33	S72°42'47\"	64.44	150.00
C34	S42°30'00\"	15.44	250.00
C35	N22°22'27\"	48.74	250.00
C36	N22°22'27\"	48.74	250.00
C37	N22°22'27\"	15.82	250.00
C38	N22°22'27\"	15.82	250.00
C39	N42°30'00\"	15.44	250.00
C40	N42°30'00\"	15.44	250.00
C41	N22°22'27\"	15.82	250.00
C42	N22°22'27\"	133.74	100.00
C43	N42°30'00\"	14.53	150.00
C44	N42°30'00\"	15.82	150.00
C45	N72°42'47\"	60.00	150.00
C46	S72°42'47\"	60.00	150.00
C47	N62°49'30\"	12.83	275.00
C48	N62°49'30\"	10.50	250.00
C49	S42°30'00\"	31.97	150.00
C50	N42°30'00\"	31.97	150.00
C51	N62°49'30\"	41.69	150.00
C52	S62°49'30\"	41.69	150.00
C53	S42°30'00\"	26.60	150.00
C54	N42°30'00\"	26.60	150.00
C55	N22°22'27\"	48.74	250.00
C56	N22°22'27\"	15.82	250.00
C57	S22°22'27\"	15.82	250.00
C58	S42°30'00\"	15.44	250.00
C59	N42°30'00\"	15.44	250.00
C60	N22°22'27\"	15.82	250.00
C61	S22°22'27\"	15.82	250.00

Owner Certification on Release of Encumbrances

I, the undersigned owner(s) of the property shown herein understand that encumbrances on 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: _____

Certificate of Ownership and General Dedication

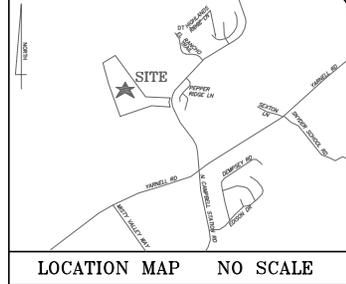
I, the undersigned owner(s) of the property shown herein, hereby adopt this as my own plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (0 am, we and) the owner(s) in fee simple of the property and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plot.

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

SYMBOL LEGEND

- IRON PIN 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".
- Q.L.T. T&M MAP 117 PARCEL 010.03 AND PART OF 130A GROUP A PARCEL 002.14.
- DEED REFERENCES - 117 012.03, 20210104-000374, 130A A 00214, 20210104-000376
- PLAT REFERENCES - FINAL PLAT LONG ESTATE 20100830-001289 DAVID BOLUS PROPERTY CAB # SLIDE 1288
- THIS PROPERTY IS ZONED RP-C 1.5 R/S REAR: 15 FEET PERIMETER: 35 FEET
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4708302370 EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NAD83S007)
- 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.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CONDUITS.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-BEHalf REFER TO INNOVATIVE-INNOV COUNTY PLANNING'S FILES 5-5B-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 3.0A.1.
- HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED AS INSTRUMENT NUMBER

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



- 1. 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".
- 2. Q.L.T. T&M MAP 117 PARCEL 010.03 AND PART OF 130A GROUP A PARCEL 002.14.
- 3. DEED REFERENCES - 117 012.03, 20210104-000374, 130A A 00214, 20210104-000376
- 4. PLAT REFERENCES - FINAL PLAT LONG ESTATE 20100830-001289 DAVID BOLUS PROPERTY CAB # SLIDE 1288
- 5. THIS PROPERTY IS ZONED RP-C 1.5 R/S REAR: 15 FEET PERIMETER: 35 FEET
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- 10. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES.
- 11. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CONDUITS.
- 12. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-BEHalf REFER TO INNOVATIVE-INNOV COUNTY PLANNING'S FILES 5-5B-21-C AND 5-D-21-UR.
- 13. ALL LOTS TO HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 14. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 3.0A.1.
- 15. 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 plot and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations as approved or amended by the Knoxville-Knox County Planning Commission or as has been amended, altered and waived and as shown 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.

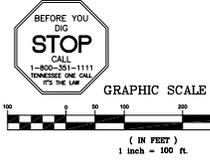
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

Certification of Close and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A COMPLETE "F" 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 _____
Tennessee License No. _____
Date: _____

FINAL PLAT OF: _____



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

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

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

CATOGA 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 <input checked="" type="checkbox"/> Split Parcels	42
Total Number of Lots Created	
Additional Information Open space / community lots; 4 and Buildable Lots: 42	
<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 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.

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

Phone / Email		
Property Owner Signature	HMH Development Inc. Please Print	11/29/2023 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@lynchsurvey.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

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

Catotoga Subdivision

Related Rezoning File Number

Proposed Subdivision Name

Phase 1 Combine Parcels Divide Parcel 42
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	\$2,030
Fee 2		
0208	\$610	
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