



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 4-G-26-DP

AGENDA ITEM #: 51

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** RYAN LYNCH
OWNER(S): Heritage Land Development Partners, LLC

TAX ID NUMBER: 50 F B 019, 020, 021, 022, 023, 024, 025, 026 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 3912 CRIMSON CLOVER LN (3918, 3924, 3930, 3936, 3942, 3948, 3954 CRIMSON CLOVER LN)

▶ **LOCATION:** South side of Crimson Clover Ln, north of Babelay Rd

▶ **APPX. SIZE OF TRACT:** 1.2 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access will be via Crimson Clover Lane, a proposed local street with a pavement width of 26 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Northeast Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Woods Creek

▶ **ZONING:** PR (Planned Residential) up to 2.5 du/ac

PLACE TYPE: RC (Rural Conservation), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** Peripheral setback reduction from 35 to 25 ft

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.5 du/ac in 2007 (5-P-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 2.5 du/ac
South: Rural residential - PR (Planned Residential) up to 2.5 du/ac, A (Agricultural)
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 2.5 du/ac
West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 2.5 du/ac

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on a mix of small, suburban-style lots and medium-sized rural lots. The subject site is about 1 mile from Ritta Elementary School.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a peripheral setback reduction, subject to 3 conditions.**

- 1) 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.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

In 2023, a concept plan for 264 single family homes on individual lots was approved (11-SA-23-C/11-B-23-DP). This plan requests reducing the peripheral boundary along lots 19-26 from 35 ft to 25 ft. To the south is a single family home zoned A. This reduction is not anticipated to cause adverse impacts because there is dense vegetation approximately 200 ft in depth between the subject rear lot lines and the single family home.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 2.5 du/ac, subject to 2 conditions:

A. The Planning Commission has the authority to reduce the peripheral boundary from 35 ft to 15 ft adjacent to agricultural and residential zones, as is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – Other lots in the Harvest Meadow subdivision were created with greater depth than these lots. Reduction of the peripheral boundary will allow the same housing product to be used on these lots.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SR (Suburban Residential) and is within the HP (Hillside Protection) area in the Knox County Comprehensive Plan. The SR place type recommends single-family as a primary use. The plan shows 264 single-family lots. The proposed single family houses are similar to the single family houses in the area. No land disturbance recommendations were applied to the previous approval.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

