



TO: Knoxville-Knox County Planning Commission  
FROM: Spencer Schmutde, Planning & Subdivision Specialist  
DATE: June 4, 2024  
RE: Agenda #11, File # 6-SG-24-F  
Final Plat of The Reserve at Three Ridges Lots 130 & 131

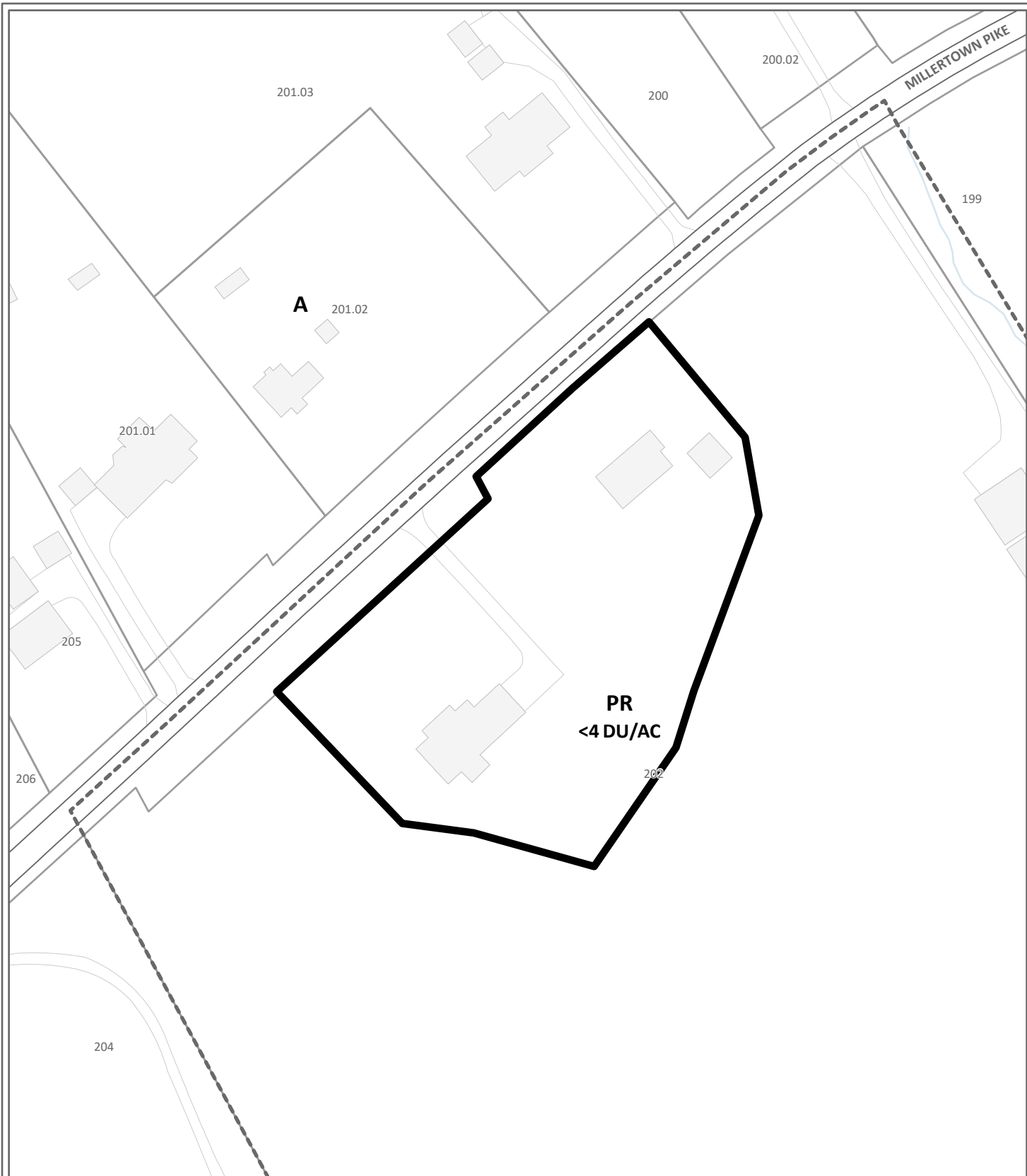
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**Recommendation**

The concept plan indicating the overall layout and design for this plat was approved on 10/5/2023 as Planning Case 10-SC-23-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 and recommends approval.

