



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SG-25-C

AGENDA ITEM #: 47

AGENDA DATE: 3/13/2025

▶ **SUBDIVISION:** PIPER PROPERTY ON HOLSTON RIVER

▶ **APPLICANT/DEVELOPER:** RYAN LYNCH

OWNER(S): Joel Piper

TAX IDENTIFICATION: 52 04005, 04006

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 1221 GRAVES RD (1227 GRAVES RD)

▶ **LOCATION:** North side of Graves Road, north of N Ruggles Ferry Pike

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston-French Broad

▶ **APPROXIMATE ACREAGE:** 13.68 acres

▶ **ZONING:** F (Floodway), A (Agricultural)

▶ **EXISTING LAND USE:** Water, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** 3 lots

SURROUNDING LAND USE AND ZONING: North: Water - F (Floodway)
South: Rural residential - A (Agricultural)
East: Rural residential, water - A (Agricultural), F (Floodway)
West: Rural residential, single family residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER:

ACCESSIBILITY: Access is via Graves Road, a local street with 18 ft of pavement width within a 40-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ **Approve the concept plan, subject to 3 conditions.**

1. Meet all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

COMMENTS:

This proposal is for a 3-lot residential subdivision on 13.68 acres. In 2001, this property was approved as part

of a 7-lot subdivision consisting of 36.34 acres (6-SA-01-C). Staff recommended a condition that Graves Road be widened to 20 ft from the development back to Ruggles Ferry Pike for any additional lots due to the narrow road width, which varied from 16-18 ft. The Planning Commission revised this condition so that lots could not be further subdivided unless a revised concept plan was submitted and approved by the Planning Commission (included as a note on the plat, instrument# 200201230059993). However, since this proposal is for one additional lot, which will not add significant traffic to the road, Engineering and Public Works has said they will not require any road widening on Graves Road.

The property is zoned A (Agricultural) and has F (Floodway) zoning along the river. The A zone requires a minimum lot size of 1 acre. The proposed lots are 4.56 acres and are generally equivalent to the lot sizes in the existing area.

The small portion of the property along the river has the HP (Hillside Protection) and SP (Stream Protection) designations, which recognize the steep slopes and FEMA flood zone along the river.

ESTIMATED TRAFFIC IMPACT: 40 (average daily vehicle trips)

