



# SUBDIVISION REPORT - FINAL PLAT

▶ FILE #: 10-SA-23-F

AGENDA ITEM #: 44

AGENDA DATE: 10/5/2023

▶ SUBDIVISION: ISABEL ESTATES PHASE 1

▶ APPLICANT/DEVELOPER: RYAN LYNCH LYNCH SURVEYS (LAND SURVEYOR)

OWNER(S): Mesana Investments LLC

TAX IDENTIFICATION: 20 132

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6517 Brackett Rd.

▶ LOCATION: NW of E. Emory Rd., NE of Brackett Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

▶ APPROXIMATE ACREAGE: 30.04 acres

▶ NUMBER OF LOTS: 80

▶ ZONING: PR (Planned Residential) up to 3 du/ac

SURVEYOR/ENGINEER: Ryan S. Lynch Lynch Surveys, LLC

▶ VARIANCES REQUIRED:

## STAFF RECOMMENDATION:

- ▶ Postpone this request for 30 days to the November 9, 2023 Planning Commission meeting to give the applicant more time to come into substantial compliance with the concept plan.

## COMMENTS:

1. Planning staff does not find this plat to be in substantial compliance with the concept plan that was approved by the Planning Commission on October 14, 2021 (Planning File # 10-SC-21-C / 10-E-21-UR, see Exhibit A).
2. The concept plan was approved for 90 lots. However, condition #3 of the concept plan/use on review staff report stated that a maximum of 66 lots could be platted before the left turn land on E Emory Road has been installed by the applicant or future improvements to E Emory Road that includes an eastbound left turn lane at the Brackett Road intersection are complete.
  - a. Neither of the required road improvements have occurred, but the proposed final plat shows 80 lots for residential dwellings to be platted now, with the other 10 to be future development.
  - b. The applicant has submitted a revised traffic impact study modifying the findings of the original based on the standards in the latest Institute of Transportation Engineers manual, which, when applied, changes the number of lots that can be platted prior to the road improvements occurring. However, neither the Knox County Department of Engineering and Public Works nor Knoxville-Knox County Planning have reviewed the study to date. Postponement for 30 days would allow time for this review to occur. Should Engineering and Planning agree with the traffic study findings, a revision of the concept plan would be needed to modify the condition to reflect the correct number of lots. This could be approved administratively by Planning staff. Until such approval occurs, the condition remains in place. It must be modified to reflect the updated data for the final plat to be in substantial conformance with the concept plan approval.

3. The approved concept plan from 2021 shows a large open area in the northeast corner of the site that is to be common area. While it is not labeled as such specifically, the access to the property is labeled as "25' Common Area Access Easement," and that is consistent with the intent of the overall development during the review process. However, the proposed final plat labels this area as "Future Development." The intent to develop this area in the future is not in compliance with the approved concept plan, as it would exceed the total number of lots approved for the site.

4. The approved concept plan showed a stubout extending from Road D to the eastern property line of the subject property. The road, now named Nightshade Lane, does not provide that extension as shown by the concept plan. A dashed set of lines extends out from the right-of-way to a small common area, but is not clearly labeled as a right-of-way extension. This area needs to be drawn and labeled as a "50' Access For Future Road" per the concept plan so that it clear this area is not to be a future lot, nor is it to be included as part of another lot.

5. There is currently no common area access platted for the small common area on the eastern side of the lot.

6. Planning staff recommends postponement for 30 days to allow these issues to be worked out. The applicant does not want to postpone this item. Should the Planning Commission not wish to postpone this application, Planning staff recommends denial of the final plat since it is not in substantial compliance with the concept plan due to the inclusion of more than 66 lots on the proposed plat, the possible addition of lots that may occur in the common area labeled as future development, and the lack of connection to the property to the east.

