



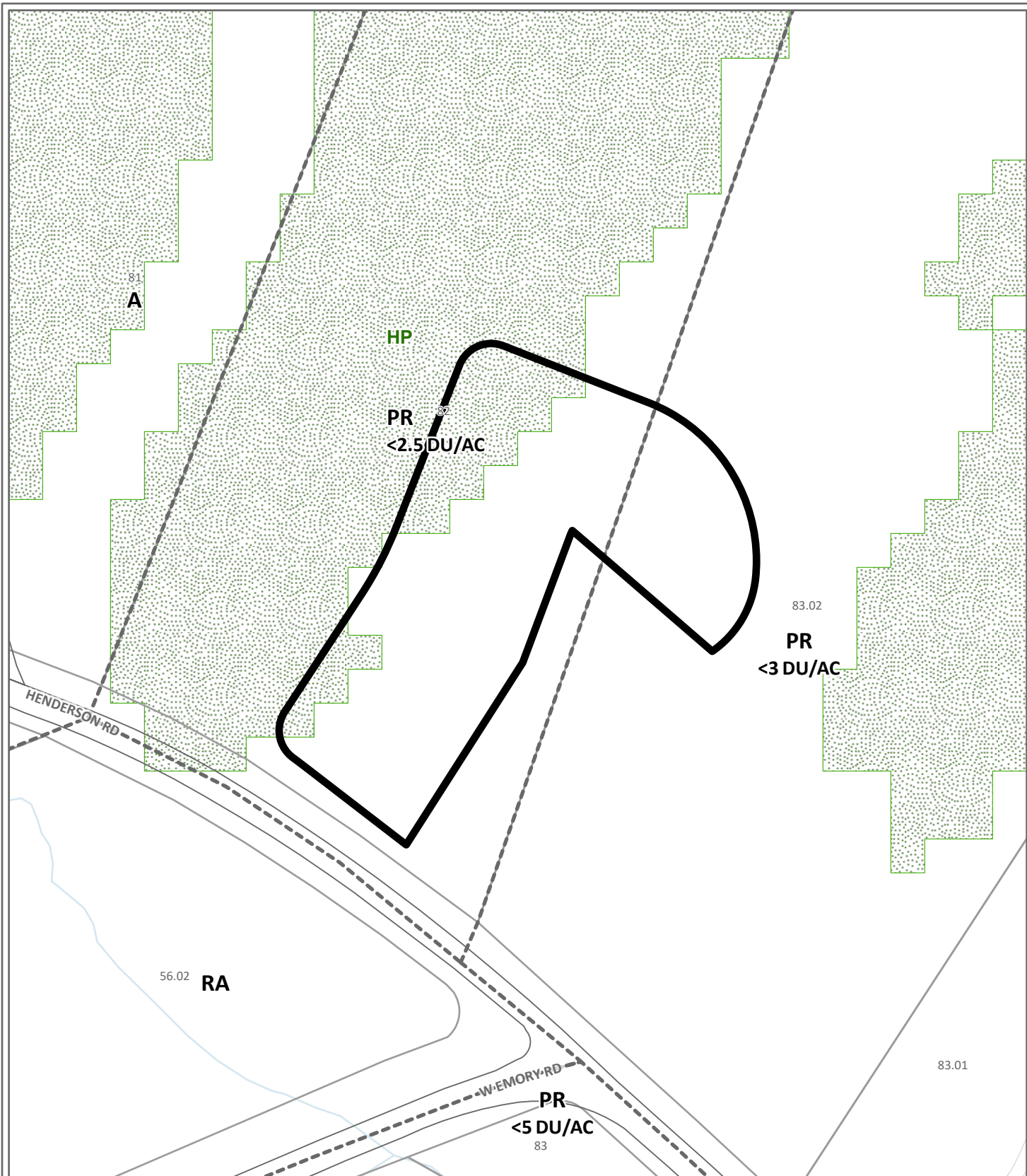
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: February 23, 2024
RE: 3-SA-24-F Agenda # 17
Tangled Branch Subdivision Phase 2

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on May 12, 2022 as Planning Case 5-SB-22-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

5-SB-22-C: Approved by the Planning Commission May 12, 2022
5-D-22-UR: Approved by the Planning Commission May 12, 2022



FINAL SUBDIVISION PLAT

3-SA-24-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Tangled Branch Subdivision Phase 2

