



**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





# 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

Date Filed

Meeting Date (if applicable)

File Number(s)

2-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

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

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

### Final Plat of Cruz Landing

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels    Divide Parcel

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

Attachments / Additional Requirements

62

Total Number of Lots Created

Related Rezoning File Number

## 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
0203	\$1,780	\$2,570
Fee 2		
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