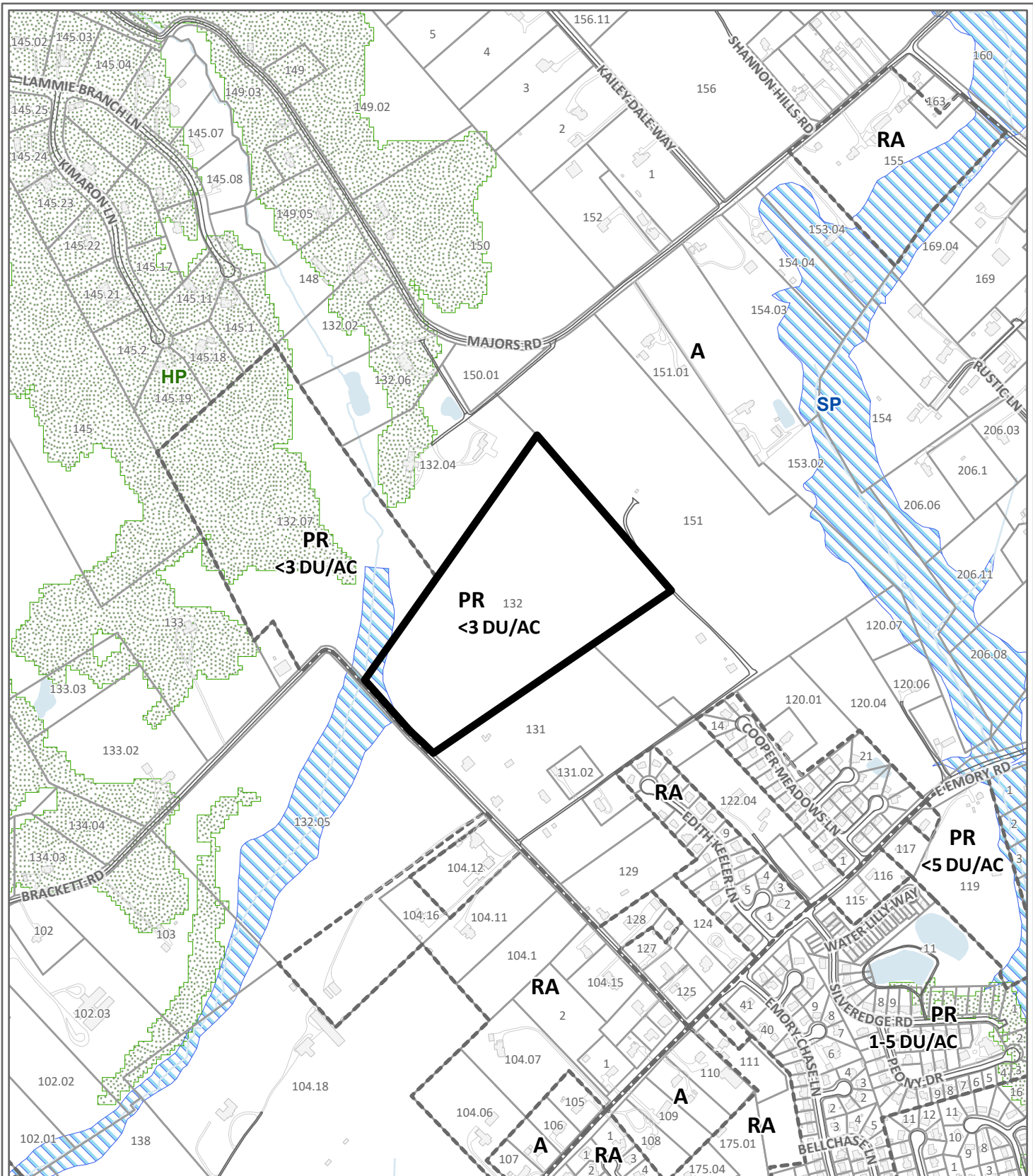
Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

**FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS**

Meeting 10/5/2023

<b>FILE #</b>	<b>APPLICANT</b>	<b>PARCEL ID*</b>	<b>ADDRESS OR LOCATION*</b>	<b>SUBDIVISION NAME</b>	<b>ACRES</b>	<b>LOTS</b>	<b>PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)</b>	<b>RECOMMENDATION</b>
<b>10-SA-23-F</b>	Ryan Lynch	020 132	6517 Brackett Rd	Isabel Estates	30.04	90	10-SC-21-C	POSTPONE
<b>10-SB-23-F</b>	Scott Williams	091 07709	6917 Ball Rd	Sparks Meadow	20.53	39	5-SC-23-C	APPROVE