Map No: 77

Jurisdiction: County

Original Print Date: 2/2/2024

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

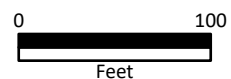
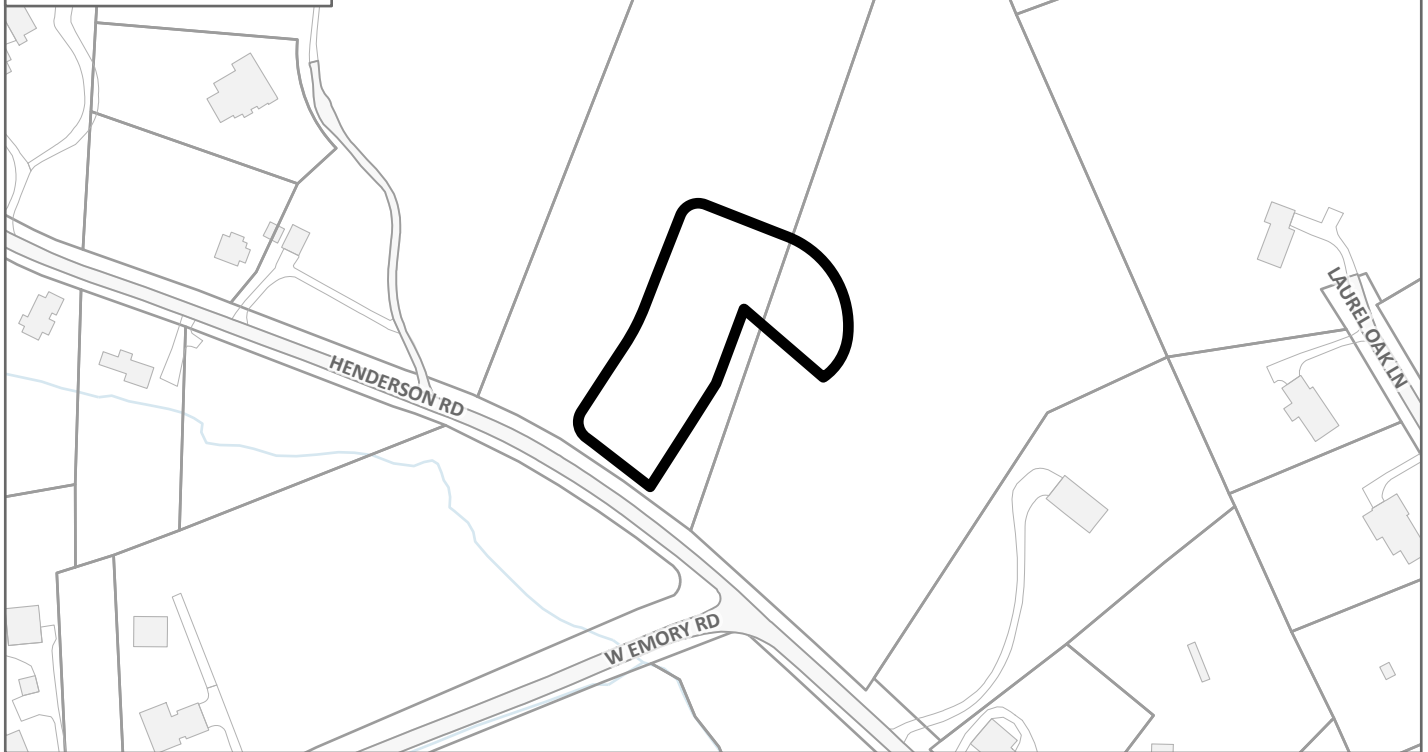


Exhibit A. Contextual Images

Location Map



Aerial Map

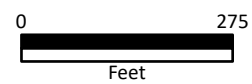


CONTEXTUAL MAPS 1

3-SA-24-F



Case boundary



TOTAL AREA
1.36 ACRES
(59,207 sq.ft.)

TOTAL LOTS = 5

Property owners are responsible for maintenance of stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # _____.