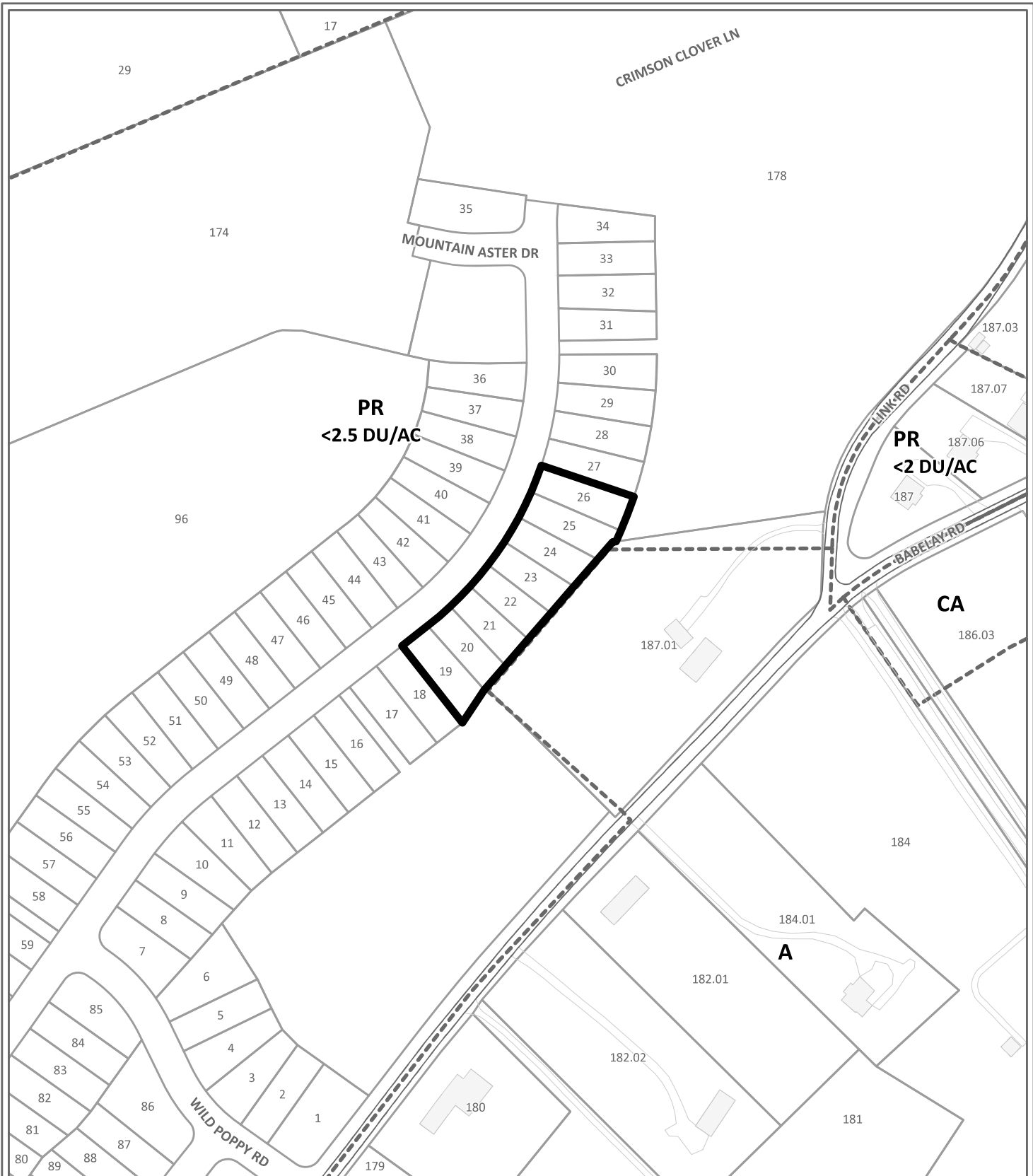
A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The request reduction does not conflict with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

4-G-26-DP

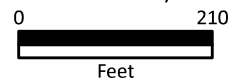
Petitioner: Ryan Lynch



Peripheral setback reduction from 35 to 25 ft in PR (Planned Residential) up to 2.5 du/ac