\*Note: see plat for all parcel IDs and exact location of proposed subdivision



**FINAL SUBDIVISION PLAT**

**10-SA-23-F**

**Petitioner:** Lynch, Ryan, Lynch Surveys



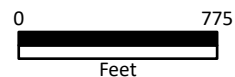
Final Plat For: Isabel Estates

**Map No:** 20

**Jurisdiction:** County

**Original Print Date:** 9/12/2023

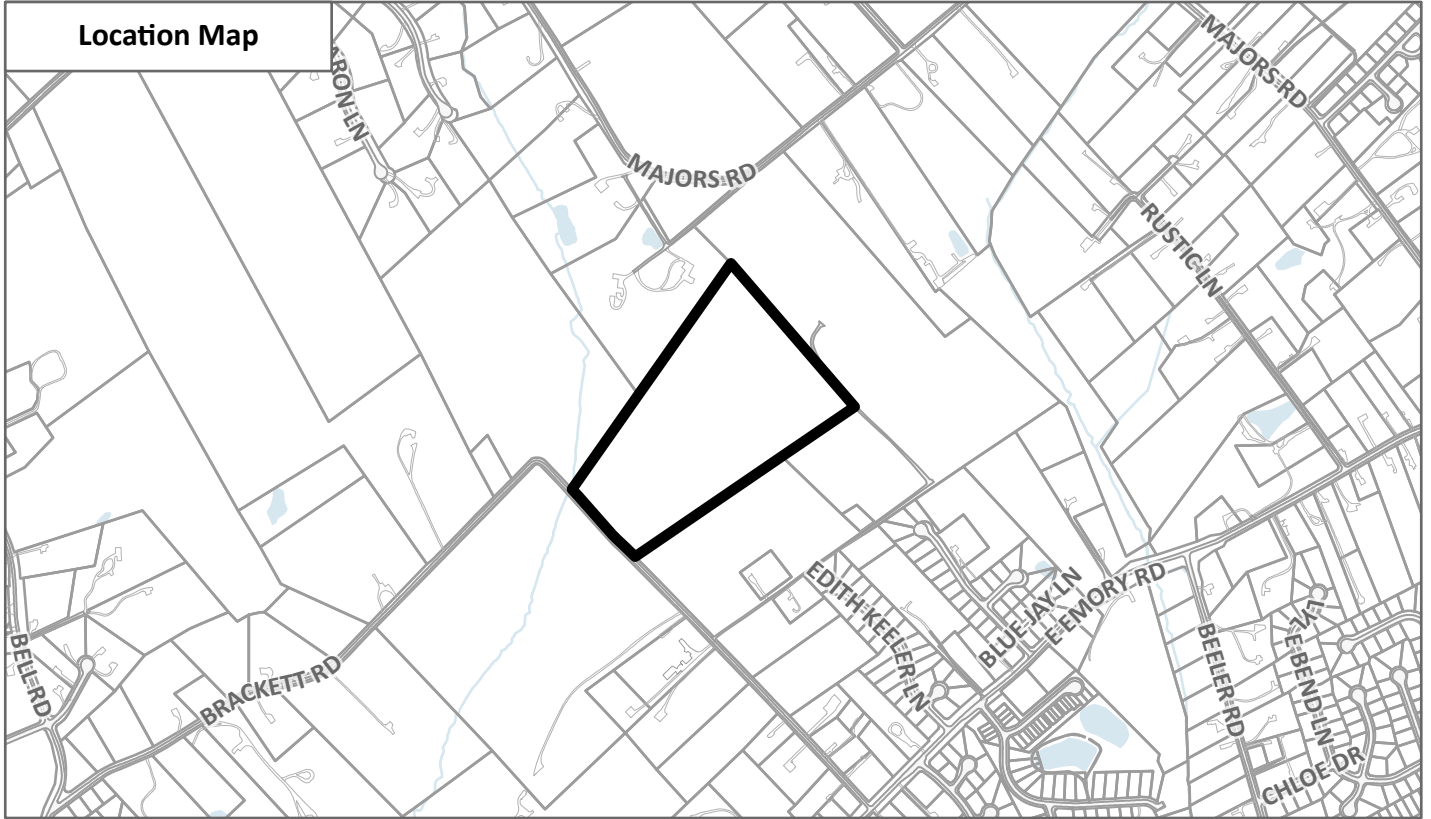
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



