

**FINAL SUBDIVISION PLAT**

**6-SC-24-F**

Petitioner: Lynch, Ryan



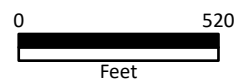
Final Plat For: Andes Hill

Map No: 105

Jurisdiction: County

Original Print Date: 5/6/2024

Knoxville - Knoxville 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

4/24/2024

6/13/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SC-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

Turner Homes, LLC

11543 Kingston Pike Knoxville, TN 37934

865-777-1700

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8531 Troutman Ln. Knoxville, TN 37931

105AA017

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

Northwest of Troutman Lane, west of Andes Road

10.77 acres

General Location

Tract Size

City  County

6

PR <7 du/ac

AgForVac

District

Zoning District

Existing Land Use

Northwest County

SR & 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

Related City Permit Number(s)

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

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

## SUBDIVISION REQUEST

Andes Hill

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

83

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	\$2,260.00	
Fee 2		
0208	\$1,030.00	
Fee 3		
		\$3,290.00

## 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

4/24/2024

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email



04/25/2024, SG

Property Owner Signature

Please Print

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-SC-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

**Turner Homes LLC**

Owner Name (if different)

**11543 Kingston Pike Knoxville TN 37934**

Owner Address

**865-777-1700**

Owner Phone / Email

**8531 Troutman Ln.**

Property Address

**105 A A 017**

Parcel ID

**10.77 acres**

Tract Size

Part of Parcel (Y/N)?

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**Northwest of Troutman Ln, west of Andes Rd.**

General Location

City **Commission District 6 PR (Planned Residential) <7 DU/AC**

County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

Land Use (City)/Place Type (County)

**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>Final Plat of Andes Hill</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>83</b> 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>\$3,290.00</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>Turner Homes LLC</b> Please Print	<b>5/1/2024</b> Date