

FINAL SUBDIVISION PLAT

6-SD-25-F

Petitioner: Ryan Lynch



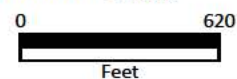
Final Plat For: Final Plat of Hickory View Subdivision

Original Print Date: 4/30/2025

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

Map No: 129

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

Applicant Name

4/23/2025

Date Filed

6/12/2025

Meeting Date (if applicable)

Land Surveyor

Affiliation

File Number(s)

6-SD-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

Ball Homes LLC

1914 Pinnacle Pointe Way, Knoxville, TN 37 865-862-4774

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2205 West
W Gallaher Ferry Road

129 035

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest of Hickory Creek Rd & West Gallaher Ferry Rd

23.80 Ac

General Location

Tract Size

☐ City ☒ County
District

6

PR <3.5 DU/AC

Zoning District

AgForVac

Existing Land Use

Northwest County

SR & HP

Planned Growth Area

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

[View](#)
Final Plat of Hickory Hill Subdivision

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

☐ Other (specify) _____

☐ Attachments / Additional Requirements

74

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	\$2,060.00	
Fee 2		
0208	\$930.00	
Fee 3		
		\$2,990.00

AUTHORIZATION



Applicant Signature

Ryan Lynch

Please Print

4/23/2025

Date

865-584-2630

Phone Number

Email

Property Owner Signature

Please Print

Date

Pd. 04/25/2025, SG