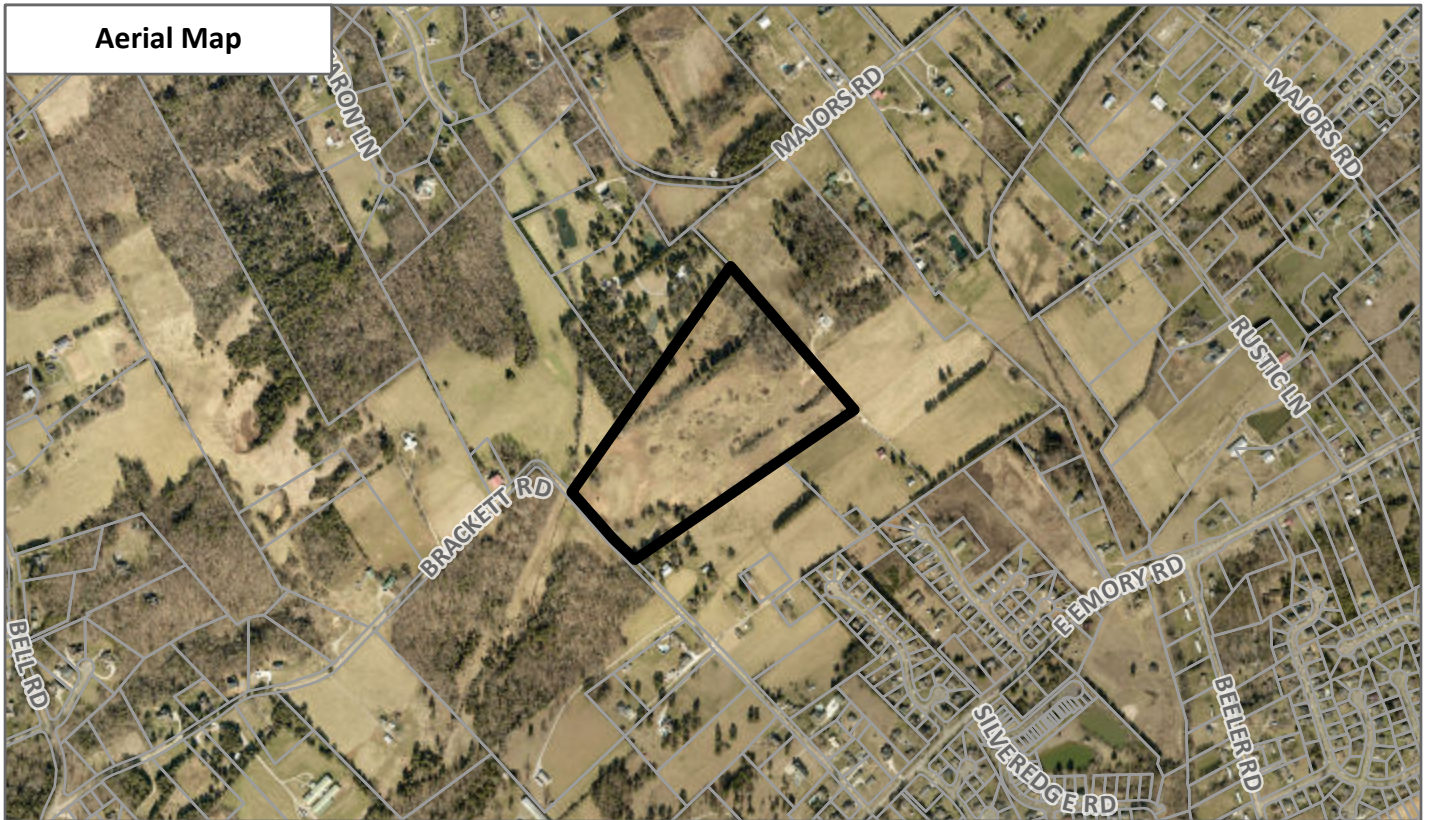


# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

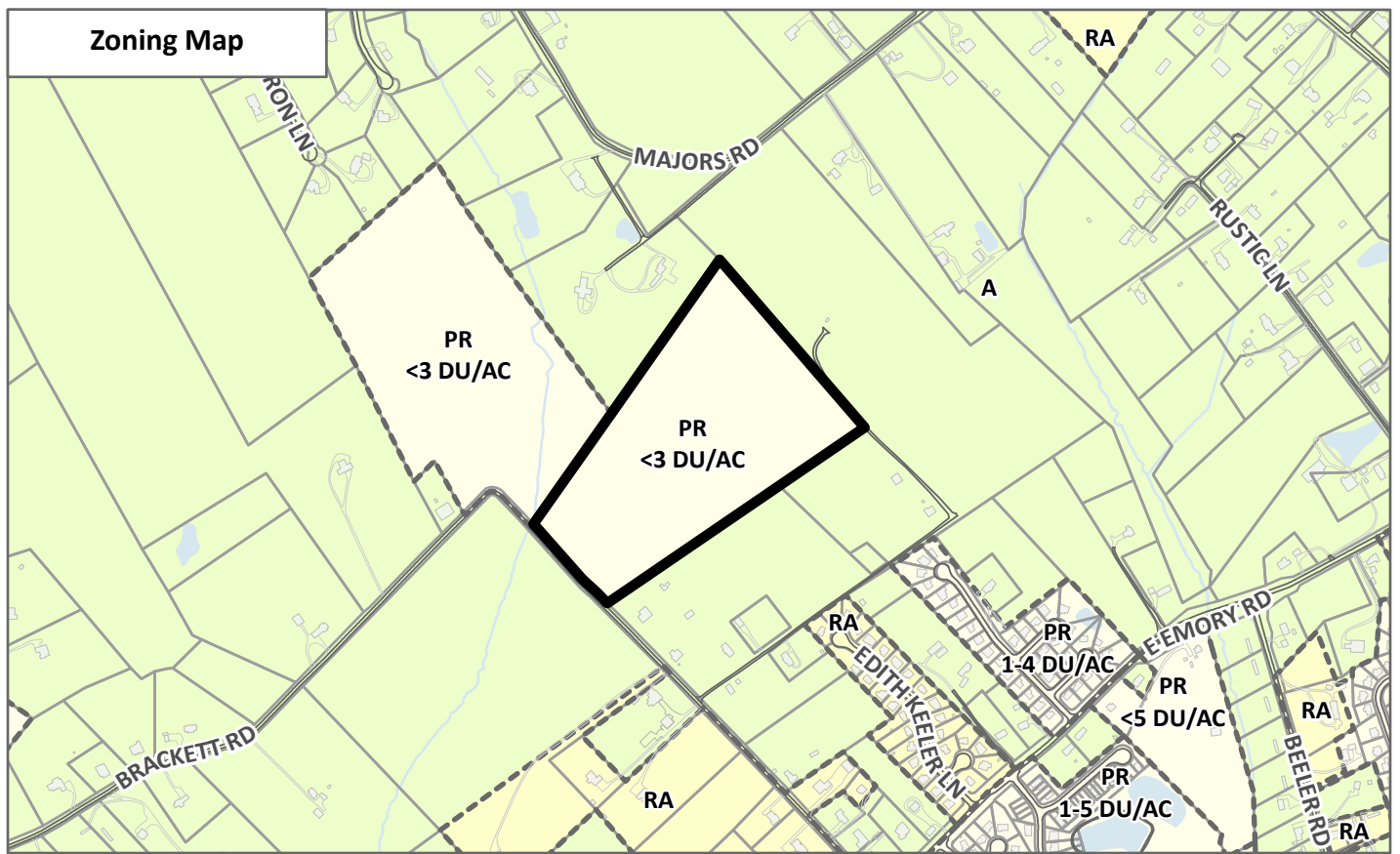