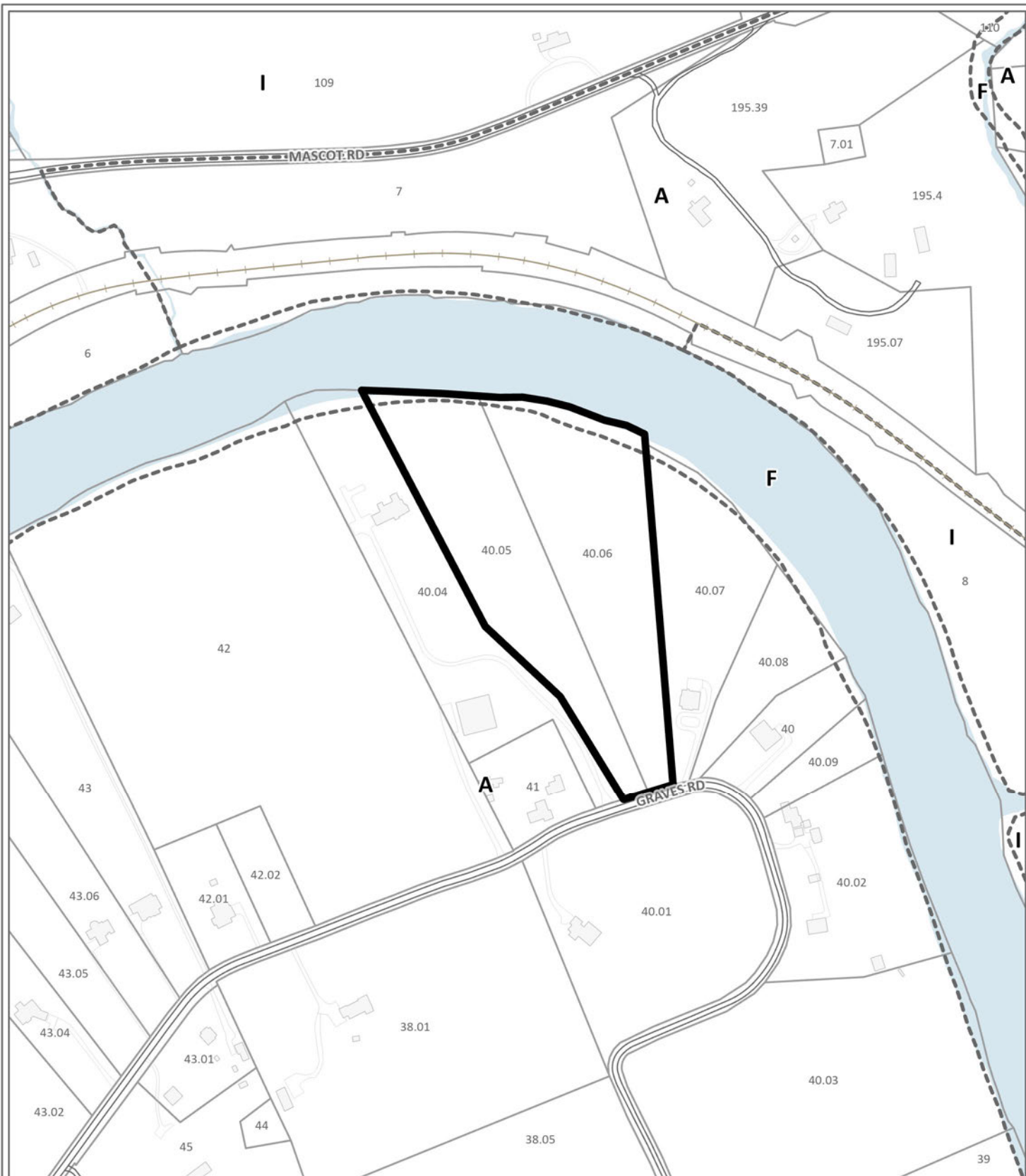
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

3-SG-25-C

Petitioner: Ryan Lynch



Divide both parcels to create one new lot. in F (Floodway), A (Agricultural)