SYMBOL LEGEND	
	FOUND MONUMENTATION (WITH SIZE & TYPE)
	IRON ROD SET (SEE NOTE 1)
	PERMANENT EASEMENT (SEE NOTE 1)
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT

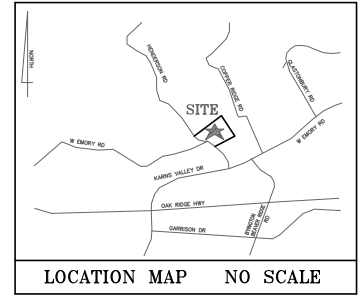
Certificate of Ownership and General Dedication

I, (We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as 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 plot

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____



NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THE OWNER(S) WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 077 PARCELS 082 & 083.02.
- DEED REFERENCES - DEED: 20201430-008910 (083.02, 20202119-009675)
PLAT REFERENCE - SURVEY FOR HANCOCK ESTATE 20200710-000273
TANGLED BRANCH SUBDIVISION PHASE 1
- THIS PROPERTY IS ZONED PR <2.5 DU/AC AND PR <3 DU/AC MINIMUM SETBACKS:
FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470600023F
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRSR2007)
- 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(PEL). 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.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALE AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-2-22-UR AND 5-31-22-C.
- ALL LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS REQUIREMENT.

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N27°12'09"E	51.58	250.00	51.68
C2	N17°02'27"W	234.83	150.00	269.72
C3	S17°20'54"E	35.08	25.00	36.86
C4	N30°10'42"E	29.55	275.00	29.56
C5	N24°12'21"E	22.27	275.00	22.28
C6	S66°42'51"W	35.36	25.00	36.27
C7	N31°26'04"W	151.16	125.00	162.32
C8	N30°11'36"E	62.90	75.00	64.49

Certificate of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed

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 security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

Certificate of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "Y" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certificate of the Accuracy of Survey

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: _____



FINAL PLAT OF:

Tangled Branch Subdivision
Phase 2

Tax ID: 077 082 & 083.02

District 6, Knox County, Tennessee

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COOPER RD. KNOXVILLE, TENN. 37912
865-564-2630 FAX: 865-564-2801 WWW.LYNCHSURVEY.COM

PROJECT NO.

4735-01

REVISIONS

1 07/24/2024 P.S. COMMENTS

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Zoning Shown on Official Map: _____

Date: _____

By: _____

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 Administrative Rules of the Planning Commission, and these regulations.

Signed: _____

Date: _____

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 _____

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: _____

Certificate of Approval of Public Sewer System - Major Subdivision

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____

Authorized Signature for Utility _____

Date: _____

Certificate of Approval of Public Water System - Major Subdivision

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____

Authorized Signature for Utility _____

Date: _____

Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

Signed: _____

Date: _____

Dept: _____

Title: _____



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

3-SA-24-F



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Ryan Lynch

Applicant Name

Affiliation

1/12/2024

Date Filed

3/7/2024

Meeting Date (if applicable)

3-SA-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

Palmetto Homes, LLC

Owner Name (if different)

242 Tracy Allison Ln. Ln. Clinton TN 37716

Owner Address

865-389-9692

Owner Phone / Email

0 Henderson Rd. / 0 W. Emory Rd

Property Address

77 082, 083 02

Parcel ID

1.36 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast of Henderson Rd. and W. Emory Rd.

General Location

☐ City

Commission District 6

PR <2.5 DU/AC (Planned Residential); PR <3 DU/AC (Planned Residential)

☒ County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

Sector Plan Land Use Classification

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

Final Plat of Tangled Branch Subdivision Phase 2	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	5 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$700.00	
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.

	Ryan Lynch	1/12/2024
Applicant Signature	Please Print	Date

Phone / Email

	Palmetto Homes, LLC	1/12/2024
Property Owner Signature	Please Print	Date



MEETING PLAT (PH2) 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

Applicant Name

1/10/2024

Date Filed

3/7/2024

Meeting Date (if applicable)

Land Surveyor

Affiliation

File Number(s)

3-SA-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@lynchsurgery.com

Phone

Email

CURRENT PROPERTY INFO

Palmetto Homes LLC

242 Tracey Allison Ln Clinton TN 37716 865-389-9692

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Henderson Road Knoxville, TN 37931 & 0 W Emory Rd p/o 077 082 & 083.02

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NE of Henderson Rd and W. Emory Rd intersection

1.36 ac

General Location

Tract Size

6

PR <2.5 DU/AC
PR <3DU/AC

AgForVac

☐ City ☒ County

District

Zoning District

Existing Land Use

Northwest County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

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

Tangled Branch

Related Rezoning File Number

Proposed Subdivision Name

Phase 2

5

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
0202	\$500	
Fee 2		
0208	\$200	\$700
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

1/10/2024

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

N/A

N/A

1/11 SS

Property Owner Signature

Please Print

Date Paid