

**FINAL SUBDIVISION PLAT**

**6-SB-24-F**

Petitioner: Lynch, Ryan



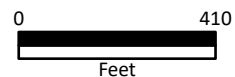
Final Plat For: Final Plat of The Ridge at Neals Landing

Map No: 61

Jurisdiction: County

Original Print Date: 5/6/2024

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





# 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

4/25/2024

6-13-2024

Date Filed

Meeting Date (if applicable)

File Number(s)

6-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@lynchsurvey.com

Phone

Email

## CURRENT PROPERTY INFO

Eagle Bend Development

1920 Ebenezer Road Knoxville, TN 37922 865-693-3356

Mesana Investments LLC  
Property Owner Name (if different)

Property Owner Address

Property Owner Phone

241 Neals Landing Road Knoxville, TN 37924

061 part of 070.01 ~~& 071.00~~

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North terminus of Neals Landing Rd, north of Asheville Hwy

21.16 acres

General Location

Tract Size

City  County

8

PR 1-6 du/ac and PC

AgForVac

District

Zoning District

Existing Land Use

East County

SR & HP

Urban 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

Related City Permit Number(s)

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

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

**SUBDIVISION REQUEST**

**Final Plat of  
The Ridge at Neals Landing**

Related Rezoning File Number

Proposed Subdivision Name

**2**

**59**

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

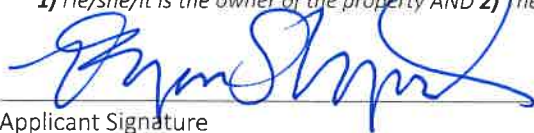
**ADDITIONAL REQUIREMENTS**

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

Fee 1		Total
0203	\$1680.00	<b>\$2420.00</b>
Fee 2		
0208	\$740.00	
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

4/25/2024

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

Property Owner Signature

Please Print

4/25/2024 OI

Date Paid



# 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

**5/1/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-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

**Eagle Bend Development LLC**

Owner Name (if different)

**1920 Ebenezer Rd 11315 Knoxville TN 37922**

Owner Address

**865-693-3356**

Owner Phone / Email

**241 Neals Landing Rd.**

Property Address

**61 070.01 (part of)**

Parcel ID

**21.16 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

General Location

City **Commission District 8 PR (Planned Residential) 1-6 DU/AC and PC**

County District

Zoning District

Existing Land Use

**East County**

Planning Sector

Land Use (City)/Place Type (County)

**Urban Growth Area (Outside City Limits)**

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>Final Plat of The Ridge at Neals Landing, Unit 2</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____	<b>59</b>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<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

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$2,420.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Ryan Lynch</b> Please Print	<b>5/1/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Eagle Bend Development LLC</b> Please Print	<b>5/1/2024</b> Date