Map No: 52

Jurisdiction: County

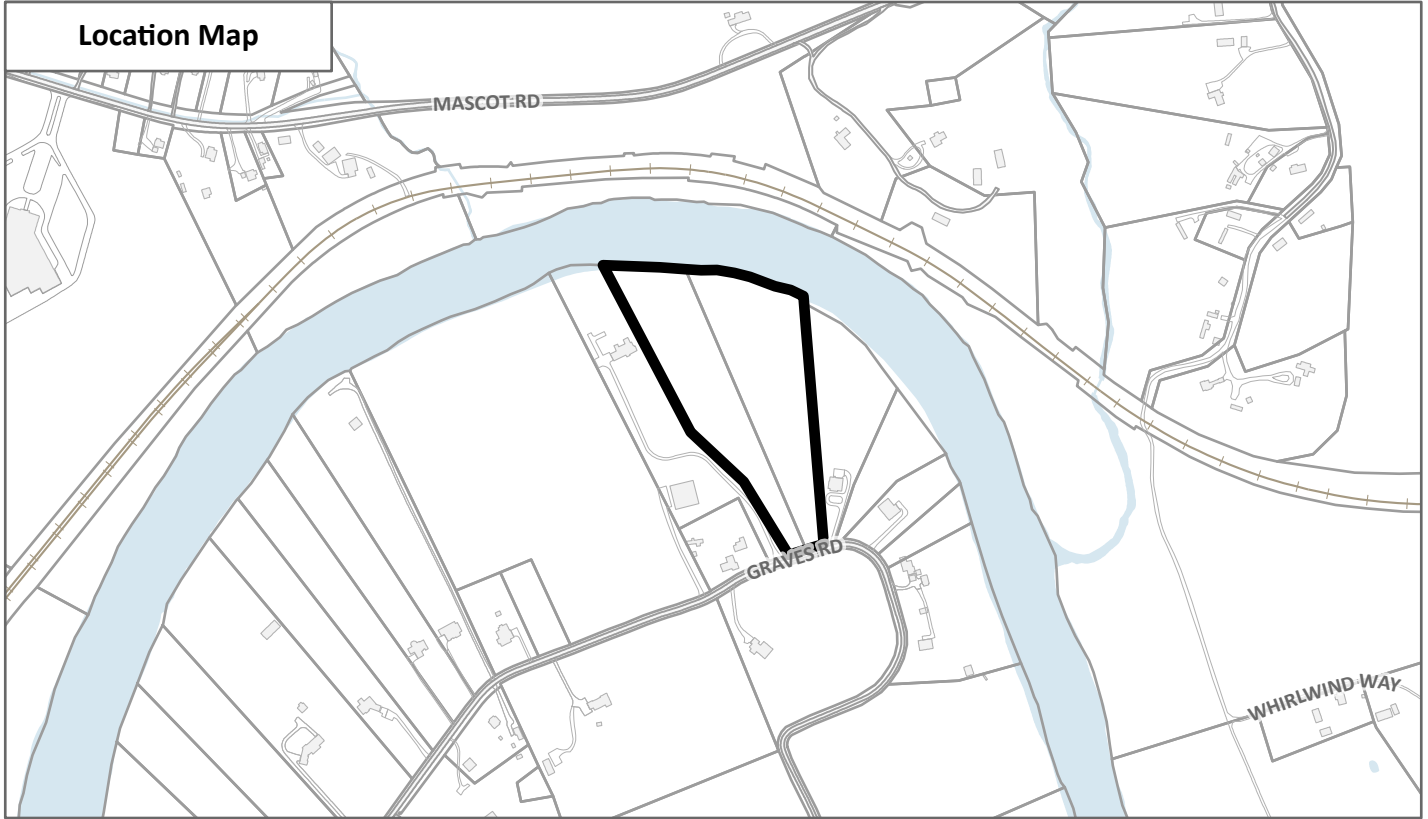
Original Print Date: 2/4/2025

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



Exhibit A. Contextual Images

Location Map



Aerial Map

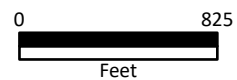


CONTEXTUAL MAPS 1

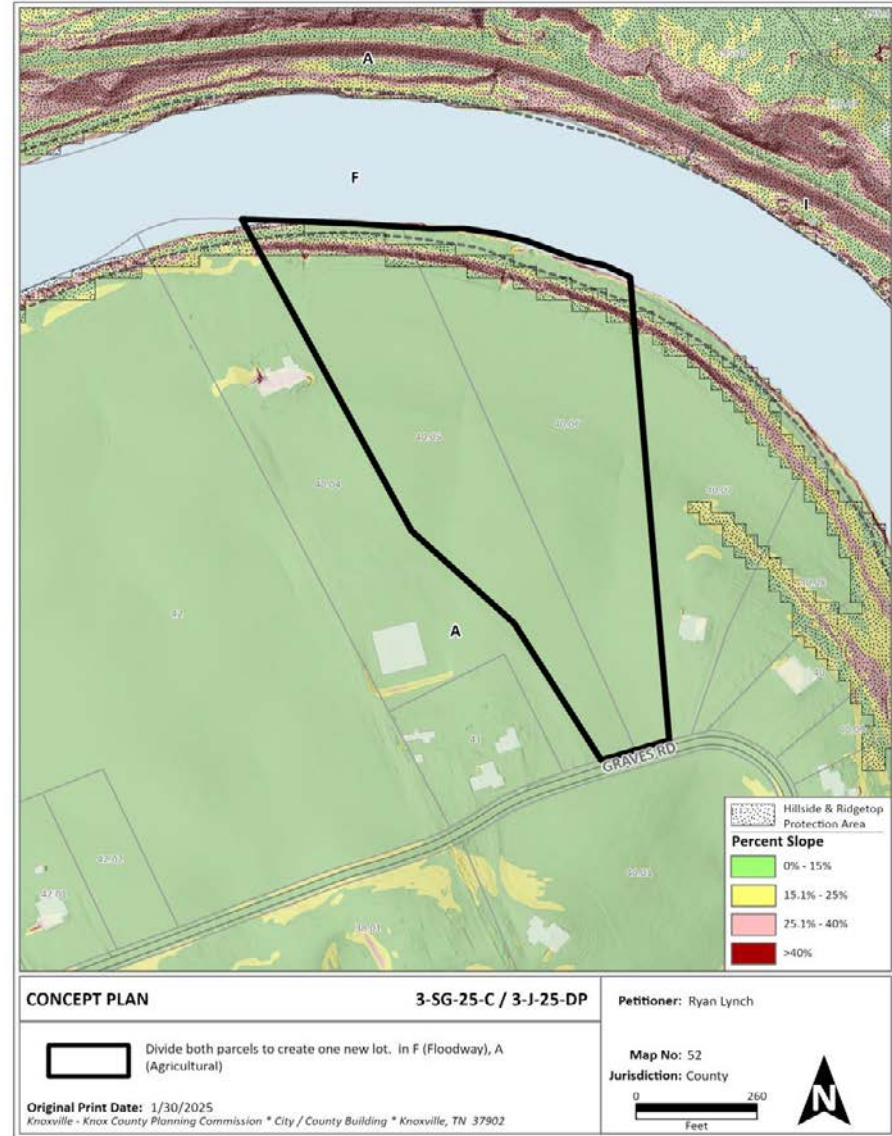
3-SG-25-C



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	13.56		
Non-Hillside	12.58	N/A	
0-15% Slope	0.35	100%	0.35
15-25% Slope	0.16	50%	0.08
25-40% Slope	0.18	20%	0.04
Greater than 40% Slope	0.30	10%	0.03
Ridgetops			
Hillside Protection (HP) Area	0.98	Recommended disturbance budget within HP Area (acres)	0.49
		Percent of HP Area	50.0%



TOTAL AREA = 13.66 ACRES

TOTAL LOTS = 3



Zoning

Zoning Shown on Official Map: _____
Date: _____
By: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.
Signed: _____
Date: _____

Signed: _____
Date: _____

Planning Staff Certification of Approval for Reversion - Final Plat

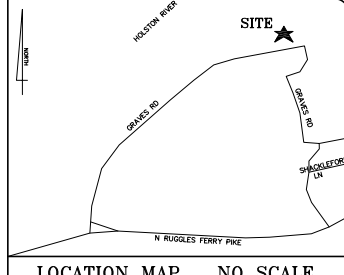
This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 15-3-403 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.

Owner Certification on Release of Easement

I (We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.
Owner's Printed Name: _____
Signature(s): _____
Date: _____

