



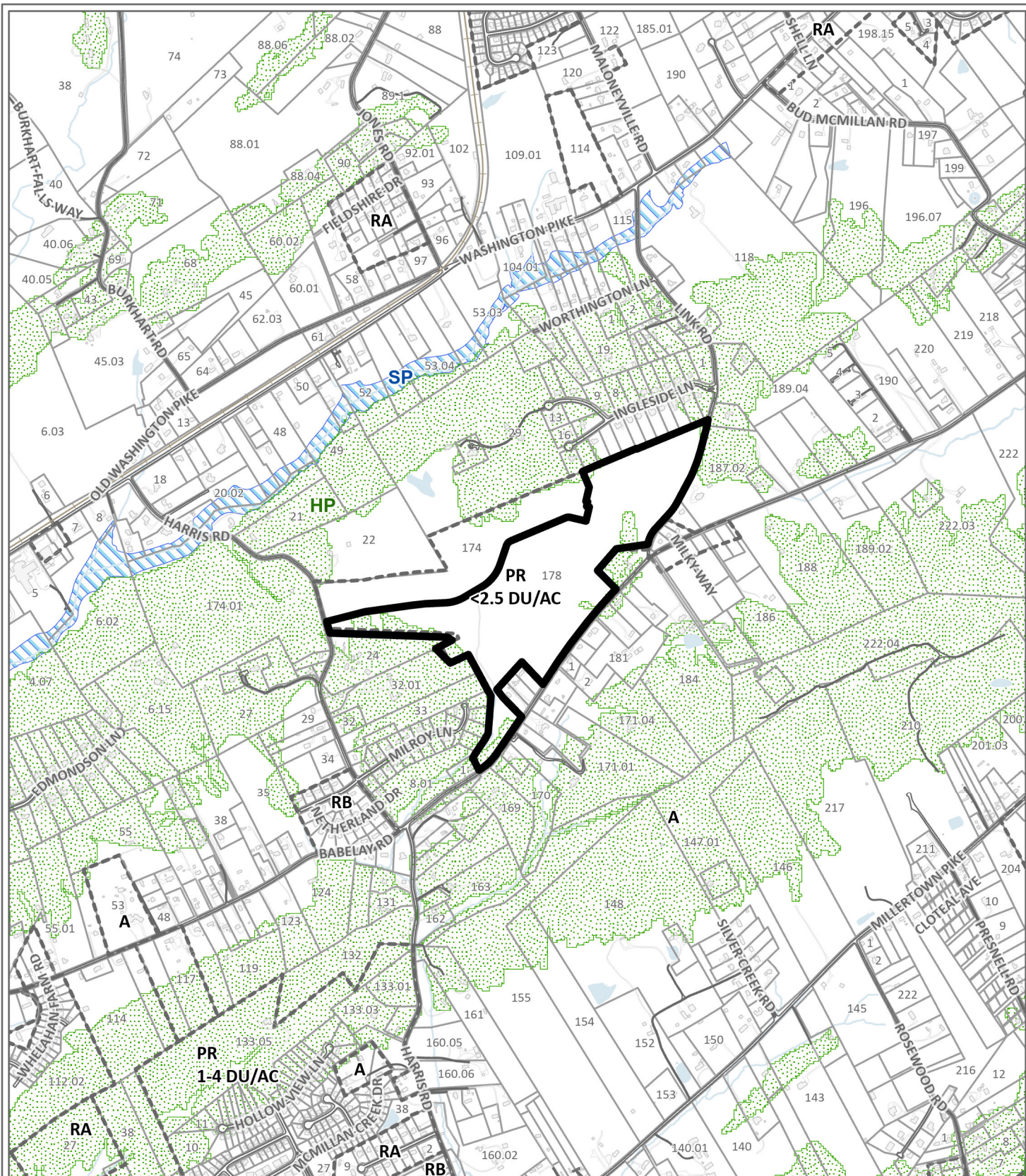
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: November 4, 2024
RE: Agenda #34, File # 11-SG-24-F,
Final Plat of Harvest Meadow, Unit 1

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 11/9/2023 as Planning Case File # 11-SA-23-C.