Map No: 50

Jurisdiction: County



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



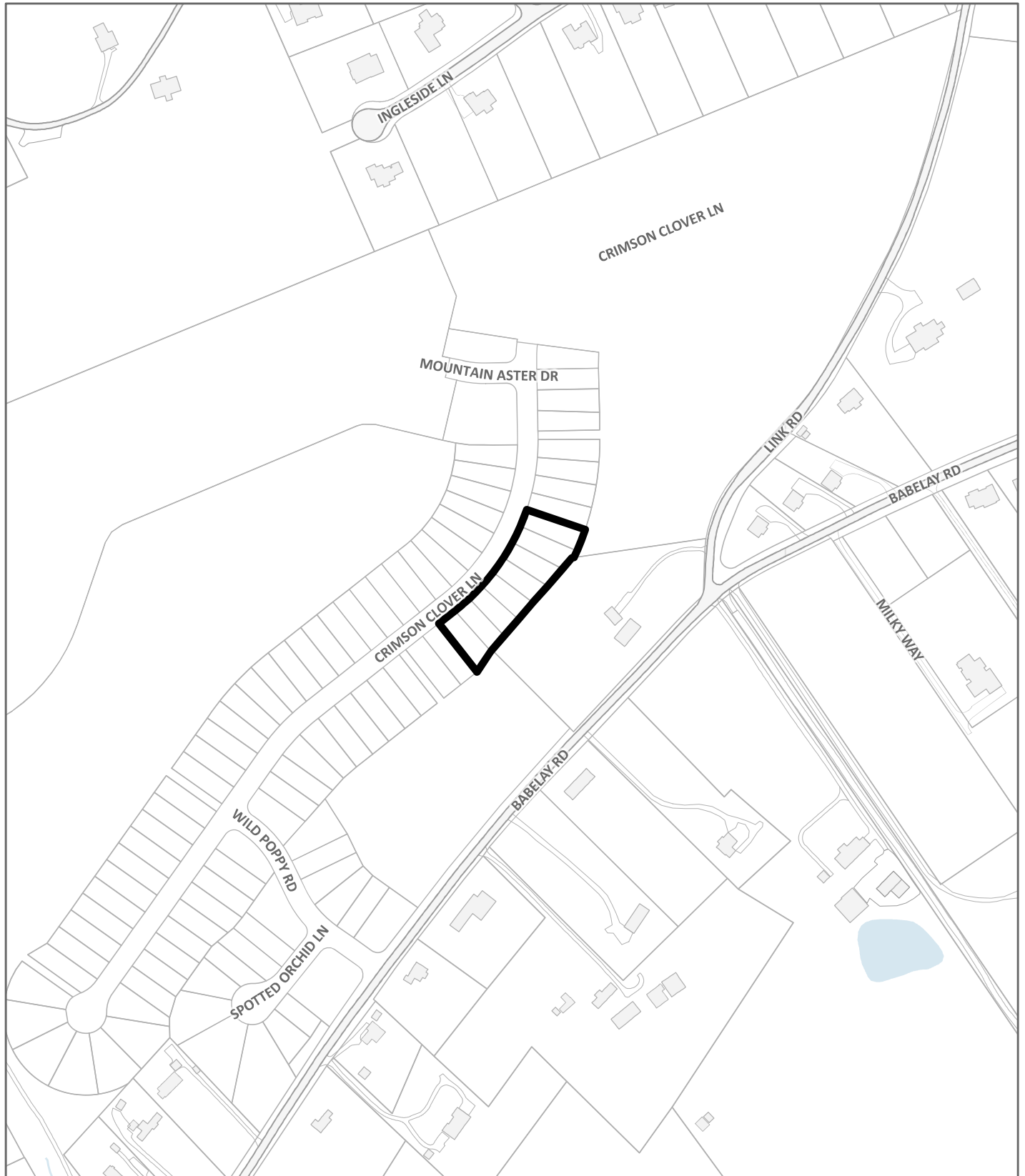
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

