



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist  
DATE: November 6, 2024  
RE: Agenda #32, File #11-SC-24-F  
Spring Lake Farms Subdivision Unit 2

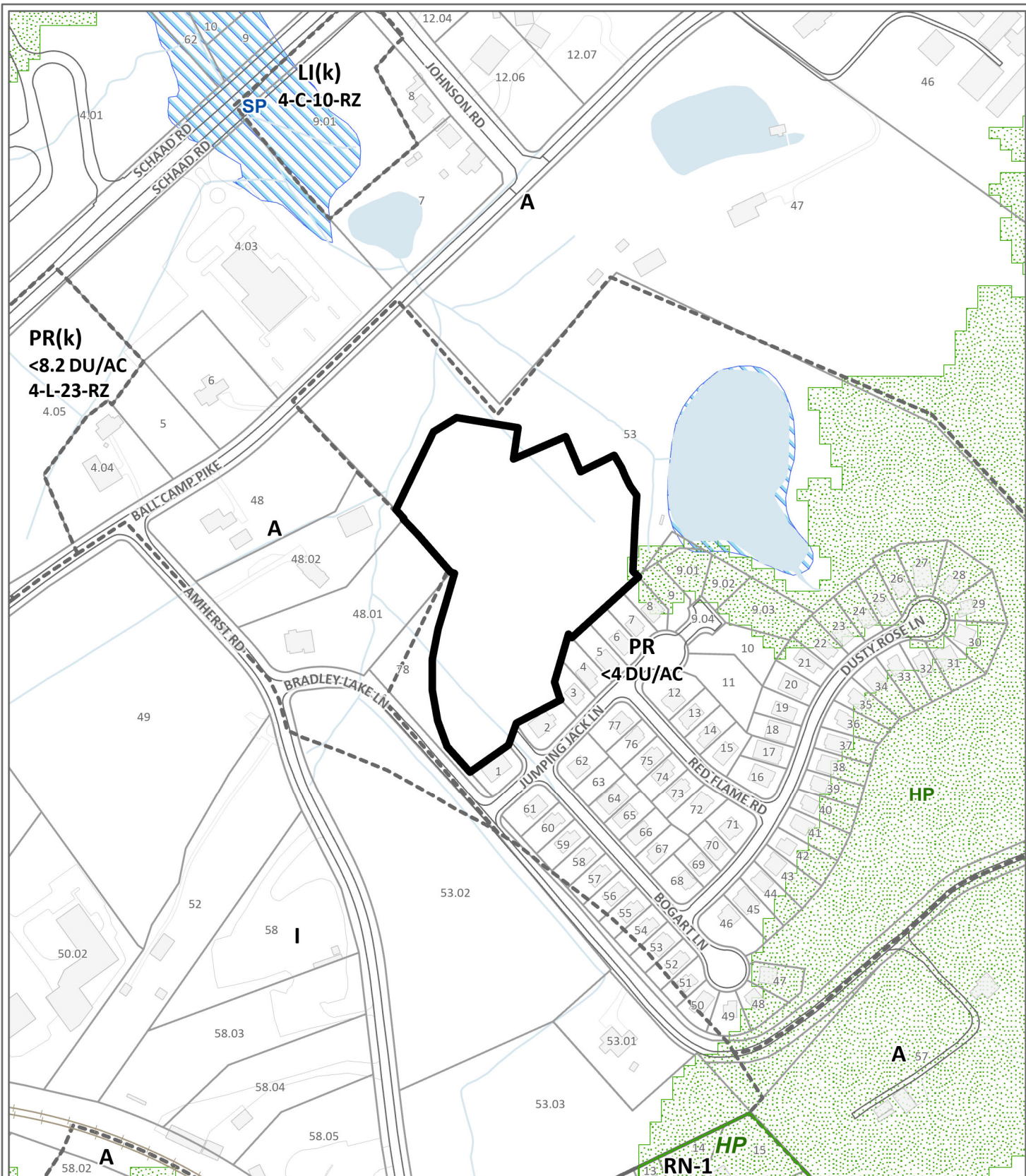
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#### **Recommendation**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 8/10/2023 as Planning Case File #8-SA-23-C.