**Associated Case and Decision**

10-SC-23-C: Approved by the Planning Commission (10/5/2023)  
10-C-23-DP: Approved by the Planning Commission (10/5/2023)



**FINAL SUBDIVISION PLAT**

**6-SG-24-F**

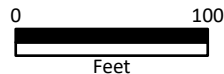
**Petitioner:** Lynch, Ryan



Final Plat For: Final Plat of Homestead Land Holdings Property on Millertown Pike

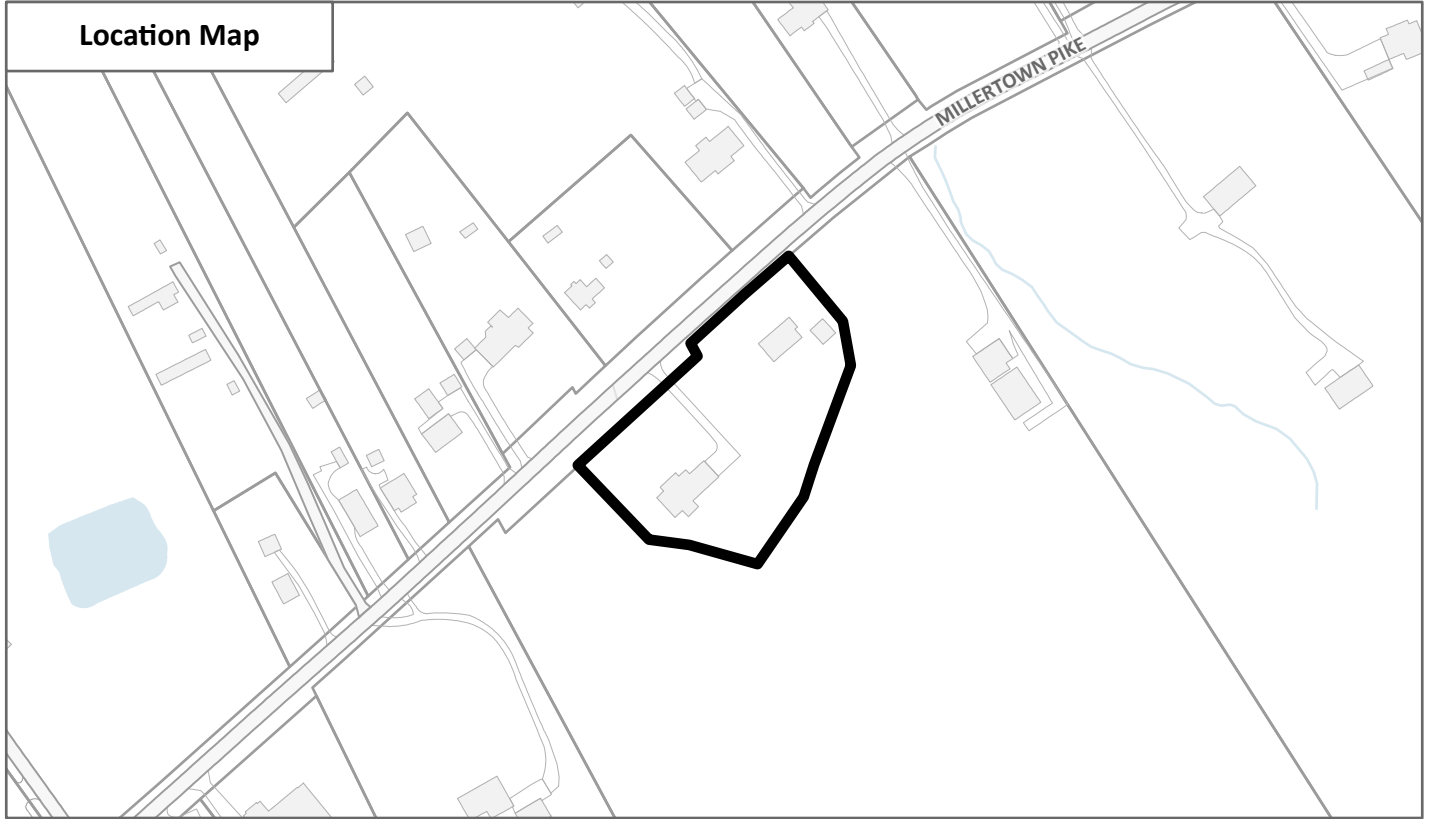
**Map No:** 50  
**Jurisdiction:** County

**Original Print Date:** 5/6/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-SG-24-F



Case boundary



TOTAL AREA = 1.67 ACRES

TOTAL LOTS = 2

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 \_\_\_\_\_

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 Addressing Guidelines and Procedures, and these regulations.

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Zoning

Zoning Shown on Official Map: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this \_\_\_\_\_ day of 20\_\_\_\_.

Engineering Director \_\_\_\_\_

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon 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 plat 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 \_\_\_\_\_

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Certificate of Ownership and General Dedication

I, (We), the undersigned owner(s) of the property shown hereon, hereby certify that (we, our) plan of subdivision and dedicate the streets or 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 plat.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

Utility Certification for Public Sewer and Water Service - Minor Subdivisions

I, (We) the undersigned owner(s) of the property shown hereon understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

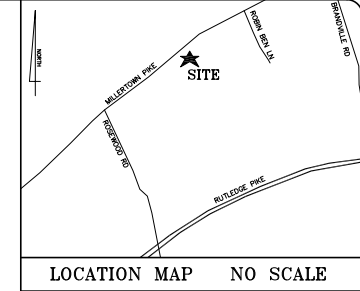
Owner Certification on Release of Easement