Associated Case and Decision

11-SA-23-C: Approved by the Planning Commission (11/9/2023)
11-B-23-DP: Approved by the Planning Commission (11/9/2023)



FINAL SUBDIVISION PLAT

11-SG-24-F

Petitioner: Lynch, Ryan



Final plat of Harvest Meadow, Unit 1

Original Print Date: 10/16/2024

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

Map No: 50

Jurisdiction: County

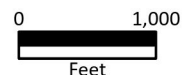
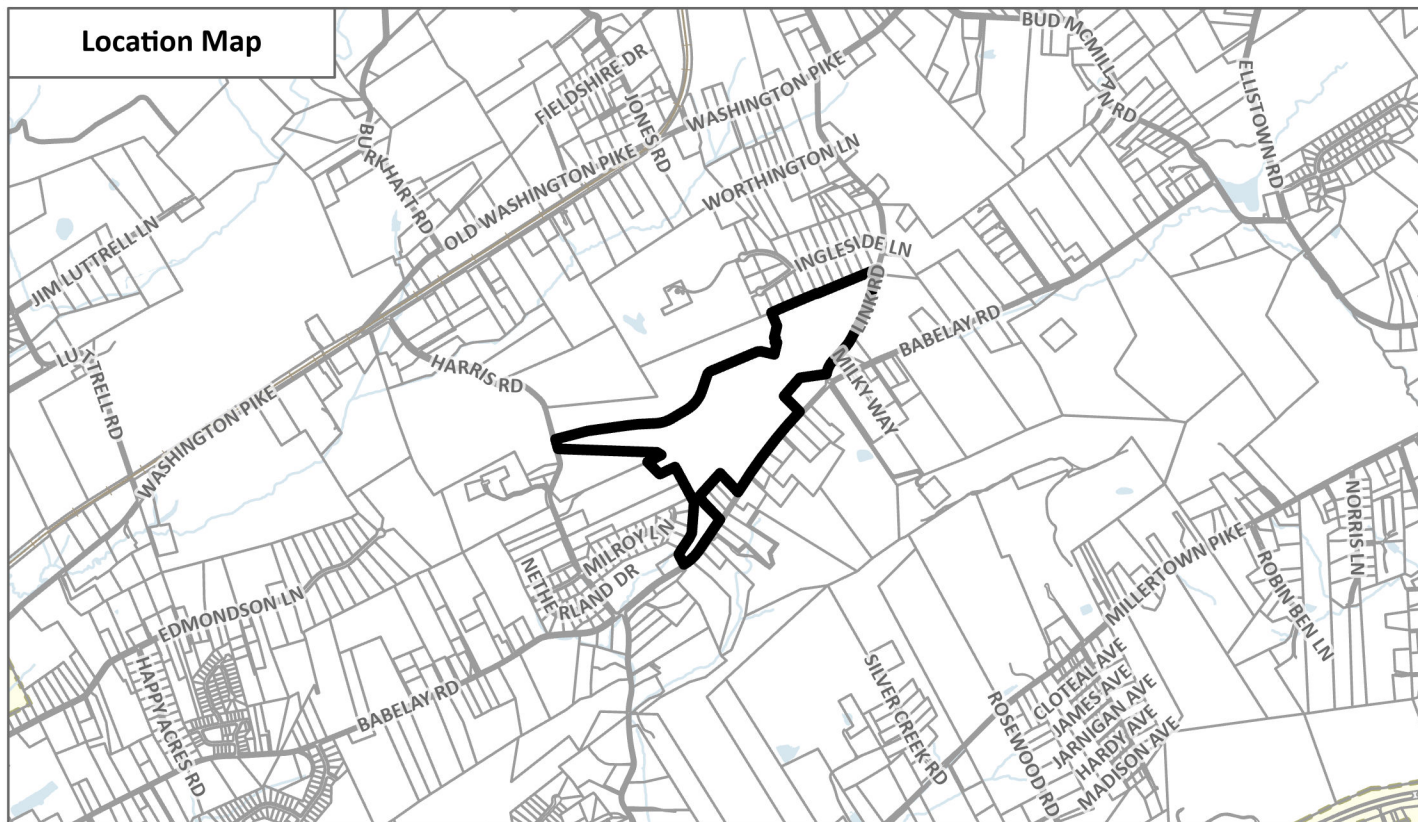
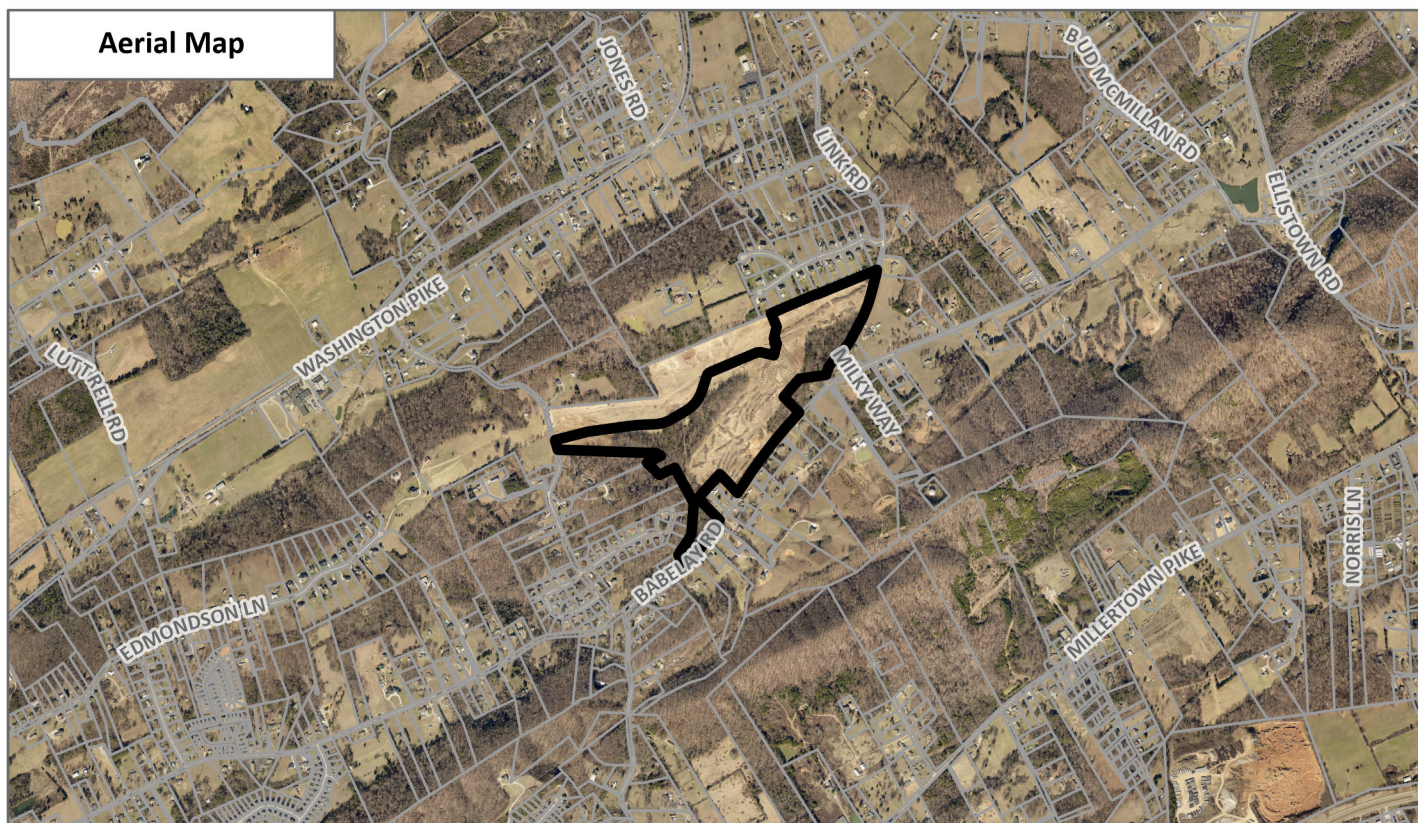