#### **Associated Case and Decision**

File #8-SA-23-C: Approved by the Planning Commission on 8/10/2023  
File #8-B-23-DP: Approved by the Planning Commission on 8/10/2023  
File #12-J-18-UR: Approved by the Planning Commission on 1/10/2019



# **FINAL SUBDIVISION PLAT**

**11-SC-24-F**

**Petitioner:** Lynch, Ryan



Final Plat For: Final Plat of Spring Lake Farms Subdivision, Unit 2

**Original Print Date:** 10/24/2024

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

**Map No:** 92

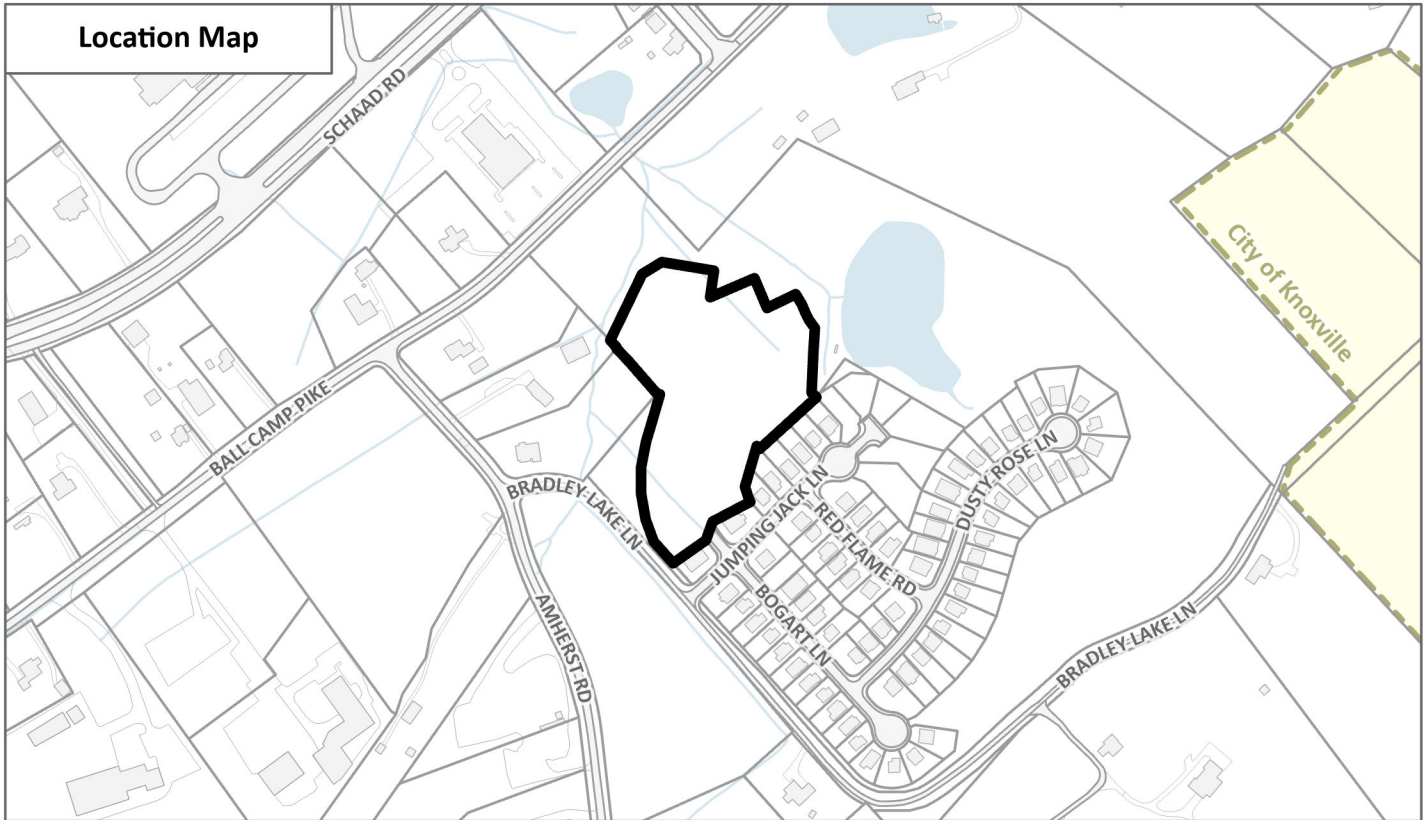
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map