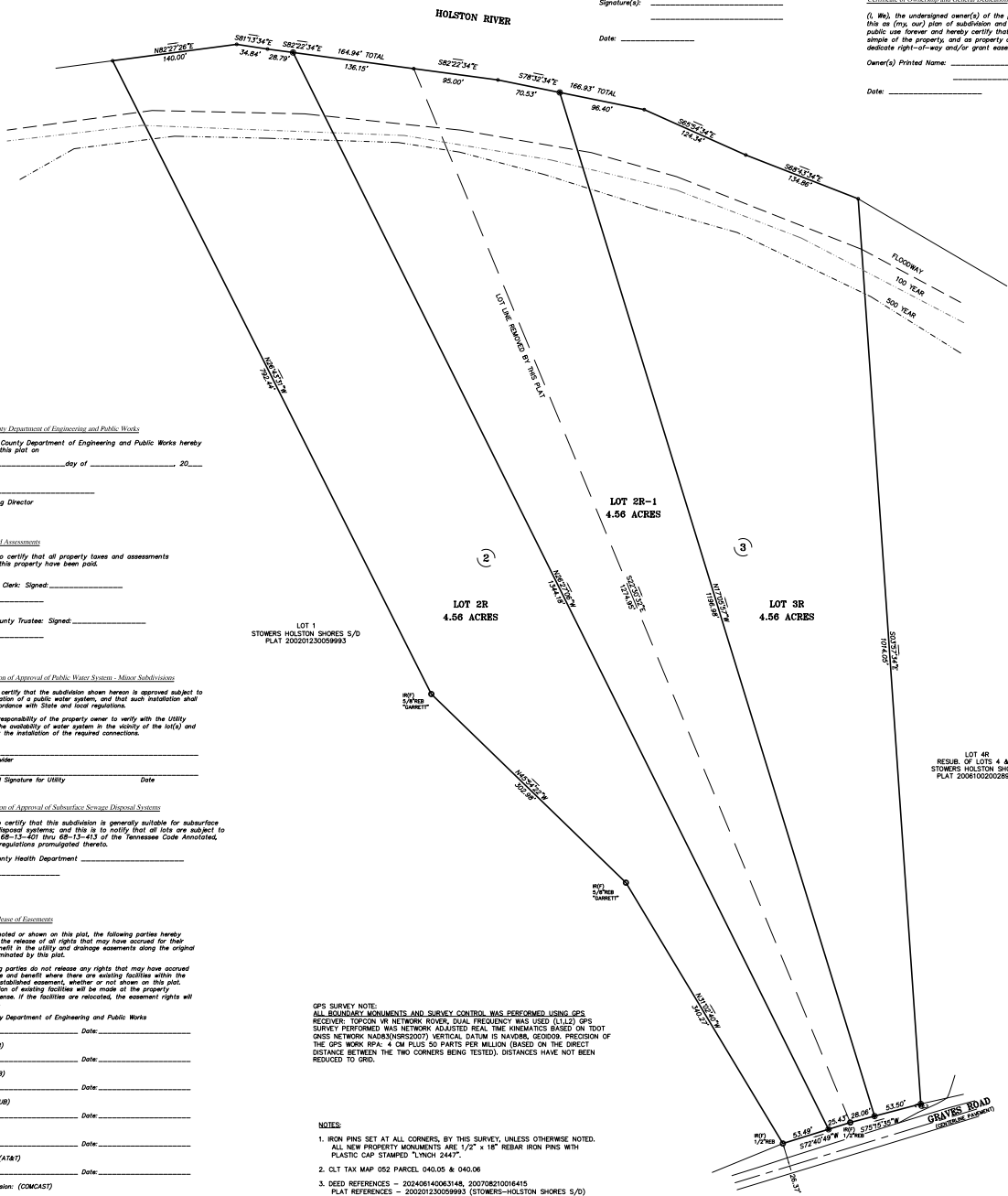
Owner Certification for Public Sewer and Water Service - Minor Subdivisions

I (We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
Owner's Printed Name: _____
Signature(s): _____
Date: _____



Certificate of Ownership and General Dedication

I (We) the undersigned owner(s) of the property shown herein, hereby adopt this on (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: _____



SYMBOL LEGEND
○ IRON ROD (SIZE&TYPE)
● IRON ROD SET

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

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: _____

Certification of Approval of Public Water System - Minor Subdivisions
This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
It is the responsibility of the property owner to verify with the UTILITY PROVIDER the availability of water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
Utility Provider: _____
Authorized Signature for Utility: _____
Date: _____

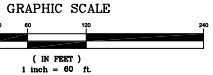
Certification of Approval of Subsurface Sewage Disposal Systems
This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereon.
Knox County Health Department: _____
Date: _____

Consent to Release of Easement
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.
The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works
Signed: _____ Date: _____
Water: (KUB) Signed: _____ Date: _____
Sewer: (KUB) Signed: _____ Date: _____
Electric: (KUB) Signed: _____ Date: _____
Gas: (KUB) Signed: _____ Date: _____
Telephone: (AT&T) Signed: _____ Date: _____
Cable Television: (COMCAST) Signed: _____ Date: _____

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER TOPCON IN NETWORK MODE. DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK (NAD83/NSRS2007) VERTICAL DATUM IS NAVD83. GEODIN. 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 SEA.

