

FINAL SUBDIVISION PLAT

11-SG-24-F

Petitioner: Lynch, Ryan



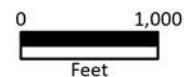
Final plat of Harvest Meadow, Unit 1

Map No: 50

Jurisdiction: County

Original Print Date: 10/16/2024

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





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	
_____	95
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	\$4,610.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

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	9/30/2024 Date
Phone / Email		
Property Owner Signature	Heritage Land Development Partners, LLC Please Print	9/30/2024 Date

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

9/30/2024

11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Ryan Lynch

Lynch Surveys LLC

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

865-584-2630

rlynch@lynchsurvey.com

Phone

Email

CURRENT PROPERTY INFO

Heritage Land Development

3571 Louisville Rd, Louisville, TN 37777

865-851-7373

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Babelay Road

050 part of 178

Property Address

Parcel ID

HPUD

NEKUD

N

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

City County

8
District

PR <2.5 DU/AC
Zoning District

AgForVac
Existing Land Use

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
Harvest Meadows Unit 1**

Proposed Subdivision Name

1

Combine Parcels

Divide Parcel

Unit / Phase Number

95

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

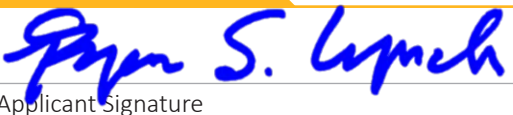
- Property Owners / Option Holders Variance Request

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	\$2,480	\$4,610
Fee 2		
0208	\$2,130	
Fee 3		

AUTHORIZATION



Applicant Signature

Ryan Lynch

Please Print

9/30/2024

Date

865-584-2630

Phone Number

rylynch@lynchsvey.com

Email

9/30 SS

Property Owner Signature

Please Print

Date