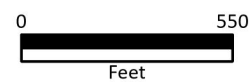


CONTEXTUAL MAPS 1

11-SC-24-F



Case boundary



TOTAL AREA =  
5.76 ACRES  
250,802 sq. ft.  
INCLUDES COMMON AREAS AND P.O.W.  
TOTAL LOTS = 57

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/2" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LNCH 2447".
- CLT TAX MAP 062 PART OF PARCEL 053.
- DEED REFERENCES - 2019041-005978
- THIS PROPERTY IS ZONED PK-R4 DUAL. FRONT SETBACK: 30' SIDE SETBACK: 5' OR 0' WHERE SHOWN REAR SETBACK: 15' PERIMETER SETBACK: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4708030260 EFFECTIVE DATE: MAY 2, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN BOTH INSIDE AND EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-RIVER, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 8-SA-23-C AND 12-J-18-UR AND DEVELOPMENT PLAN 8-P-23-UP.
- INTERSECTING PUBLIC ROADS MEET OR EXCEED THE RIGHT-OF-WAY REQUIREMENT PER SUBDIVISION REGULATIONS SECTION 3.04.1.
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT.

#### Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept.: \_\_\_\_\_ Title: \_\_\_\_\_

#### Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept.: \_\_\_\_\_ Title: \_\_\_\_\_

Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #20220830014001.

#### Certificate of Ownership and General Dedication

(I, We, the undersigned owner(s) of the property shown herein, hereby assign this as (his, 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 the sample of the property and as properly owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

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

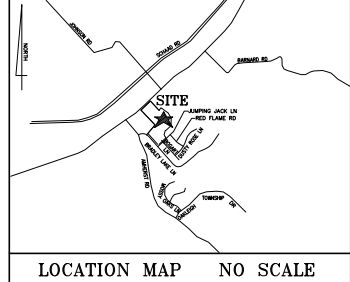
Signature(s): \_\_\_\_\_

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

OWNER:  
EAGLE BEND DEVELOPMENT LLC  
1800 BREWER ROAD  
KNOXVILLE, TENNESSEE 37922  
PHONE: 865-808-8008

PERMANENT REFERENCE MARKER COORDINATES

Δ N 603312.43  
Δ E 254481.42  
Δ N 603646.54  
Δ E 254430.39  
Δ N 603696.01  
Δ E 254434.85



NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

- 36R1R MICHAEL PON, SHANNON PON & BRANDON M PON  
0204700001  
20047260005213  
20047260005213  
REBUDIVISION OF LOTS 36R & 36R1 AND REPLAT OF LOTS 36R2 & 36R3 SPRING LAKE UNIT 1  
20240405-0409054
- 36R2R SIERRA HERBEL, DEWIE HERBEL & DEANN HERBEL  
0204700001  
20047260004824  
LOT 36R1  
REBUDIVISION OF LOTS 36R & 36R1 AND REPLAT OF LOTS 36R2 & 36R3 SPRING LAKE UNIT 1  
20240405-0409054
- 36R3R ADELMEDIS SOSA CROSS  
0204700001  
20033000008288  
LOT 36  
SPRING LAKE FARMS UNIT 1  
202209160017444
- 36R4R BRAEDEN GLENN NEVUE & PAIGE V MYROCK-NEVUE  
0204700001  
20033000008983  
LOT 34  
SPRING LAKE FARMS UNIT 1  
202209160017444
- 36R5R XIANGDIN ZHAO  
0204700001  
200330000053089  
SPRING LAKE FARMS UNIT 1  
202209160017444
- 36R6R DANIEL E SILVA TORRES & ANA KATHERIN MENDEZ OJACION  
0204700001  
200330000055477  
LOT 33  
SPRING LAKE FARMS UNIT 1  
202209160017444
- 36R7R AARON & ALEXANDER WYCKOFF  
0204700001  
200330000052928  
LOT 32  
SPRING LAKE FARMS UNIT 1  
202209160017444
- 36R8R HALEY NICOLE BROWN  
0204700001  
20033000005695  
LOT 31  
SPRING LAKE FARMS UNIT 1  
202209160017444
- 36R9R KELLIE & CLAY TAYLOR  
0204700001  
20040513-0056293  
LOT 29  
SPRING LAKE FARMS UNIT 1  
202209160017444
- 36R10R SHARON ANN FOY  
0204700001  
200405090059718  
LOT 1  
SPRING LAKE FARMS UNIT 1  
202209160017444

