

**FINAL SUBDIVISION PLAT**

**7-SB-25-F**

**Petitioner:** Ryan Lynch



Final Plat For: Final Plat of Ebenezer Subdivision

**Map No: 132**

**Jurisdiction:** County

A scale bar labeled "Feet" with markings at 0 and 925.







# 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

5/22/2025

7/10/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

7-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

S & E Properties

405 Montbrook Lane, Knoxville, TN 37919

865-539-1112

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ebenezer Road

132 037.01

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East side of Ebenezer Rd, northwest of Gleason Dr

33.13 Ac

General Location

Tract Size

☐ City ☒ County

3

PR, PR (k) <4 DU/AC, OB

AgForVac, SFR

District

Zoning District

Existing Land Use

Southwest County

SR, SMR, BP, HP

Urban Growth Boundary, Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

## 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

### Ebenezer Subdivision

Proposed Subdivision Name

106

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
0203	\$2,720.00	
Fee 2		
0208	\$1.260.00	
Fee 3		

## AUTHORIZATION

Applicant Signature

Ryan Lynch

5/22/2025

Please Print

Date

865-584-2630

Phone Number

Email

Pd. 05/23/2025, SG

Property Owner Signature

Please Print

Date