10-SA-23-F



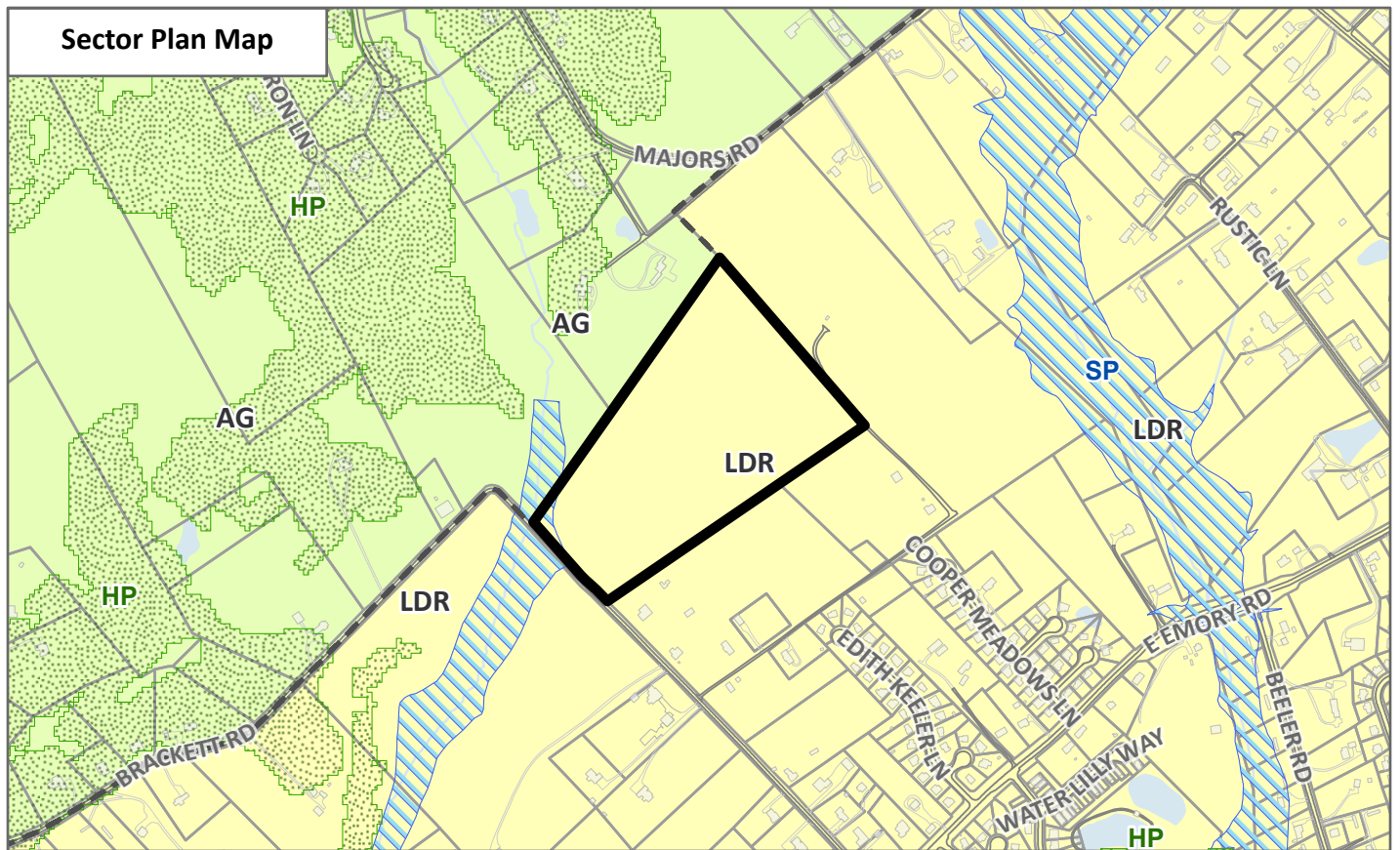
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

