





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

4/23/2025

6/12/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SE-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

122 Perimeter Park Drive, Knoxville, TN 37912 865-675-7646

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~Marietta Church Road~~ 12044 Hardin Valley Rd

129 ~~part of~~ 126.04

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Marietta Church Rd, South of Hardin Valley Rd

16.41 Ac

General Location

Tract Size

☐ City ☒ County 6
District

PR <3 DU/AC, <2 DU/AC
Zoning District

AgForVac
Existing Land Use

Northwest County

SMR, 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

Final Plat of The Foundry Subdivision

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

27
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	\$1,100.00	
Fee 2		
0208	\$450.00	
Fee 3		
		\$1,550.00

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