I, (We) the undersigned owner(s) of the property shown hereon 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 plat before signing or constructing any building or structure.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_



- NOTES: 1. IRON PINS SET AT ALL CORNERS... 2. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REAR IRON PINS... 3. ALL TAX MAP 050 PARCELS, 2002... 4. DEED REFERENCES - 200212220031341... 5. THIS PROPERTY IS ZONED PR-64 DU/AC... 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD... 7. NORTH ROTATION: NAD83(NSRS2007)... 8. 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 JOINT PERMANENT EASEMENTS (P.E.s). 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... 9. DRAINFIELD EASEMENT TO BE DISSOLVED UPON LOT 131 CONNECTION TO SEWER SYSTEM... 10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 10-SC-23-C AND 10-CC-23-DF, APPROVED 10-05-2023.



GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER TRIPCON V6 NETWORK ROVER, DUAL FREQUENCY REAL TIME (L1/L2) GPS SURVEY PERFORMED USING NETWORK ADJUSTED REAL TIME KODNADICS BASED ON DOT ONE'S NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEODOID. PRECISION OF THE GPS WORK AREA: 4 CM PLUS 20 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO OMS.

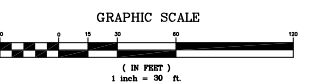
This is to certify that the subdivision shown hereon is generally suitable for subsurface sewage disposal systems and this is to certify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated therein.

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: \_\_\_\_\_ Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines abutting this plat. The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

- Knox County Department of Engineering and Public Works: Signed \_\_\_\_\_ Date \_\_\_\_\_
- Water: (MEX10) Signed \_\_\_\_\_ Date \_\_\_\_\_
- Sewer: (GUB) Signed \_\_\_\_\_ Date \_\_\_\_\_
- Electric: (GUB) Signed \_\_\_\_\_ Date \_\_\_\_\_
- Gas: (GUB) Signed \_\_\_\_\_ Date \_\_\_\_\_
- Telephone: (AIBT) Signed \_\_\_\_\_ Date \_\_\_\_\_
- Cable Television: (COMCAST) Signed \_\_\_\_\_ Date \_\_\_\_\_



6-SG-24-F

Table with 2 columns: REVISIONS, and 2 rows of revision details including Drawn by, Checked by, Approved by, and Date.

Homestead Land Holdings LLC 122 Perimeter Park Road Knoxville, Tennessee 37922 Phone: (865) 690-3200

The Reserve at Three Ridges Lots 130 & 131 District 8, Knox County, Tennessee

PROJECT NO. 4830-3

SYMBOL LEGEND table listing symbols for IRON ROD, WATER METER, and LINE LEGEND for FENCE, WATER LINE, STORM SEWER LINE, and POWER/TELE. LINE.

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set. 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 indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" 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: \_\_\_\_\_





# 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

**5/2/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-SG-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

**Homestead Land Holdings LLC**

Owner Name (if different)

**122 Perimeter Park Road Knoxville TN 37922**

Owner Address

**865-690-3200**

Owner Phone / Email

**7336 Millertown Pk.**

Property Address

**50 202 (part of)**

Parcel ID

**1.67 acres**

Tract Size

Part of Parcel (Y/N)?

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

City **Commission District 8 PR (Planned Residential) <4 DU/AC**

County District

Zoning District

Existing Land Use

**Northeast County**

**RC (Rural Conservation)**

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

Planning Sector

Land Use (City)/Place Type (County)

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 Homestead Land Holdings Property on Millertown Pike</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____ <input checked="" type="checkbox"/> Resub Parcels	<b>2</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>\$350.00</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>5/2/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Homestead Land Holdings LLC</b> Please Print	<b>5/2/2024</b> 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

4/18/2024

6/13/2024

Date Filed

Meeting Date (if applicable)

File Number(s)  
**6-SG-24-F**  
~~4-111-24~~

### 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

Homestead Land Holdings LLC

122 Perimeter Park Rd. Knoxville, TN 37922 865-690-3200

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7336 Millertown Pike Knoxville, TN 37924

050 202 (part of)

Property Address

Parcel ID

KUB

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

South of Millertown Pike, east of Presnell Rd

1.67 acres

General Location

Tract Size

City  County 8  
District

PR <4 du/ac  
Zoning District

AgForVac  
Existing Land Use

Northeast County  
Planning Sector

RC  
Sector Plan Land Use Classification

Urban Growth Boundary  
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

Resubdivision of Homestead Landholdings Property on Millertown Pike

Related Rezoning File Number

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

Unit / Phase Number  Combine Parcels    Divide Parcel   2   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

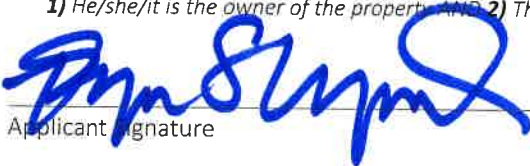
- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0201	\$250.00	\$350.00
0207	\$100.00	
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

4/18/2024

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

04/22/2024, SG

Property Owner Signature

Please Print

Date Paid