10-SA-23-F

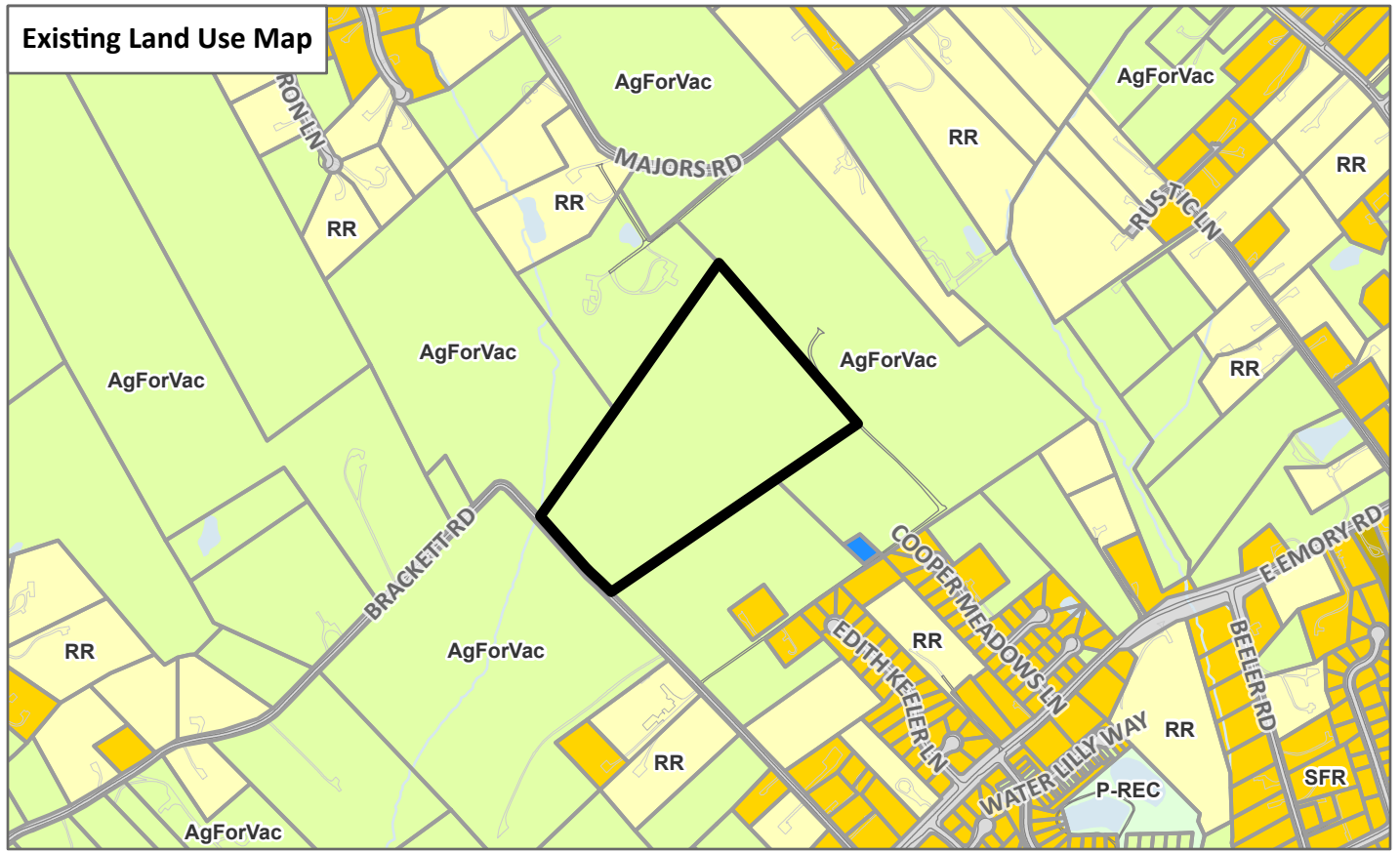


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

10-SA-23-F



Case boundary



TOTAL AREA = 30.04 ACRES  
1,506,482 sq. ft.  
(INCLUDING HOUSES AND COMMUNITY / OPEN SPACE LOTS)  
SIZES: 3.64 Acres  
OPEN SPACE LOTS: 4.64 Acres  
Total Building Lots: 80  
Total Open Space Lots: 1

Property owners are responsible for maintenance of Stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #20230831001767.

