

FINAL SUBDIVISION PLAT

4-SB-25-F

Petitioner: Ryan Lynch



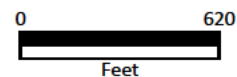
Final Plat For: Final Plat of The Reserve at Three Ridges Phase 1 & Resubdivision of The Reserve at Three Ridges Lot 134

Map No: 50

Jurisdiction: County

Original Print Date: 2/27/2025

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

- Plan Amendment
 - SP
 - OYP
- Rezoning

Ryan Lynch

Land Surveyor

Applicant Name

Affiliation

2/19/2025

4/10/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

4-SB-25-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

Phone

Email

CURRENT PROPERTY INFO

Homestead Land Holdings LLC & Roger Too 122 Perimeter Park Dr, Knoxville, TN 37922 865-690-3200

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Millertown Pike

050 202 & 050 202.05

Property Address

Parcel ID

KUB

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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

The Reserve at Three Ridges Phase 1 & Resub. of The Reserve at Three Ridges Lot 1

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify)

Create 74 building lots and resubdivide 1 existing lot

Attachments / Additional Requirements

Related Rezoning File Number

75

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

Pending Plat File Number

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

Fee 2

\$2,900.00

Fee 3

AUTHORIZATION



Ryan Lynch

2/19/2025

Applicant Signature

Please Print

Date

865-584-2630

Phone Number

Email

02/19/2025, SG

Property Owner Signature

Please Print

Date