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

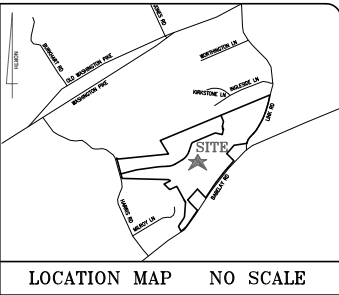
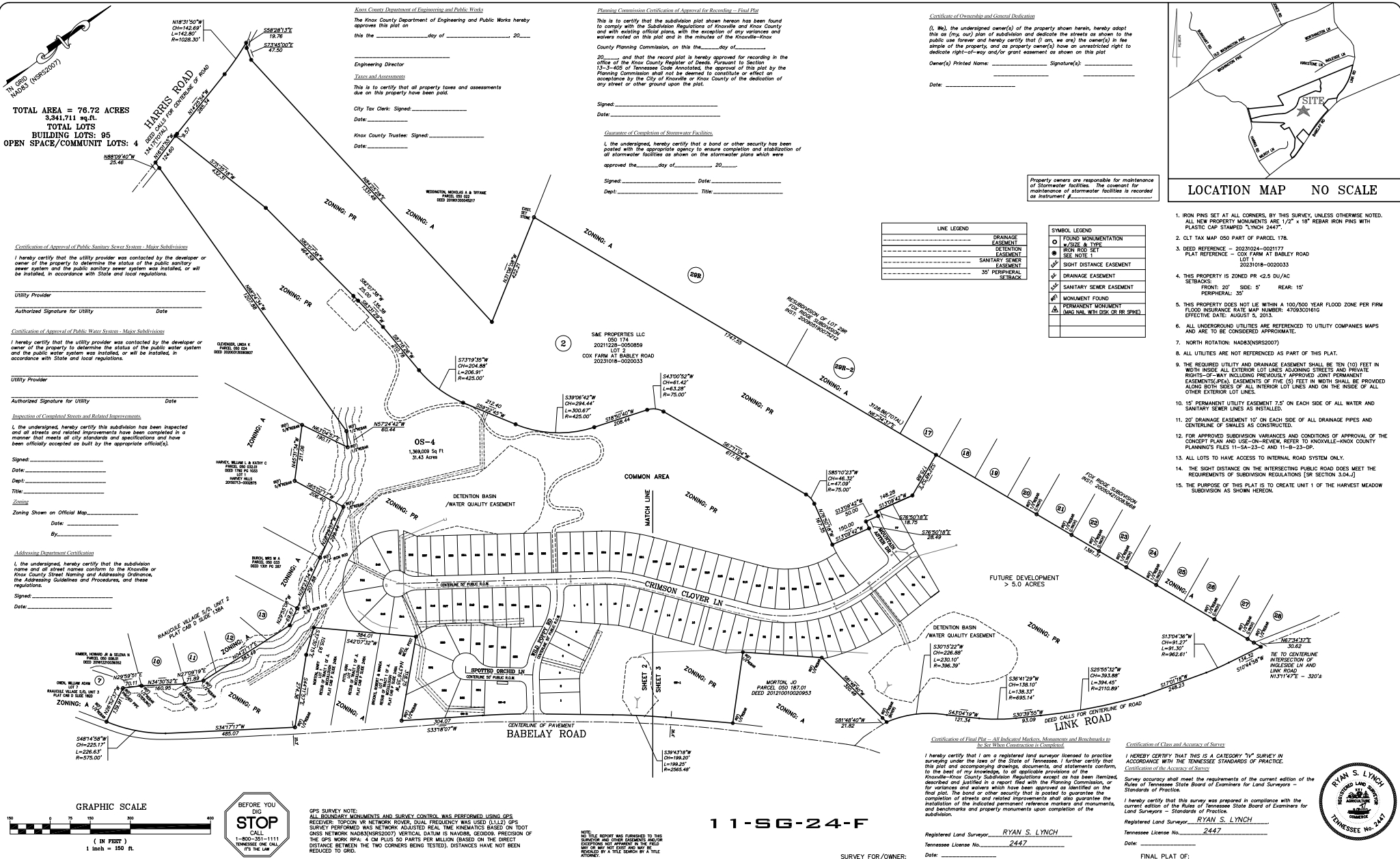
11-SG-24-F



Case boundary

0 2,000
Feet





LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN

4405 COSTER RD. KNOXVILLE, TENN. 37912

865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

11-SG-24-F

SURVEY FOR/OWNER:

HERITAGE LAND DEVELOPMENT PARTNERS LLC

3571 Louisville Road

Louisville, Tennessee 37777

Phone: (865) 851-7373

Harvest Meadow, Unit 1

Knoxville, Tennessee

District 8, Knox County, Tennessee

PROJECT NO.

4617-03

SHEET NO.

1 of 3

REVISIONS

DRAWN BY: M.STRANGE

CHECKED BY: R. LYNCH

APPROVED BY: R.S.L.

