



TO: Knoxville-Knox County Planning Commission
FROM: Whitney Warner, AICP, Planner
DATE: April 2, 2026
FILE #: 4-SD-26-F, Agenda #26
SUBJECT: Final Plat of Mill Branch Ridge Subdivision (Formerly known as Maynardville Pike Subdivision)

Recommendation

Deny the application because the design plan has not been approved by Engineering, which is required for approval of a final plat, and the applicant has not requested to postpone the case.

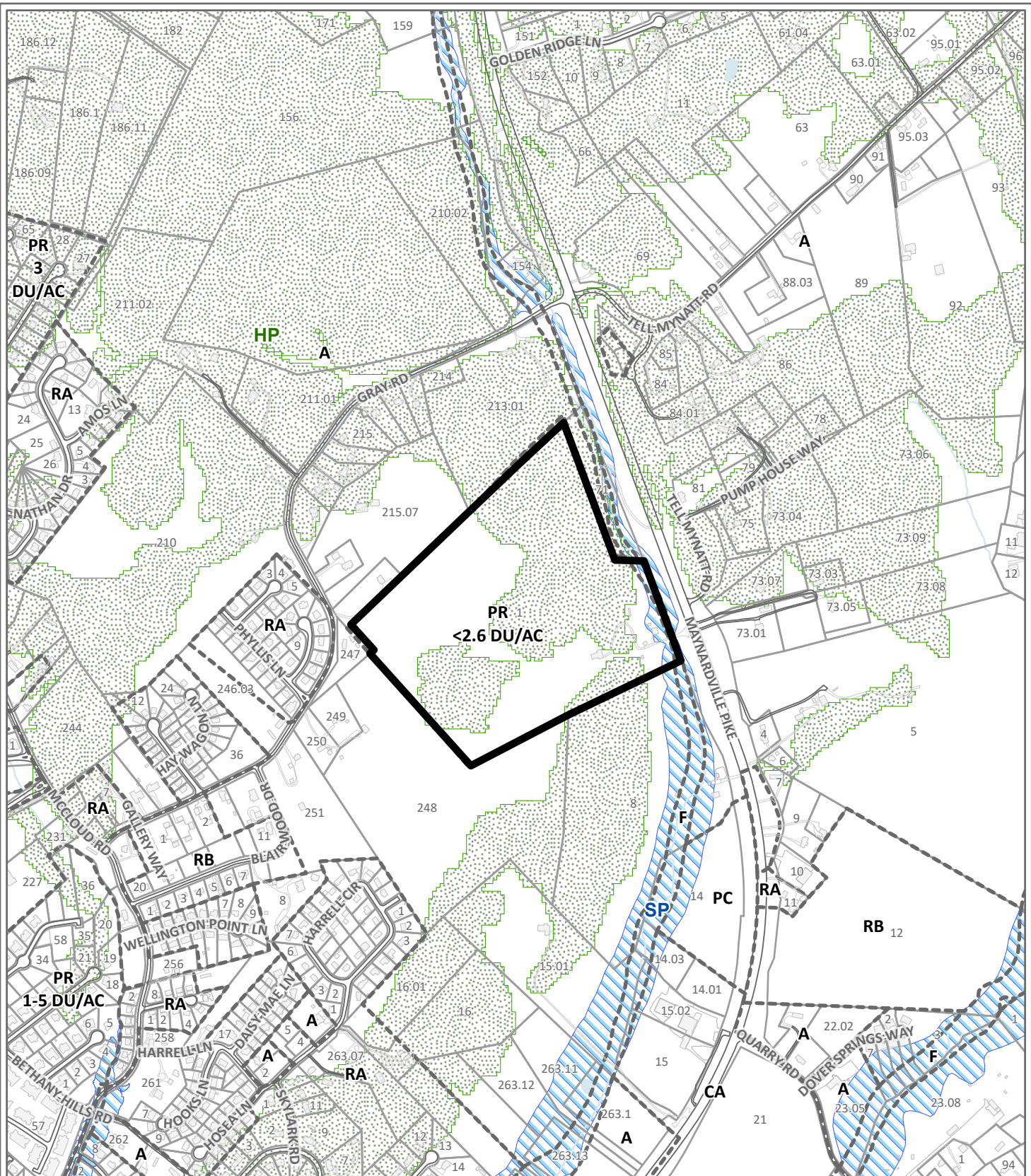
Comments

The concept plan indicating the overall layout and design for this plat was approved on 7/11/2024 as Planning Case 7-SB-24-C/7-D-24-DP. Per Subdivision Regulations, Sections 2.08.A and 2.10.E, the final plat must be in substantial conformance with the approved concept plan and design plan. While the final plat is in conformance with the concept plan, the design plan has not been approved, which could affect the overall design.

