



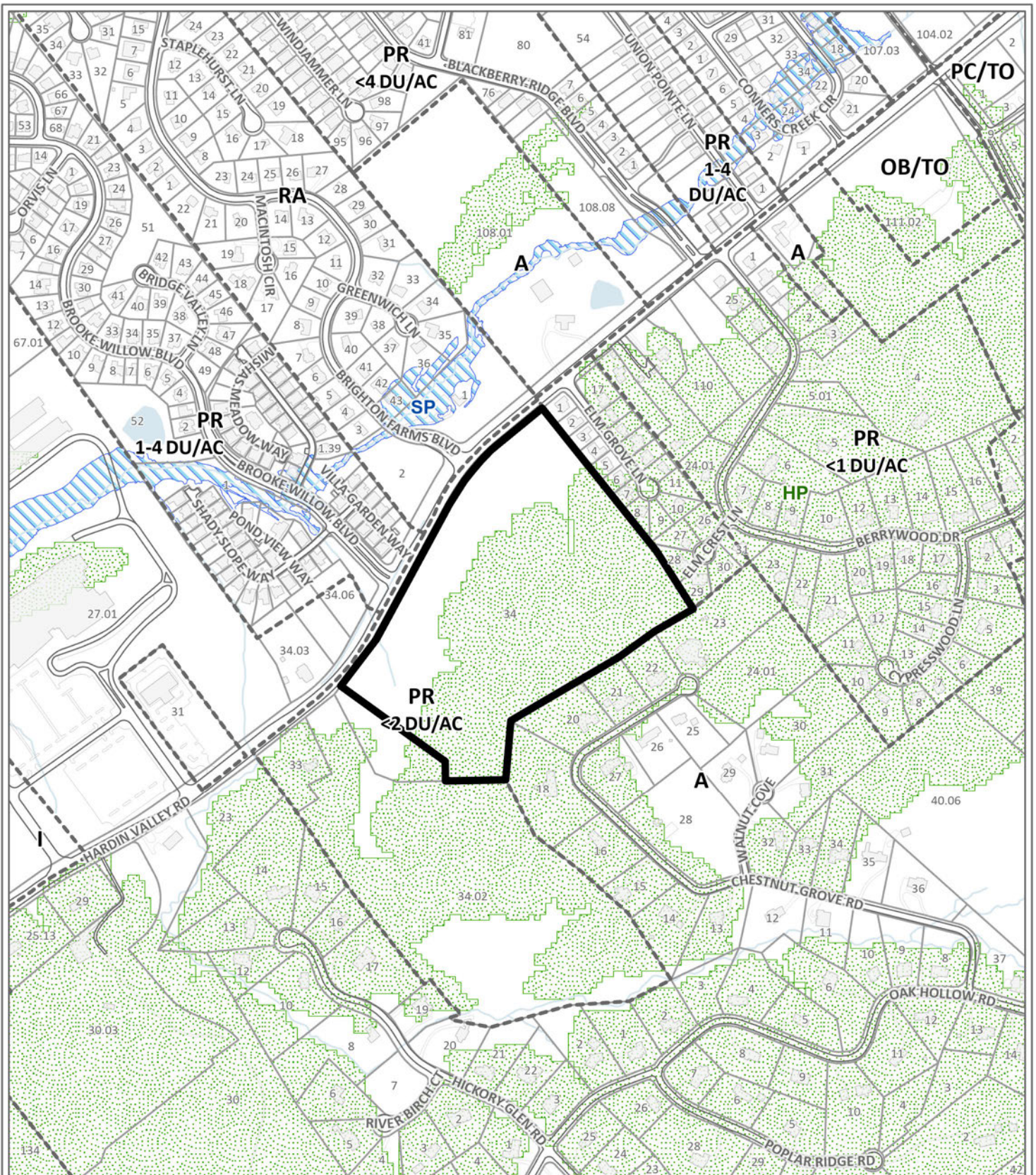
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: February 5, 2025
RE: Agenda # 6, File # 2-SB-25-F
Final Plat of Cruz Landing

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 June 8, 2023 as Planning Case File # 6-SB-23-C.

