

**FINAL SUBDIVISION PLAT**

**5-SB-25-F**

**Petitioner: Ryan Lynch**



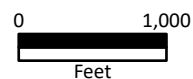
Final Plat For: Final Plat of Reserve at Hickory Creek Unit 3

**Original Print Date: 3/28/2025**

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

Land Surveyor

Applicant Name

Affiliation

3/13/2025

5/8/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

**5-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

Ball Homes

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

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Hardin Valley Road 2088 Hickory Reserve Rd, 2001 MArietta Church Rd #UC 129 037 & 129 037.02

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## 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

### Reserve at Hickory Creek

Proposed Subdivision Name

3

Unit / Phase Number

Combine Parcels

Divide Parcel

123

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	\$2,980.00	
Fee 2		\$4,370.00
0208	\$1,390.00	
Fee 3		

## AUTHORIZATION

  
Applicant Signature

Ryan Lynch

Please Print

3/13/2025

Date

865-584-2630

Phone Number

[REDACTED]  
Email

03/17/2025, SG

Property Owner Signature

Please Print

Date