Per Subdivision Regulations, Section 2.10.C.1.h, the Planning Commission shall receive the recommendations of its staff and approve or deny the Final Plat. The Planning Commission may also approve the postponement or withdrawal of a Final Plat if consented by the applicant. Since the design plan has not been approved, and the applicant has refused to request a postponement, Planning staff is recommending denial of the final plat.

Associated Case and Decision

File 7-SB-24-C/7-D-24-DP: Approved by the Planning Commission (7/11/2024)



FINAL SUBDIVISION PLAT

4-SD-26-F

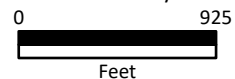
Petitioner: Ryan Lynch



Final Plat For: Final Plat of Mill Branch Subdivision

Map No: 29

Jurisdiction: County



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

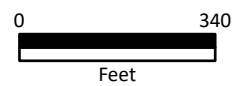
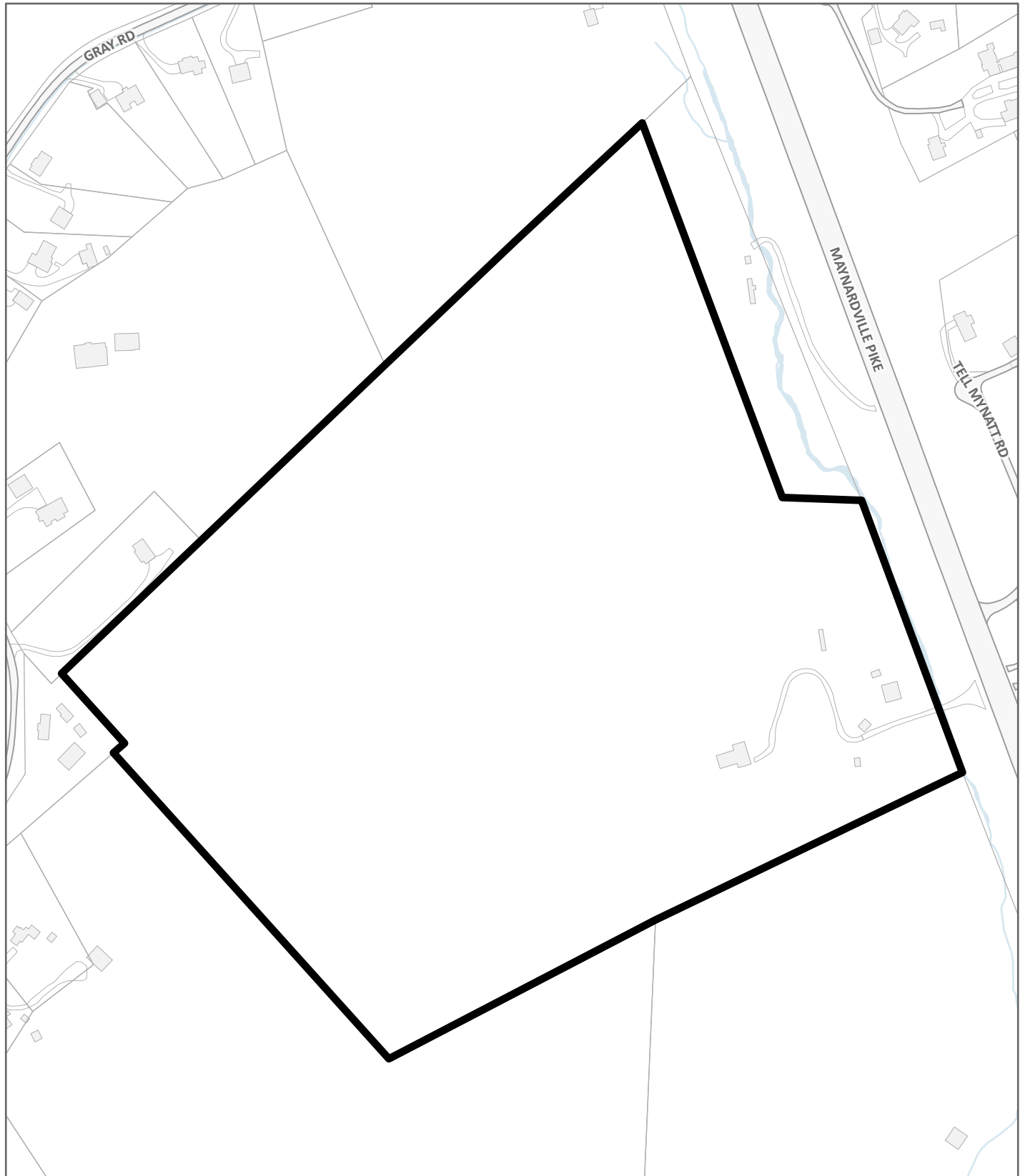