**Certification of Approval of Public Sanitary Sewer System - Major Subdivision**

This is to certify that the public sanitary sewer system installed or proposed for installation, is in accordance with State and local regulations.

Utility Provider \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_

**Certification of Approval of Public Water System - Major Subdivision**

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_

**Planning Commission Certification of Approval for Recording - 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 in the minutes of the Knoxville-Knox County Planning Commission, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 12-1-602 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.

\_\_\_\_\_  
Date: \_\_\_\_\_

**Owner's Completion of Streets and Related Improvements**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure 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: \_\_\_\_\_

**Owner's Completion of Stormwater Facilities**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and installation of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**Certificate of Ownership and General Dedication**

I, 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, on, we, or) 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: \_\_\_\_\_

OWNER INFO  
EAGLE BEND DEVELOPMENT LLC  
1925 FORESTER RD  
KNOXVILLE, TN 37922



**LOCATION MAP NO SCALE**

- 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 "LYNCH 2447".
- CLT TAX MAP Q20 PARCEL 132.
- DEED REFERENCES - 2021122-0041757
- THIS PROPERTY IS ZONED PR-C3 DU/AC MINIMUM STRAIGHTS: 50' SIDE 'S' REAR: 15' PERIPHERAL: 35' WIDE SHOWN
- THIS PROPERTY DOES NOT LE WHEN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470930203P EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION, NAD83/NAD83(2011)
- 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 EASEMENTS/RIGHTS OF EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL 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 CONDUITS OF SINKLES AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-COMMITTEE REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE 10-SC-21-C AND 10-1E-21-U.
- HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_
- ALL LOTS TO HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY.
- PER SECTION 3.04.D OF THE SUBDIVISION REGULATIONS, THIS SITE MEETS THE SIGHT DISTANCE REQUIREMENTS ALONG BRACKETT ROAD.

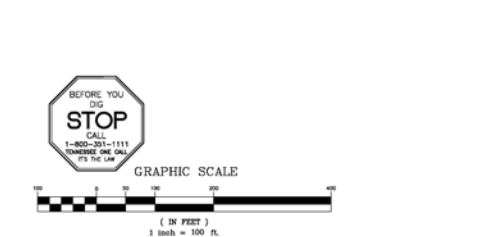
**Knox County Department of Engineering and Public Works**  
The Knox County Department of Engineering and Public Works hereby approves this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Engineering Director \_\_\_\_\_  
Date: \_\_\_\_\_