#### 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 \_\_\_\_\_

#### Plat and Assessment

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: \_\_\_\_\_

#### Zoning

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

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

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

#### Planning Staff Certification of Approval for Recession - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, that the execution of any variance and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 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: \_\_\_\_\_

#### Certification of Approval of Public Sanitary 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: \_\_\_\_\_

#### Certification 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.

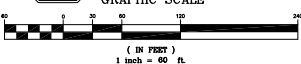
Utility Provider \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_

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



#### GRAPHIC SCALE



CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N331013.77°	244.38	230.00	255.33
C2	N601014.74°	151.51	230.00	104.68
C3	N691134.70°	55.52	230.00	55.66
C4	S121010.01°	23.65	230.00	10.86
C5	S217481.67°	22.16	275.00	22.17
C6	S41710.72°	22.02	275.00	22.02
C7	S174610.62°	31.09	275.00	31.10
C8	S21717.17°	21.18	275.00	21.19
C9	S40141.90°	22.00	275.00	22.01
C10	S40130.28°	22.03	275.00	22.04
C11	S40130.28°	22.00	275.00	22.01
C12	S063045.76°	22.13	275.00	22.13
C13	S102022.77°	22.40	275.00	22.40
C14	S145154.71°	14.21	275.00	14.22
C15	N134043.71°	18.34	305.00	18.34
C16	N032510.41°	10.69	305.00	10.41
C17	N41510.16°	22.78	305.00	22.77
C18	N635124.74°	10.34	305.00	10.34
C19	N10141.70°	11.26	305.00	11.27
C20	N41704.36°	28.52	305.00	28.69
C21	N64517.03°	16.09	305.00	16.14
C22	S06404.36°	18.30	305.00	18.43
C23	S10730.04°	20.43	305.00	20.57
C24	S17309.81°	16.40	305.00	16.52
C25	S06222.30°	15.03	305.00	15.09
C26	S18202.00°	16.42	305.00	16.49
C27	S18412.71°	15.24	305.00	15.30
C28	S04172.90°	15.80	305.00	15.81
C29	S22217.74°	16.08	305.00	16.15
C30	N06202.04°	15.68	305.00	15.75
C31	N07212.23°	19.10	305.00	19.20

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C32	N473017.70°	17.48	30.00	18.59
C33	N17200.78°	12.50	30.00	13.47
C34	N14504.74°	42.00	30.00	42.59
C35	S21210.00°	25.73	30.00	26.49
C36	N35208.19°	34.50	30.00	34.87
C37	S40130.28°	22.00	30.00	22.01
C38	S40130.28°	12.00	30.00	12.02
C39	S381010.71°	21.33	30.00	21.49
C40	S75010.71°	16.52	30.00	16.59
C41	N06233.74°	17.81	30.00	17.80
C42	S09491.40°	17.90	30.00	17.89
C43	N46308.71°	15.49	30.00	15.55
C44	N22311.74°	15.95	30.00	16.00
C45	N09481.74°	16.50	30.00	16.40
C46	N18202.37°	20.97	30.00	21.13
C47	N40241.74°	14.99	30.00	15.05
C48	N45270.47°	23.93	30.00	23.14
C49	N06308.00°	16.90	30.00	16.91
C50	S10202.37°	11.10	30.00	11.11
C51	S47174.70°	47.43	30.00	48.06
C52	S10202.37°	25.00	30.00	25.00
C53	N09412.74°	20.37	30.00	20.37
C54	N09412.74°	25.00	30.00	25.00
C55	N09309.81°	22.05	30.00	22.05
C56	N06302.37°	26.33	30.00	26.34
C57	N11312.74°	22.00	30.00	22.00
C58	N14222.40°	6.81	30.00	6.82
C59	S14202.37°	14.12	30.00	14.11
C60	S04309.70°	58.90	30.00	60.14
C61	S09202.37°	22.00	30.00	22.00
C62	S11051.23°	19.25	30.00	19.24
C63	S02472.47°	54.03	30.00	54.18