Associated Case and Decision

File # 6-SB-23-C: Approved by the Planning Commission (6/8/2023)
File # 6-B-23-DP: Approved by the Planning Commission (6/8/2023)



FINAL SUBDIVISION PLAT

2-SB-25-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Cruz Landing

Original Print Date: 1/8/2025

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

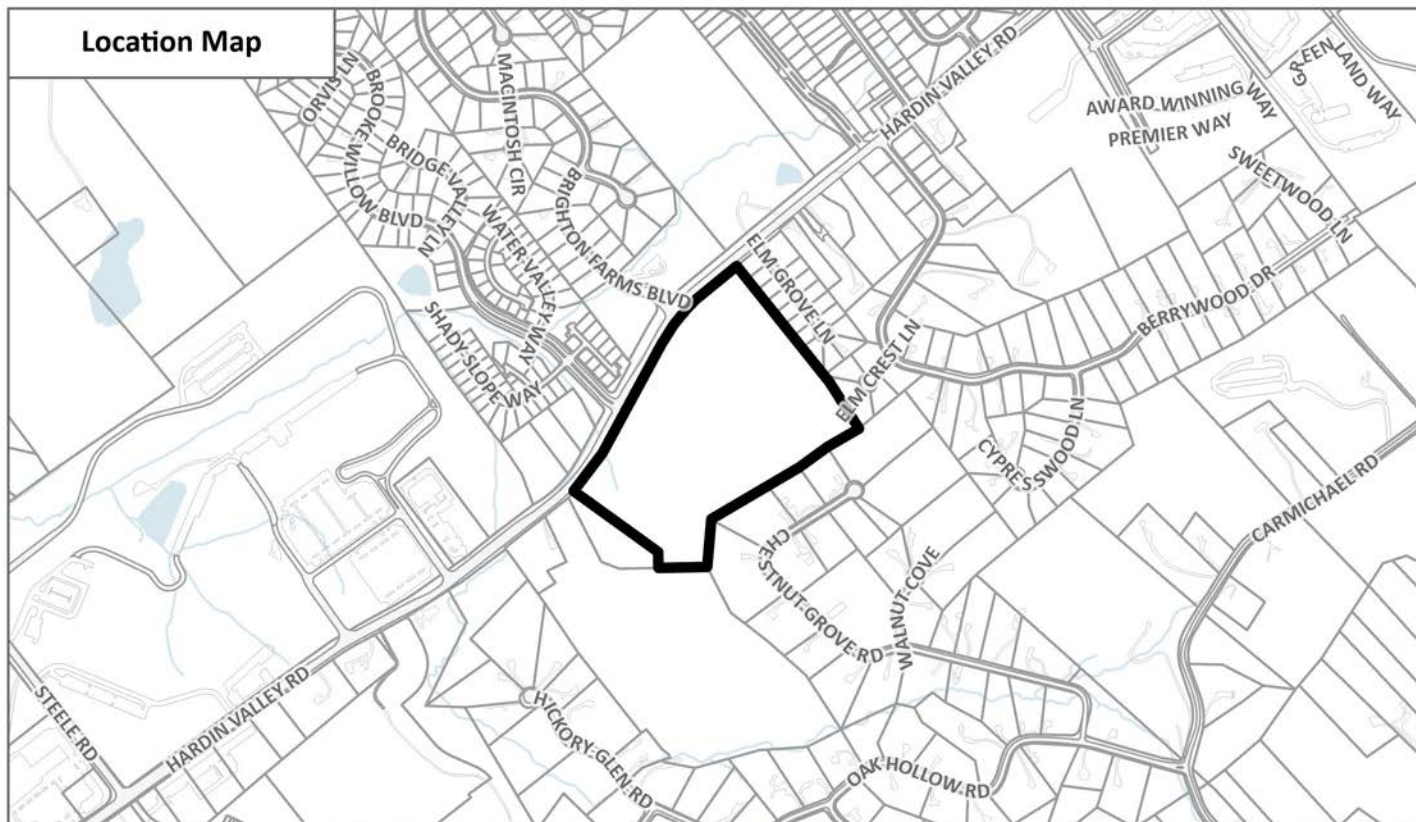
Map No: 117

Jurisdiction: County



Exhibit A. Contextual Images

Location Map



Aerial Map

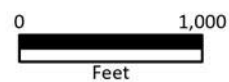


CONTEXTUAL MAPS 1

2-SB-25-F



Case boundary



TOTAL AREA = 31.39 ACRES
1,387,515 sq.ft.
TOTAL BUILDING LOTS=62
OPEN SPACE LOTS: 2

Zoning

Zoning Shown on Official Map

Date: _____
By: _____

Addressing Department Certificate

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville and Knox County Street Naming and Addressing Ordinance, the standards, guidelines and procedures, and these regulations.

Signed: _____
Date: _____

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: _____

LINE LEGEND	
-----	DRAINAGE EASEMENT
-----	DETENTION EASEMENT
-----	PERIPHERAL EASEMENT
-----	SANITARY SEWER EASEMENT
-----	WALKING TRAIL EASEMENT
-----	ZERO SETBACK LINE

SYMBOL LEGEND	
○	FOUND MONUMENT
●	W/ SIZE & TYPE
●	IRON ROD SET
●	SEE NOTE 1
---	SIGHT DISTANCE EASEMENT
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	PERIPHERAL MONUMENT
---	MONUMENT FOUND
---	PERMANENT MONUMENT
---	(W/NG NAIL WITH DISK OR RR SPIKE)

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 plat.

Owner(s) Printed Name: _____ Signature(s): _____

Date: _____

HARDIN VALLEY CLM LLC
119 WEST 23RD ST. STE. 208
NEW YORK, NY 10011

VARIANCES: (APPROVED: 6/2/2023)

1. Reduce the minimum intersection separation between centerlines of Road "A" (WINNPEG RD) and Brighton Farms Blvd from 400 ft to 290 ft.
2. Reduce the minimum intersection separation between centerlines of Road "A" (WINNPEG RD) and Brooke Willow Blvd from 400 ft to 310 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/2/2023)

1. Increase the maximum lot frontage from 25 ft to 20 ft, as presented in the Concept Plan.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Hardin Valley