Exhibit A. Contextual Images

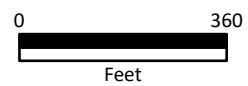


LOCATION MAP

4-SD-26-F



Case boundary



TOTAL AREA
 948,069 sq. ft.
 21.76 Acres
 NUMBER OF LOTS: 56
 NUMBER OF COMMON/OPEN SPACE LOTS: 3

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument #

KEVIN D B STEVEN W WILSON
 PARCEL 028 248
 DB 1592 PG 100

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

Address/Development Confirmation
 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 those referenced therein.
 Signed: _____
 Date: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivision
 I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed or will be installed in accordance with State and local regulations.
 Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____

Certification of Approval of Public Water System - Major Subdivision
 I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.
 Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____

Consent of Completion of Storm and Related Improvements
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

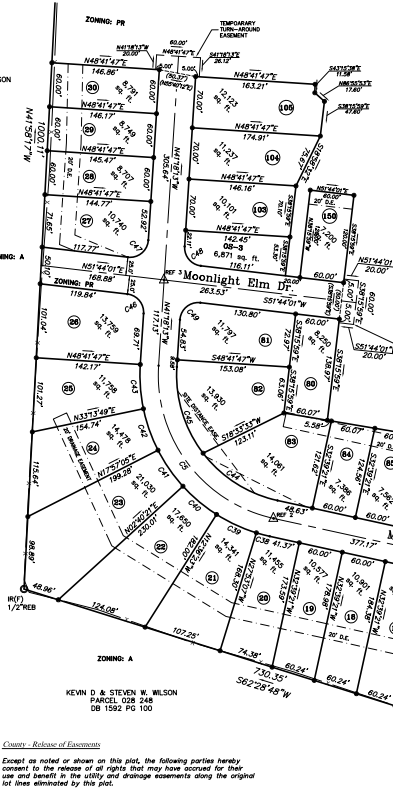
Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____

Consent of Completion of Stormwater Facilities
 I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the ____ day of _____, 20____.
 Signed: _____ Date: _____
 Dept: _____ Title: _____



CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N84°44'22"W	51.51	100.00	52.10
C2	S87°07'34"E	55.73	100.00	140.74
C3	N62°52'02"E	264.75	310.00	273.54
C4	S71°14'52"W	56.10	100.00	97.56
C5	S81°35'17"E	260.71	310.00	283.97
C6	N62°52'02"E	35.31	25.00	39.21
C7	N64°54'54"E	35.40	25.00	39.33
C8	N54°44'22"E	38.63	75.00	39.07
C9	N84°44'22"E	41.50	125.00	51.87
C10	S82°22'22"E	11.25	125.00	13.25
C11	N84°44'22"E	60.92	275.00	67.05
C12	S77°19'37"E	61.98	275.00	92.41
C13	S81°25'13"W	60.08	275.00	60.20
C14	S47°00'00"E	57.13	275.00	71.14
C15	S17°14'52"W	25.34	275.00	25.35
C16	N84°44'22"E	26.96	325.00	31.07
C17	S88°11'17"E	26.96	325.00	36.45
C18	S78°54'12"W	26.38	325.00	36.45
C19	S68°57'17"W	26.38	325.00	36.45
C20	S53°32'58"W	59.69	325.00	59.77
C21	S41°03'13"W	60.48	325.00	60.66
C22	S35°19'23"E	61.25	325.00	61.34
C23	N62°52'02"E	67.85	335.00	67.87
C24	N52°20'17"E	72.55	335.00	71.69

CURVE	BEARING	CHORD	RADIUS	LENGTH
C25	N84°28'17"E	70.00	335.00	70.13
C26	N62°52'02"E	61.01	335.00	61.29
C27	N81°32'36"E	24.52	335.00	24.52
C28	N42°20'24"E	3.70	250.00	3.70
C29	N41°54'13"E	62.14	250.00	62.46
C30	N61°32'36"E	60.71	250.00	60.22
C31	N62°52'02"E	60.71	250.00	60.82
C32	N78°14'06"E	64.74	250.00	64.27
C33	S61°32'36"E	60.33	250.00	60.63
C34	S61°12'09"W	24.26	250.00	24.28
C35	S83°17'47"W	14.89	225.00	14.99
C36	S72°11'27"E	42.42	225.00	42.42
C37	S61°14'46"W	31.54	225.00	31.56
C38	N62°52'02"E	31.54	225.00	31.56
C39	N69°45'17"E	58.82	225.00	60.00
C40	N80°01'39"E	58.82	225.00	60.00
C41	S72°11'27"E	58.82	225.00	60.00
C42	S64°22'43"E	58.82	225.00	60.00
C43	S69°12'17"E	123.21	225.00	123.73
C44	N72°26'31"E	120.23	225.00	122.72
C45	S69°12'17"E	123.21	225.00	123.73
C46	N64°22'43"E	54.41	250.00	54.41
C47	N62°52'02"E	36.28	250.00	40.60
C48	S84°12'56"E	54.41	250.00	57.84
C49	S82°12'54"W	36.28	250.00	40.60