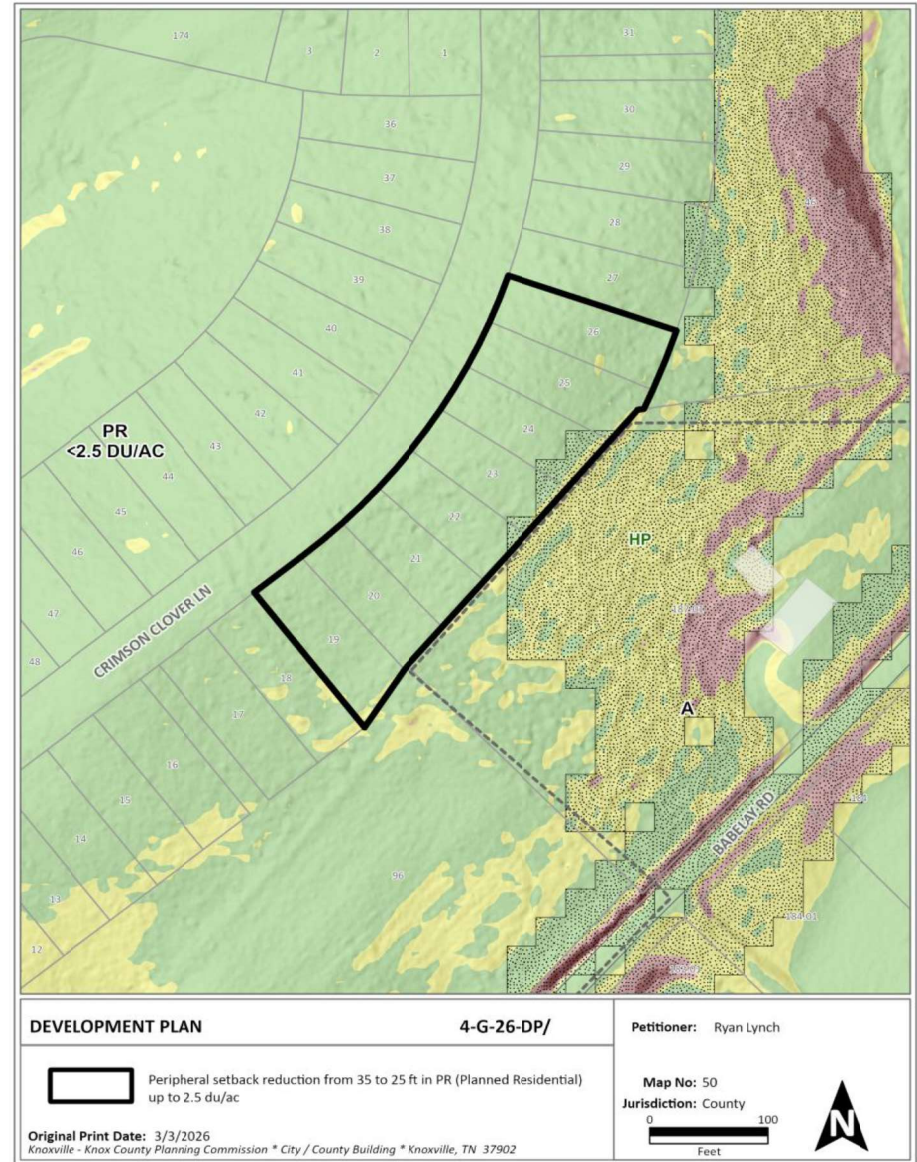
4-G-26-DP



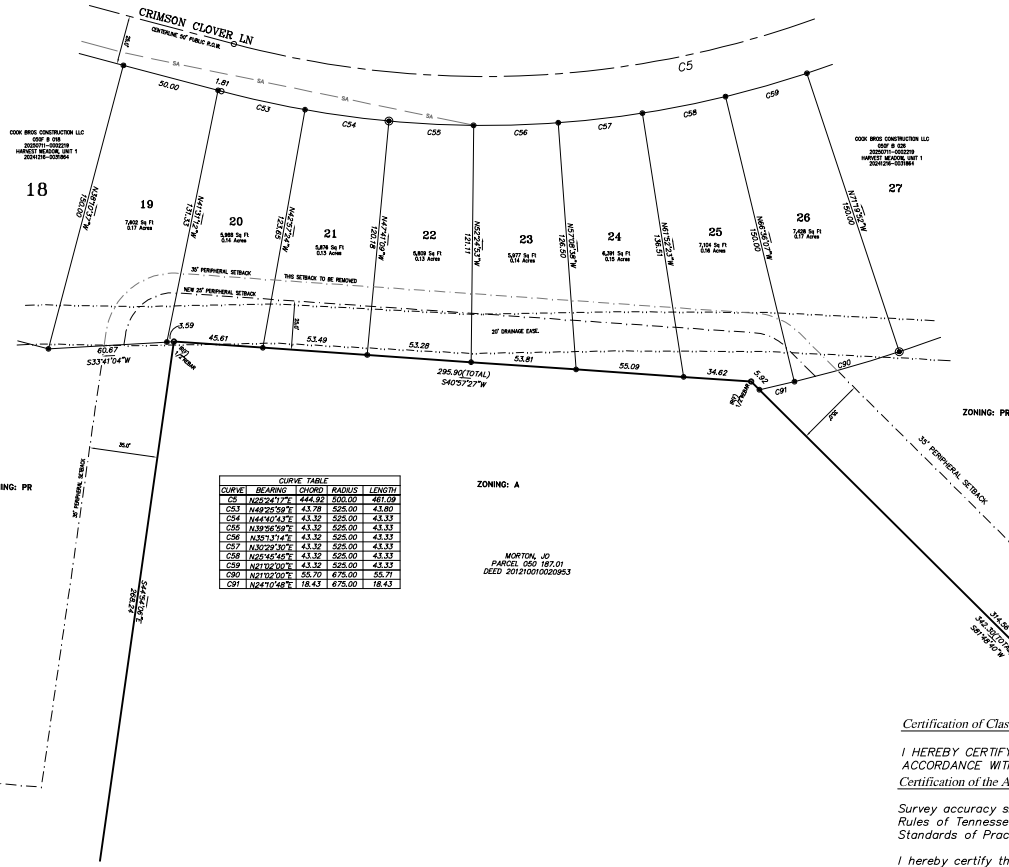
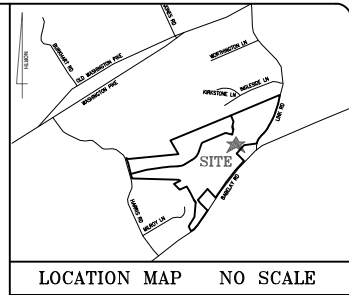
Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.20		
Non-Hillside	1.14	N/A	
0-15% Slope	0.05	100%	0.05
15-25% Slope	0.01	50%	0.01
25-40% Slope	0.00	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.06	Recommended disturbance budget within HP Area (acres)	0.05
		Percent of HP Area	87.5%



