

**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





# 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)

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  
 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