



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, 012 & 022

Parcel ID

2.9 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>7</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)		

2.82 du/ac

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$500.00	
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	4/29/2024 Date
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Phone / Email		
Property Owner Signature	Scott Smith S&E Properties, LLC Please Print	4/29/2024 Date