SYMBOL LEGEND

- FOUN MONUMENTATION (MPL SEE THIS)
- NON MONUMENTATION (MPL SEE THIS)
- CONC. MONUMENT
- NON MONUMENT POINT

PERMANENT MONUMENTS

- 1 60278254 BARBED SPIRE IN ASPHALT
- 2 60278254 BARBED SPIRE IN ASPHALT
- 3 60278254 BARBED SPIRE IN ASPHALT

FUTURE DEVELOPMENT
 2.5.0 AC.
 36.718 Ac.

TAMMY B. HIBBEN & PAUL G. HIBBEN, JR.
 DEED 0020104003740

ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLE OR THIS IS CONSIDERED WITHIN THE 50' SINKHOLE BUFFER MAY ONLY BE PERMITTED IF A REGISTERED ENGINEER AND STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS APPROPRIATE AND THE STUDY IS APPROVED BY COUNTY ENGINEERING. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES TO BE PLACED WITHIN THE 50' SINKHOLE BUFFER.

LINE LEGEND

- PERMANENT SETBACK
- DRAINAGE EASEMENT
- 5 FT. DISTANCE EASEMENT
- CENTRALINE EASEMENT
- 100' FLOOD
- 50' FLOOD

GPS SURVEY NOTE:
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER, TOPCON VR NETWORK RECEIVER. DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATIC BASED ON TIGHT SPREAD NETWORK (KNOX/NOVEMBER2007) VERTICAL DATUM IS NAD83. 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 GRID.

Certificate of Ownership and General Dedication

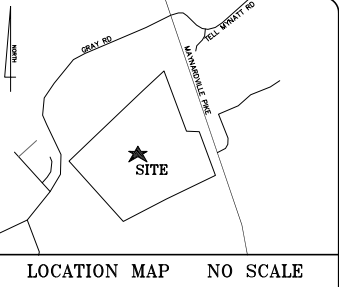
I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am, we and the owner(s) in the simple of the property, and as property owner(s) have no unrestricted right to dedicate right-of-way and/or grant easement as shown on this plan.

Owner's Printed Name: _____ Signature(s): _____
 Date: _____

Owner Confirmation 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 subdivided by this plat before signing or constructing any building or structure.

Owner's Printed Name: _____ Signature(s): _____
 Date: _____



- NOTES:**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/2" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LNCH 2447".
 - OLT TAX MAP 029 PARCEL 001
 - DEED REFERENCES - 20240229-0041626
 - THIS PROPERTY IS ZONED PR C-6 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 30'
 - A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470930031G EFFECTIVE DATE: AUGUST 5, 2015.
 - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - NORTH ROTATION: NAD83(NSRS2007)
 - THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING 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.
 - LOTS SHALL HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE # 20240229-0041626.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A PORTION OF PARCEL 029 PARCEL 001 TO CREATE PHASE 1 OF THE DEVELOPMENT PLAN WITH THE ASSOCIATED EASEMENTS, ETC. AS SHOWN HEREON.
 - SIGHT DISTANCE MEETS THE CURRENT SUBDIVISION REGULATIONS.
 - THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON _____ IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 - LOT 1 HAS BEEN INTENTIONALLY OMITTED.

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Commission is Completed

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 the 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 amended, described and justified in a report filed with the Planning Commission, or for standards and values which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and utility easements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
 Tennessee License No.: _____
 Date: _____

Certification of Check and Accuracy of Survey
 I HEREBY CERTIFY THAT THIS IS A CATEGORY "C" 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: _____

FINAL PLAT OF: _____



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	03/05/2026	PS COMMENTS
CHECKED BY: R. LYNCH	2	03/24/2026	ADDRESSING COMMENT
APPROVED BY: R.S.L.	3		
SCALE: 1"=80'	4		
DATE: 02/09/2026	5		
	6		

Heritage Land Development Partners, LLC
 3571 Louisville Road
 Louisville, Tennessee 37777
 Phone: (865) 851-7373

Mill Branch Ridge Subdivision
 Maynardville Pike
 Knoxville, Tennessee
 District 6, Knox County, Tennessee

PROJECT NO.
 4873-03

4-SD-26-F