SCALE: 1"=150'

DATE: 09/26/2024

1 PS COMMENTS 10/08/2024

2 ENG COMMENTS 10/14/2024

3

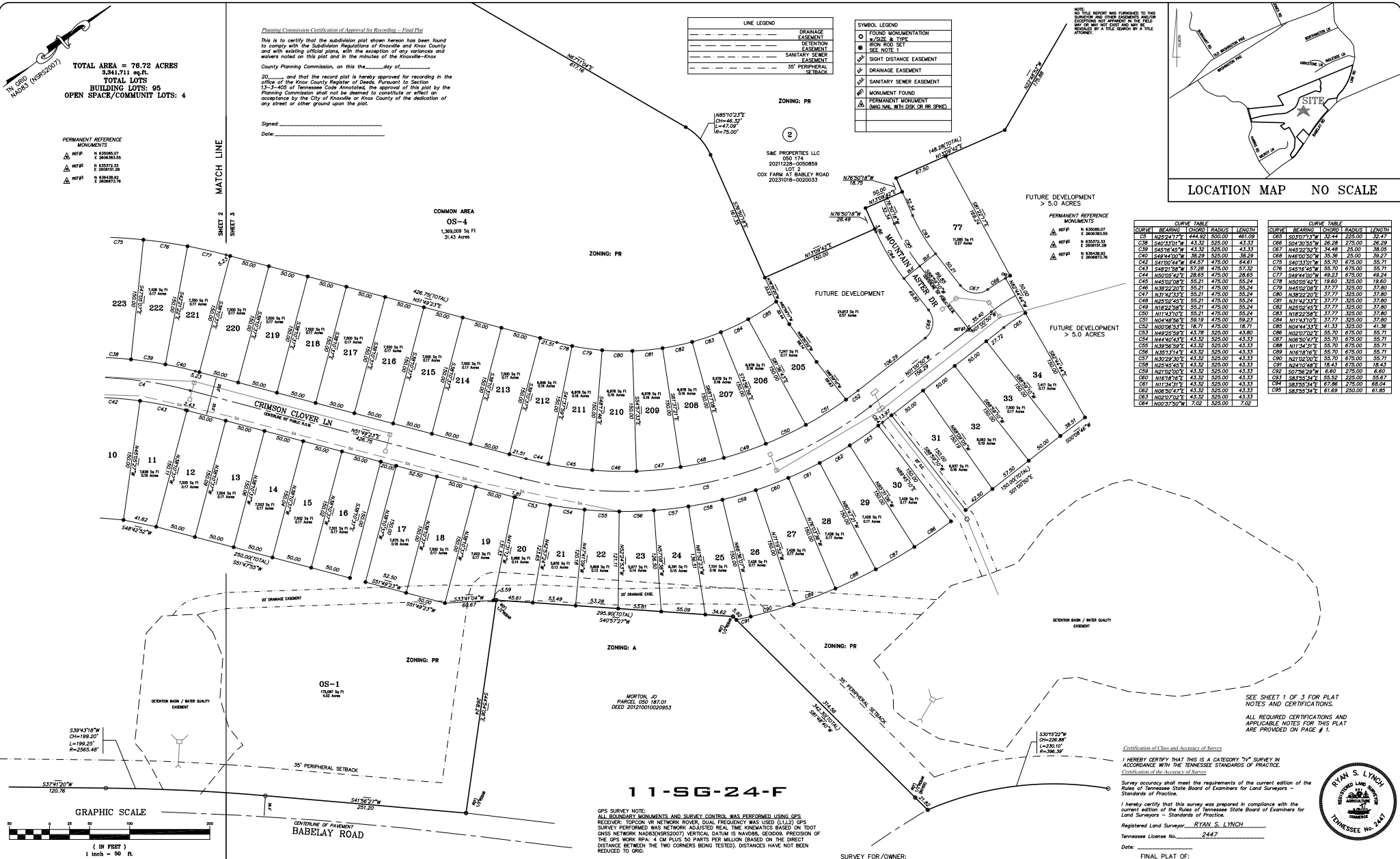
4

5

6



| |
|------------------------|
| PROJECT NO. 4617-03 |
| SHEET NO. 2 of 3 |



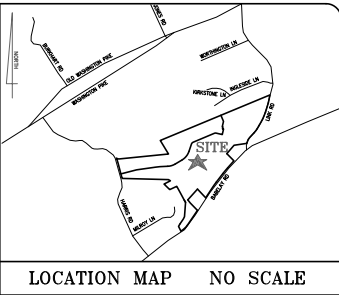
LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

| REVISIONS | |
|----------------------|---------------------------|
| DRAWN BY: M.STRANGE | 1 PS COMMENTS 10/08/2024 |
| CHECKED BY: R. LYNCH | 2 ENG COMMENTS 10/14/2024 |
| APPROVED BY: R.S.L. | 3 |
| SCALE: 1"=50' | 4 |
| DATE: 09/26/2024 | 5 |
| | 6 |