Road Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "B" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "C" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "D" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "E" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "F" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "G" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "H" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "I" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "J" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "K" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "L" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "M" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "N" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "O" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "P" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "Q" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "R" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "S" (SAGITTARIUS LN) Intersection.

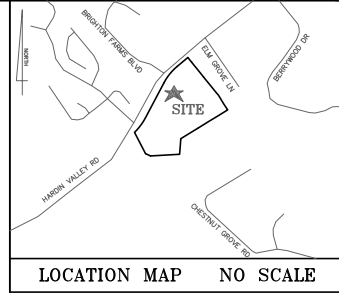
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "T" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "U" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)

1. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "V" (SAGITTARIUS LN) Intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road "A" (WINNPEG RD) at the Road "W" (SAGITTARIUS LN) Intersection.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (APPROVED: 6/7/2023)



1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 117 PARCEL 034 AND MAP 117 PARCEL 034.02.
3. DEED REFERENCES - 2023101-0018837 (FOR BOTH PARCELS)
4. THIS PROPERTY IS ZONED PR <2 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 30'
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093020330 AND 47093020410 EFFECTIVE DATE: AUGUST 5, 2015.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83/NRSR2007
8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (PES). 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 EXISTING 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.
9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED UNLESS SHOWN OTHERWISE.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING FILES 158-23-0-8-20-0P.
12. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
13. HOMEOWNERS ASSOCIATION DOCUMENTATION RECORDED AS INSTRUMENT NUMBER: _____
14. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD DOES MEET THE REQUIREMENTS OF SUBDIVISION REGULATIONS (§8 SECTION 3.04-0) AS CONSTRUCTED.
15. WALKING TRAIL EASEMENT LIES 4' ON EACH SIDE OF CENTERLINE OF "S" TRAIL AS CONSTRUCTED.
16. THE PURPOSE OF THIS PLAT IS TO DEDICATE 2.3 ACRES OF THE PROPERTY TO THE ADDRESSEE PROPERTY (PARCEL 117 034.02) AND TO CREATE A 62 LOT SUBDIVISION AS SHOWN.
17. THE DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON NOVEMBER 16, 2023.