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVERS: TOPCON Hiper SR NETWORK ROVER, DUAL FREQUENCY WAS USED (S/L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TIGHT ORBIT NETWORK NAD83(NRS2007) VERTICAL DATUM IS NAVD83, GROUND PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS WHEN TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

LINE TABLE	
LINE	BEARING DISTANCE
L1	N64298.45° 7.69
L2	S64298.40° 17.71
L3	S44312.06° 23.08
L4	S18212.67° 21.08
L5	S09411.70° 21.03
L6	S18412.74° 21.03
L7	S06308.71° 26.89
L8	S10730.04° 21.67
L9	S06308.71° 18.55
L10	S40130.28° 18.82
L11	S76309.24° 24.08
L12	N06308.71° 24.21
L13	N40241.74° 21.14
L14	N41704.71° 26.67
L15	S12101.74° 6.39

LINE LEGEND	
---	ZERO SETBACK
---	LOT LINE
---	SEWER LINE
---	STORM SEWER LINE
---	SANITARY SEWER EASE.
---	DRAINAGE EASE.
---	DETENTION BASIN

#### APPROVED VARIANCES (08/08/2023)

- Reduce the minimum lot coverage from 25 ft. to a minimum of 10 ft.
- Reduce the minimum lot coverage from 25 ft. to a minimum of 10 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- Reduce the minimum lot coverage from 25 ft. to a minimum of 10 ft.
- Reduce the minimum lot coverage from 25 ft. to a minimum of 10 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

- Reduce the minimum lot coverage from 25 ft. to a minimum of 10 ft.
- Reduce the minimum lot coverage from 25 ft. to a minimum of 10 ft.

#### Certification of Class and Accuracy of Survey

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



FINAL PLAT OF:

11-SC-24-F

SPRING LAKE FARMS SUBDIVISION

UNIT 2

District 6, Knox County, Tennessee

LYNCH SURVEYS LLC  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COTTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

SPRING LAKE FARMS SUBDIVISION

UNIT 2

District 6, Knox County, Tennessee

PROJECT NO.

4151-13

REVISIONS

1 10/14/2024 PS

2 10/15/2024 PS COMMENTS

3 10/21/2024 PS COMMENTS

4 10/22/2024 PS COMMENTS





# 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

**9/20/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-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

**Eagle Bend Development LLC**

Owner Name (if different)

**1920 Ebenezer Rd Knoxville TN 37922**

Owner Address

**865-693-3356**

Owner Phone / Email

**0 Bogart Ln.**

Property Address

**92 053 (part of)**

Parcel ID

**5.76 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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 Spring Lake Farms Subdivision, Unit 2</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>57</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

### 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
<b>\$2,420.00</b>	
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.

<b>Ryan Lynch</b>	<b>9/20/2024</b>
Applicant Signature	Date

Phone / Email

<b>Eagle Bend Development LLC</b>	<b>9/20/2024</b>
Property Owner Signature	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

9/20/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

11-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 LLC

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

865-584-2630

rylynch@lynchsury.com

Phone

Email

## CURRENT PROPERTY INFO

Eagle Bend Development LLC

1920 Ebenezer Rd, Knoxville, TN 37922

865-806-8008

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~Jumping Jack Lane~~ 0 Bogart Lane

p/o 092 053

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North of Jumping Jack Ln. and east of Bradley Lake Ln.

5.76 ac

General Location

Tract Size

☐ City ☒ County

3  
District

PR

Zoning District

AgForVac

Existing Land Use

Northwest County

SR

Planning Sector

Sector Plan Land Use Classification

Urban Growth Boundary

Growth Policy Plan Designation

November 22, 2021

## DEVELOPMENT REQUEST

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

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

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

Final Plat of Spring Lake Farms Subdivision, Unit 2

Proposed Subdivision Name

2

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

57

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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	\$1,680.00	
Fee 2		
0208	\$740.00	
Fee 3		
		\$2,420.00

## AUTHORIZATION

*Ryan Lynch*

Applicant Signature

Ryan Lynch

Please Print

9/20/2024

Date

865-584-2630

Phone Number

rlynch@lynchsurvey.com

Email

Pd. 09/23/2024

Property Owner Signature

Please Print

Date