HERITAGE LAND DEVELOPMENT PARTNERS LLC
3571 Louisville Road
Louisville, Tennessee 37777
Phone: (865) 851-7373

Harvest Meadow, Unit 1
Knoxville, Tennessee
District 8, Knox County, Tennessee

| | |
|-------------|---------|
| PROJECT NO. | 4617-03 |
| SHEET NO. | 3 of 3 |



| CURVE TABLE | | | | | CURVE TABLE | | | | |
|-------------|-------------|--------|--------|--------|-------------|-------------|-------|--------|--------|
| CURVE | BEARING | CHORD | RADIUS | LENGTH | CURVE | BEARING | CHORD | RADIUS | LENGTH |
| C1 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C26 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C2 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C27 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C3 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C28 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C4 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C29 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C5 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C30 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C6 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C31 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C7 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C32 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C8 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C33 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C9 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C34 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C10 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C35 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C11 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C36 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C12 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C37 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C13 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C38 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C14 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C39 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C15 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C40 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C16 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C41 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C17 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C42 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C18 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C43 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C19 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C44 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C20 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C45 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C21 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C46 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C22 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C47 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C23 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C48 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C24 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C49 | S63°10'11"W | 32.44 | 225.00 | 32.47 |
| C25 | N45°24'17"W | 444.92 | 500.00 | 461.09 | C50 | S63°10'11"W | 32.44 | 225.00 | 32.47 |

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

Certification of Class and Accuracy of Survey

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

Certification 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.

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: **RYAN S. LYNCH**
Tennessee License No.: **2447**
Date: _____

FINAL PLAT OF:



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

9/30/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-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

Heritage Land Development Partners, LL 3571 Louisville Rd Louisville TN 37777

Owner Name (if different)

Owner Address

346-666-8119 / cpkelly@heritag

Owner Phone / Email

0 Babelay Rd.

Property Address

50 178 (part of)

Parcel ID

Part of Parcel (Y/N)?

76.72 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Northeast Knox Utility District

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

| | |
|--|---|
| Final plat of Harvest Meadow, Unit 1 | Related Rezoning File Number |
| Proposed Subdivision Name | |
| _____ Unit / Phase Number | 95 Total Number of Lots Created |
| <input checked="" type="checkbox"/> Split Parcels | |
| 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 |
| \$4,610.00 | |
| 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 | 9/30/2024 |
| Applicant Signature | Date |

Phone / Email

| | |
|--|------------------|
| Heritage Land Development Partners, LLC | 9/30/2024 |
| 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

| | | |
|----------------|------------------------------|----------------------------------|
| Applicant Name | | Affiliation |
| Date Filed | Meeting Date (if applicable) | File Number(s) 11-SG-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

| | | | |
|---------|-------|---------|-----|
| Name | | Company | |
| Address | City | State | ZIP |
| Phone | Email | | |

CURRENT PROPERTY INFO

| | | |
|------------------------------------|------------------------|----------------------|
| Property Owner Name (if different) | Property Owner Address | Property Owner Phone |
| 0 | | |
| Property Address | Parcel ID | |
| Sewer Provider | Water Provider | Septic (Y/N) |

STAFF USE ONLY

| | | |
|--|-------------------------------------|--------------------------------|
| North of Babelay Rd, west of Link Rd | | 76.72 ac |
| General Location | | Tract Size |
| <input type="checkbox"/> City <input checked="" type="checkbox"/> County | 8 | PR <2.5 DU/AC |
| District | Zoning District | AgForVac |
| Northeast County | RC & HP | Planned Growth Area |
| 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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Final Plat of

Unit 1

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

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

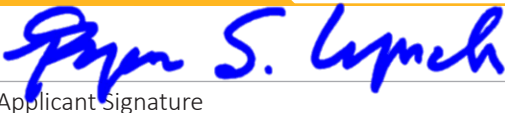
- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

| | | |
|-------|---------|------------------------------|
| Fee 1 | | Total \$4,610 |
| 0203 | \$2,480 | |
| Fee 2 | | |
| 0208 | \$2,130 | |
| Fee 3 | | |

AUTHORIZATION



Applicant Signature

Please Print

Date

Phone Number

Email

9/30 SS

Property Owner Signature

Please Print

Date