TN GRID
NAD83 (NSRS2007)



CURVE	BEARING	CHORD	RADIUS	LENGTH
C51	S29°24'27.72\"	1444.791	5005.00	461.009
C52	N44°29'25.92\"	43.32	525.00	43.60
C53	N44°29'25.92\"	43.32	525.00	43.33
C54	S43°39'56.92\"	43.32	525.00	43.33
C55	N43°3'47.42\"	43.32	525.00	43.33
C56	N43°3'47.42\"	43.32	525.00	43.33
C57	N43°39'26.72\"	43.32	525.00	43.33
C58	N42°45'50.72\"	43.32	525.00	43.33
C59	N42°45'50.72\"	43.32	525.00	43.33
C60	N21°19'20.72\"	55.70	675.00	55.72
C61	N24°10'58.72\"	18.43	675.00	18.43

MORTON, JO
PARCEL 060 187.01
DEED 20121010202953

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "TN03 2447".
- CLT TAX MAP 0507 GROUP "B" PARCELS 094, 095 AND PART OF 096.
- DEED REFERENCE - 2025040603539
PLAT REFERENCE - HARVEST MEADOW UNIT 1
20241215-001854
- THIS PROPERTY IS ZONED PR -2.5 DU/AC
SETBACKS:
FRONT: 20' SIDES: 5' REAR: 15'
PERIPHERAL: 30' EXCEPT WHERE REDUCED TO 25' ALONG THE REAR OF LOTS 19 THRU 26 AS SHOWN ON THIS DEVELOPMENT PLAN
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4709500161G
EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- ALL UTILITIES ARE NOT REFERENCED AS PART OF THIS PLAT.
- 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. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-SA-23-C AND 11-B-23-DP.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- THE PURPOSE OF THIS PLAN IS TO REDUCE THE 30' PERIPHERAL SETBACK ALONG THE REAR OF LOTS 19-26 TO 25' AS SHOWN HEREON.

4-G-26-DP
submitted 2/23/26

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.

Certification of the Accuracy of Survey

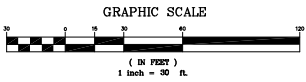
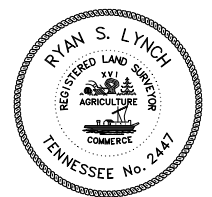
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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. _____

Date: _____



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



REVISIONS	
DRAWN BY: M. STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=30'	4
DATE: 02/23/2026	5
	6

SURVEY FOR/OWNER:
HERITAGE LAND DEVELOPMENT PARTNERS LLC
3571 Louisville Road
Louisville, Tennessee 37777
Phone: (865) 851-7373

DEVELOPMENT PLAN FOR
Harvest Meadow, Unit 1
Lots 19-26
Knoxville, Tennessee
District 8, Knox County, Tennessee

PROJECT NO.
4617-03
SHEET NO.
1 of 1

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

03/28/2026

04/10/2026

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

2/23/2026

Applicant Signature

Applicant Name

Date