Certificate of Final Plat - All Adjoined Markers, Monuments and Benchmarks to be Set by Surveyor

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 Tennessee-Knox County Subdivision Regulations except as have been limited, amended and justified in a report filed with the Planning Commission, or the variance and waiver which have been approved as identified on the final plat. The bond or other 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 "IV" 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.

Registered Land Surveyor

Tennessee License No. _____

Date: _____

FINAL PLAT OF:

CRUZ LANDING
Hardin Valley Road
Knoxville, Tennessee 37932
District 16, Knox County, Tennessee

PROJECT NO.
4627-02
SHEET NO.
1 of 2

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on _____ day of _____, 20____.

Engineering Director

Planning Commission Certificate of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 15-3-402 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: _____

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

Certificate of Approval of Public Sanitary Sewer System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider
Authorized Signature for Utility _____ Date: _____

Certificate of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider
Authorized Signature for Utility _____ Date: _____

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.

Signed: _____ Date: _____
Dept: _____ Title: _____

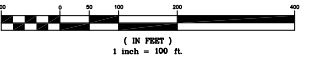
Guarantee of Completion of Stormwater Facilities

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 _____ day of _____, 20____.

Signed: _____ Date: _____
Dept: _____ Title: _____



GRAPHIC SCALE



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

2-SB-25-F

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVERS. TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (11.2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOF (ONCE NETWORK MONITORING) VERTICAL DATUM IS NAVD83, GEODETIC PRECISION OF THE GPS WORK RPA, 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

NOTE: TITLE BLOCK AND PLAT NUMBER TO THIS SURVEY AND THESE EASEMENTS AND/OR COVENANTS NOT APPEARING IN PLAT WAS REVIEWED BY A TITLE SURVEYOR BY A TITLE COMPANY.

REVISIONS	
DRAWN BY: M. STRANGE	1 01/06/2025 PS COMMENTS
CHECKED BY: R. LYNCH	2 01/23/2025 ADDED STREET NAMES
APPROVED BY: R.S.L.	3 01/27/2025 PS COMMENTS
SCALE: 1"=100'	4 01/29/2025 PS COMMENTS
DATE: 12/02/2024	5 01/31/2025 PS COMMENTS
	6

HARDIN VALLEY INVESTMENTS LP
P.O. Box 325
Athens, Tennessee 37371
Phone: 423-887-3823

SURVEY FOR:

Registered Land Surveyor

Tennessee License No. _____

Date: _____

FINAL PLAT OF:

CRUZ LANDING
Hardin Valley Road
Knoxville, Tennessee 37932
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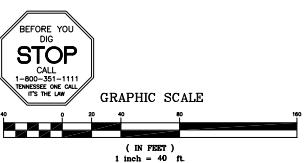
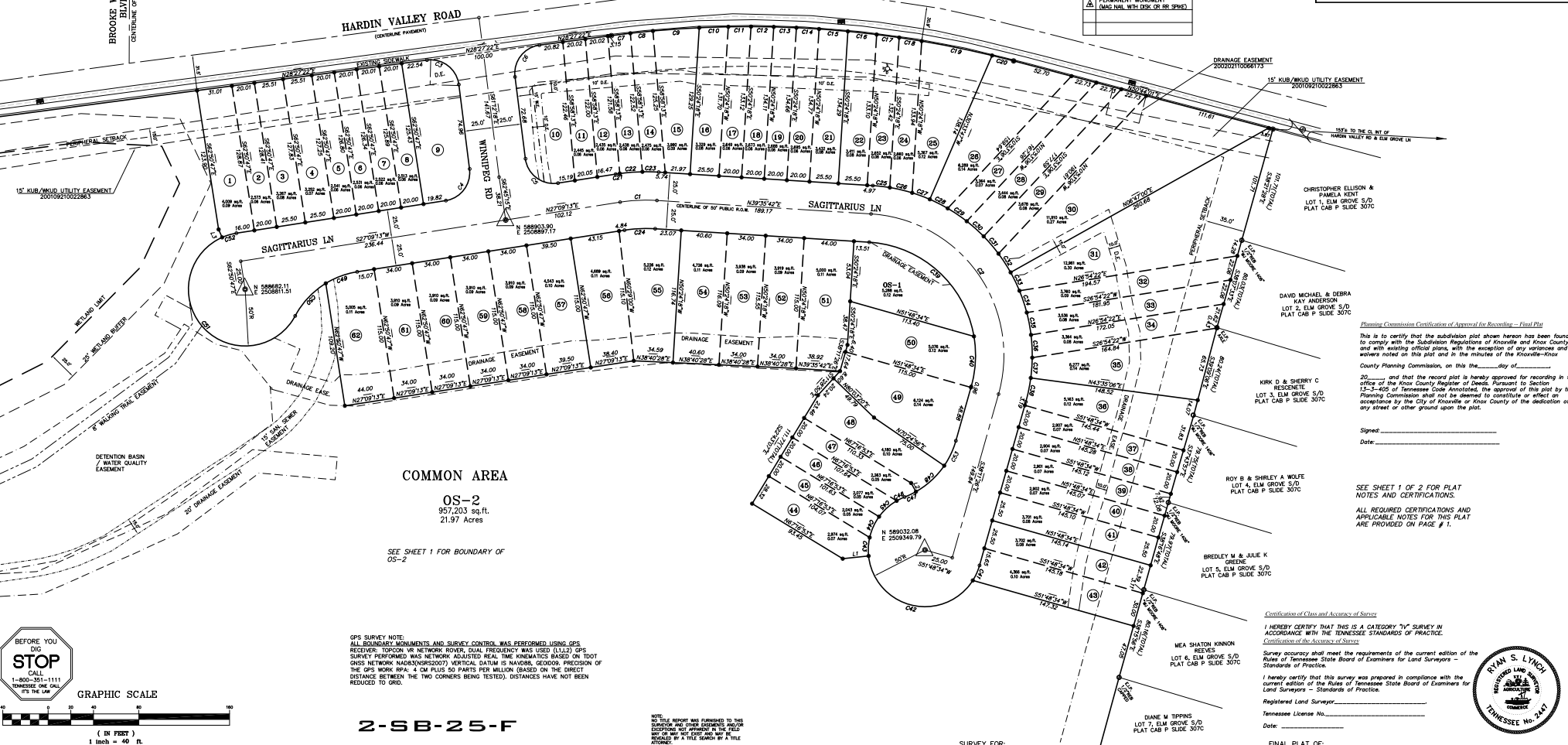
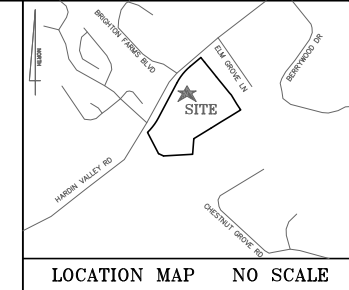
TOTAL AREA = 31.39 ACRES
1,367,515 sq.ft.
TOTAL BUILDING LOTS=62
OPEN SPACE LOTS: 2