- NOTES
1. IRON PWS SET AT ALL CORNERS BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PWS WITH PLASTIC CAP STAMPED "LYNCH 2447".
 2. CLT TAX MAP 052 PARCEL 040.05 & 040.06
 3. DEED REFERENCES = 20240640003446, 200708210016415 PLAT REFERENCES = 200201230059993 (STOWERS-HOLSTON SHORES S/D) MAY 2, 2007.
 4. THIS PROPERTY IS ZONED A
 5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0170P EFFECTIVE DATE: MAY 2, 2007.
 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD.
 7. NORTH ROTATION: NAD83(NSRS2007)
 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS(PEES). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG A 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.



Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks

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 Knoxville-Knox County Subdivision Regulations except as has been identified, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 21st day of November, 2024.

Registered Land Surveyor: _____
Tennessee License No. 2447
Date: 11-21-2024

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Continuation 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.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
Registered Land Surveyor: _____
Tennessee License No. 2447
Date: 11-21-2024



NOTE: NO FILE REPORT WAS FORWARDED TO THE SURVEYOR AND OTHER DOCUMENTS AND/OR EQUIPMENT NOT PROVIDED AT THE FIELD BY THE SURVEYOR BY THE SURVEYOR BY THE TITLE SURVEYOR.

OWNER/SURVEY FOR:
Joel & Beth Piper
6116 Mont Richer Avenue
Knoxville, Tennessee 37918
Phone: 865-505-7283

RESUBDIVISION OF:
Lots 2 & 3
Stowers-Holston Shores Subdivision
District 8, Knox County, Tennessee

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



DRAWN BY: C. VITKUS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 11/21/2024	5
	6

REVISIONS	

PROJECT NO.
5015



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Ryan Lynch

Land Surveyor

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

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

Joel Piper

6116 MONT RICHER KNOXVILLE TN 37918

865 755 2109

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1221 & 1227 Graves Road

052 04005 & 04006

Property Address

Parcel ID

NA

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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

Piper Property on Holston River

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

Unit / Phase Number

1

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.



Ryan S. Lynch

01/27/2025

Applicant Signature

Print Name / Affiliation

Date

865-584-2630

 @lynchsurvey.com

Phone Number

Email



joel piper

Property Owner Signature

Please Print

Date Paid






5015 Piper Development Request

Final Audit Report

2025-01-27

Created:	2025-01-27
By:	Ryan Lynch [REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAA_t3owSVoRboLic9-5nR4WR8tff_7e21q

"5015 Piper Development Request" History

-  Document created by Ryan Lynch [REDACTED]
2025-01-27 - 6:09:54 PM GMT- IP address: 162.81.28.76
-  Document emailed to joel piper [REDACTED] for signature
2025-01-27 - 6:10:31 PM GMT
-  Email viewed by joel piper [REDACTED]
2025-01-27 - 6:20:55 PM GMT- IP address: 104.28.55.229
-  Document e-signed by joel piper [REDACTED]
Signature Date: 2025-01-27 - 6:47:28 PM GMT - Time Source: server- IP address: 12.75.74.42
-  Agreement completed.
2025-01-27 - 6:47:28 PM GMT

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

February 28, 2025

February 13, 2025

March 14, 2025

March 13, 2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

RYAN LYNCH

Digitally signed by RYAN LYNCH
Date: 2025.01.27 15:32:31 -05'00'

Ryan Lynch

01/27/2025

Applicant Signature

Applicant Name

Date