

CONCEPT PLAN / DEVELOPMENT PLAN

6-SE-24-C / 6-I-24-DP

Petitioner: Ryan Lynch

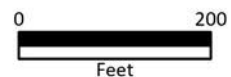


Detached residential subdivision in PR (Planned Residential)

Original Print Date: 5/8/2024

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

Map No: 129
Jurisdiction: County





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

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-SE-24-C / 6-I-24-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Ryan S. Lynch Lynch Surveys, LLC

Name / Company

4405 Coster Rd. Rd. Knoxville TN 37912

Address

865-584-2630 / rlynch@lynchsurvey.com

Phone / Email

CURRENT PROPERTY INFO

Scott Smith S&E Properties, LLC

Owner Name (if different)

405 Montbrook Lane Knoxville TN 37919

Owner Address

865-693-9699 / ssmith@volreal

Owner Phone / Email

0 Mission Hill Ln. / 0 Lantern Park Ln

Property Address

116 M E 001 (part of) & 022

Parcel ID

2.5 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

West side of Mission Hills Ln, north side of Hardin Valley Rd

General Location

City **Commission District 6 PR (Planned Residential) up to 3 du/ac**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection)

Planning Sector

Land Use (City)/Place Type (County)

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) Detached residential subdivision	

SUBDIVISION REQUEST

Lantern Park	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase 2</u>	<u>5</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input checked="" 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

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$500.00	
ADDITIONAL REQUIREMENTS <input checked="" 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	Ryan Lynch Please Print	4/29/2024 Date
Phone / Email		
Property Owner Signature	Scott Smith S&E Properties, LLC Please Print	4/29/2024 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
04/29/2024	6/13/2024
Date Filed	Meeting Date (if applicable)
File Number(s)	
6-SE-24-C 6-I-24-DP	

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 LLC
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	865-693-9699
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
Mission Hills Lane	116M E 022-027 & Part of 028	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	
District	Zoning District
	Existing Land Use
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

Lantern Park, Phase 2

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

✕ 5

Total Number of Lots Created

Other (specify) Concept Plan

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
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature



Ryan Lynch

Please Print

04/29/2024

Date

865-584-2630

rlynch@lynchsurvey.com

Phone Number

Email

04/29/2024, SG

Property Owner Signature




Please Print

4-30-24
Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 05/31/2024 _____ and _____ 06/14/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ryan Lynch

Date: 04/29/2024

File Number: 6-SE-24-C & 6-I-24-DP

- Sign posted by Staff
- Sign posted by Applicant