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH	CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S83°22'27"W	32.51	150.00	35.57	C14	S89°13'53"W	20.50	919.83	20.00	C27	S58°17'17"W	16.58	150.00	16.58	C40	N08°28'17"W	44.17	150.00	44.50
C2	N89°17'50"W	194.58	125.00	223.00	C15	S40°40'50"W	25.50	919.83	25.51	C28	S62°48'53"W	17.68	150.00	17.69	C41	N29°21'01"W	14.51	50.00	14.56
C3	S23°33'12"W	15.46	25.00	33.42	C16	S42°46'30"W	25.51	919.83	25.51	C29	S20°04'47"W	20.25	150.00	20.27	C42	N49°17'47"W	84.60	50.00	163.65
C4	N17°01'30"W	34.85	25.00	38.55	C17	S43°41'30"W	20.05	919.83	20.05	C30	S77°45'27"W	20.01	150.00	20.02	C43	S60°40'22"W	16.29	50.00	16.36
C5	N72°38'26"E	35.86	25.00	39.99	C18	S44°36'30"W	20.05	919.83	20.05	C31	S40°25'38"W	20.17	150.00	20.14	C44	S60°40'22"W	20.15	50.00	20.29
C6	S38°22'45"E	35.25	25.00	39.12	C19	S45°26'30"W	20.05	919.83	20.09	C32	S60°40'22"W	20.15	150.00	20.14	C45	S60°40'22"W	20.68	50.00	21.04
C7	S28°58'24"W	16.87	919.83	16.87	C20	S40°25'38"W	19.58	919.83	19.58	C33	N79°42'00"W	17.87	150.00	17.88	C46	S10°29'52"W	7.74	50.00	7.75
C8	S30°07'47"W	20.00	919.83	20.00	C21	S27°41'21"W	1.58	175.00	1.58	C34	N08°28'17"W	11.68	75.00	11.69	C47	S18°46'30"W	20.01	50.00	20.20
C9	S42°01'44"W	40.98	919.83	40.98	C22	S41°46'03"W	20.00	175.00	20.07	C35	N64°46'32"W	20.07	150.00	20.02	C48	N08°31'43"W	33.81	75.00	34.10
C10	S43°06'10"W	25.62	919.83	25.62	C23	S43°24'48"W	14.41	175.00	14.41	C36	S43°24'48"W	14.41	150.00	14.41	C49	S18°46'30"W	20.01	50.00	20.20
C11	S43°31'31"W	20.05	919.83	20.05	C24	S43°24'48"W	27.29	125.00	27.14	C37	N49°50'25"W	17.82	150.00	17.84	C50	S18°46'30"W	39.59	75.00	39.85
C12	S36°46'24"W	20.02	919.83	20.02	C25	S42°29'17"W	18.05	150.00	18.06	C38	N49°50'25"W	21.81	150.00	21.83	C51	N49°50'25"W	21.81	50.00	21.83
C13	S38°07'12"W	20.07	919.83	20.07	C26	S49°11'29"W	20.09	150.00	20.10	C39	S27°41'21"W	124.12	150.00	133.90	C52	S10°29'52"W	24.25	75.00	24.30

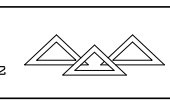
LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N08°28'17"W	22.86	
L2	S81°30'03"E	8.76	
L3	S77°55'37"E	7.65	

LINE LEGEND	
---	DRAINAGE EASEMENT
---	EASEMENT
---	DEFINITION
---	EASEMENT
---	PERIPHERAL
---	EASEMENT
---	SANITARY SEWER
---	EASEMENT
---	WALKING TRAIL
---	EASEMENT
---	WATER LINE
---	EASEMENT
---	ZERO SETBACK
---	LINE

SYMBOL LEGEND	
○	FOUND MONUMENTATION
●	NOTED & TYPE
●	IRON ROD SET
●	SEE NOTE
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	MONUMENT FOUND
---	PERMANENT MONUMENT
---	(MAG. NAIL WITH DISK OR BR. SPK.)



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HARDIN VALLEY INVESTMENTS LP
P.O. Box 325
Athens, Tennessee 37371
Phone: 423-887-3823

CRUZ LANDING
Hardin Valley Road
Knoxville, Tennessee 37932
District 16, Knox County, Tennessee

PROJECT NO. 4627-02
SHEET NO. 2 of 2



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
12/19/2024	2/13/2025	File Number(s) 2-SB-25-F
Date Filed	Meeting Date (if applicable)	

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

Hardin Valley Investments LP	P.O. Box 325, Athens, TN 37371	423-887-3823
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Hardin Valley Road	117 034 (part of)	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
PR <2 DU/AC		
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
Planning Sector		Existing Land Use
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 Cruz Landing

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

62
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	\$1,780	
Fee 2		\$2,570
0208	\$790	
Fee 3		

AUTHORIZATION


Applicant Signature

Ryan Lynch

Please Print

12/19/2024

Date

865-584-2630

Phone Number

Email

Pd. 12/20/2024, SG

Property Owner Signature

Please Print

Date