**Zoning**  
Zoning Shown on Official Map: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

**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: \_\_\_\_\_

**Administrative Department Certification**  
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

CURVE	BEARING	CURVE TABLE	RADIUS	LENGTH	CURVE	BEARING	CURVE TABLE	RADIUS	LENGTH
C1	S49°34'17"W		48.57	250.00	C31	N22°29'30"W	51.87	50.00	54.46
C2	N85°14'20"E		89.25	250.00	C32				
C3	S10°00'00"E		421.19	525.00	C33				
C4	S17°32'44"W		40.27	250.00	C34	N20°21'11"E	26.39	50.00	26.71
C5	S69°21'30"W		479.63	350.00	C35	S02°00'00"E	44.17	50.00	43.79
C6	S88°41'37"E		38.50	25.00	C36	S83°48'48"W	11.80	75.00	11.62
C7	S00°21'21"E		85.25	25.00	C37	S55°24'14"E	34.19	75.00	36.65
C8	S48°22'14"W		40.31	275.00	C38	S00°56'00"W	5.07	325.00	5.07
C9	S42°16'28"W		13.61	275.00	C39	S44°26'20"W	72.80	325.00	72.79
C10	S49°24'17"W		44.67	250.00	C40	S08°50'30"W	101.23	325.00	101.71
C11	N12°28'24"E		35.27	28.00	C41	S09°27'28"W	86.36	325.00	86.74
C12	S34°43'25"E		63.18	350.00	C42	S08°49'17"E	91.44	325.00	91.75
C13	S42°28'46"E		50.84	350.00	C43	S30°47'14"E	66.54	325.00	66.66
C14	S17°12'49"E		18.40	350.00	C44	S22°34'14"E	31.68	325.00	31.68
C15	S11°17'44"E		63.14	350.00	C45	N49°47'37"E	44.80	225.00	44.87
C16	S09°50'21"E		55.70	350.00	C46	N42°24'27"E	5.21	225.00	5.21
C17	S02°21'20"E		53.68	350.00	C47	N02°17'12"E	55.69	25.00	51.05
C18	S08°54'57"W		66.88	350.00	C48	S07°53'20"W	15.23	50.00	15.29
C19	S11°21'26"W		21.57	350.00	C49	S48°22'14"W	49.82	50.00	52.77
C20	N10°23'28"E		4.80	75.00	C50	N88°31'49"W	25.13	50.00	25.40
C21	N08°16'21"W		39.85	75.00	C51	N49°17'30"W	41.81	50.00	43.24
C22	S01°46'10"W		39.61	50.00	C52	N01°49'24"E	36.86	50.00	40.09
C23	S48°42'36"W		55.23	50.00	C53	N46°43'17"E	43.29	50.00	44.77
C24	N18°16'38"E		49.39	50.00	C54	S17°18'41"E	2.89	75.00	2.89
C25	N01°44'30"E		49.54	50.00	C55	S24°22'12"W	40.65	75.00	41.16
C26	N01°50'49"E		17.77	50.00	C56	N62°58'40"E	19.62	275.00	18.82
C27	S34°17'46"E		50.42	75.00	C57	N46°30'28"E	55.08	275.00	55.17
C28	S10°13'18"W		41.20	300.00	C58	N54°32'20"E	3.46	275.00	3.46
C29	S08°10'04"W		67.84	300.00	C59	S29°54'47"E	71.84	442.00	52.05
C30	S05°21'11"E		101.51	300.00	C60	S24°15'21"E	15.39	442.00	15.59
C31	S12°17'03"E		64.12	300.00	C61	S00°40'16"E	78.11	442.00	30.13
C32	S10°24'22"E		64.17	300.00	C62	S00°27'14"E	31.68	442.00	31.68
C33	S10°46'41"E		58.67	300.00	C63	S17°26'17"E	17.43	442.00	17.43
C34	S17°12'42"E		65.46	25.00	C64	S07°08'17"E	75.96	442.00	75.03
C35	N12°32'51"E		31.51	25.00	C65	S01°18'26"E	58.25	442.00	58.29
C36	S05°18'06"E		14.88	25.00	C66	S08°50'30"W	22.82	442.00	22.82
C37	S17°29'28"E		53.48	375.00	C67	S09°32'22"W	28.46	442.00	28.46
C38	S08°38'22"E		53.56	375.00	C68	S14°27'00"W	44.46	442.00	44.48
C39	S00°25'49"E		69.76	375.00	C69	S19°17'10"E	10.22	442.00	10.22
C40	S08°54'13"W		64.89	375.00	C70	S23°08'14"W	45.58	442.00	45.60
C41	S18°18'08"W		58.65	375.00	C71	S27°11'19"W	24.64	442.00	24.64
C42	S47°00'51"W		54.73	375.00	C72	S31°54'13"W	71.22	442.00	71.29
C43	S33°23'07"W		52.34	375.00	C73	S41°26'14"W	44.46	442.00	44.47
C44	S43°32'38"E		52.14	375.00	C74	S26°42'42"E	51.00	442.00	51.50
C45	S49°17'09"W		27.42	375.00	C75	S03°33'04"E	43.62	442.00	43.84
C46	N16°03'26"E		4.45	75.00	C76	S42°02'27"E	66.47	442.00	69.35
C47	N31°24'51"E		43.19	75.00	C77	S45°06'12"W	21.62	442.00	21.75
C48	S13°53'01"E		18.28	50.00					
C49	S06°02'04"W		46.29	50.00					
C50	N24°24'22"W		29.57	50.00					



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

**SYMBOL LEGEND**

- FOUND MONUMENTATION (WITH SURVEYED)
- SET MONUMENTATION
- ⊙ PERMANENT REFERENCE MONUMENT (WITH SURVEYED WITH A BENCHMARK)

**LINE TABLE**

LINE	BEARING	DISTANCE
11	N44°17'03"E	43.01
12	N44°17'03"E	4.38
13	N44°17'03"E	6.59
14	N44°38'36"W	45.62
15	N24°38'28"W	11.77
16	S24°08'02"E	13.52
17	N18°17'17"E	10.81

020 132.07  
RICKI, ROBERT  
DEED: 2011120032394

020 131  
ELISON, LEON  
DEED: 202306010079822

020 131.04  
WOLFE, BEVERLY  
DEED: 2021/7/249  
26.6 ACRES

020 131  
JONES, POLLYE  
DEED: 20140206040578

**PERMANENT REFERENCE MONUMENT**

1" x 1" x 18" REBAR IRON PIN WITH PLASTIC CAP STAMPED "LYNCH 2447"

1" x 1" x 18" REBAR IRON PIN WITH PLASTIC CAP STAMPED "LYNCH 2447"

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**10-SA-23-F**  
SURVEY FOR:  
Mesana Investments, LLC  
1515 Ashland Road  
Knoxville, Tennessee 37922  
Phone: 865-806-8008

**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 the 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.  
Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_

**Certification of No Encroached Easements**  
This is to certify that there are no known recorded drainage or utility easements on lot line(s) being delineated on this subdivision plat.  
Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_

**Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction 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 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 and/or as has been amended, 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 bond or other security that is posted to guarantee the completion of streets and related improvements 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 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 the 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.  
Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_

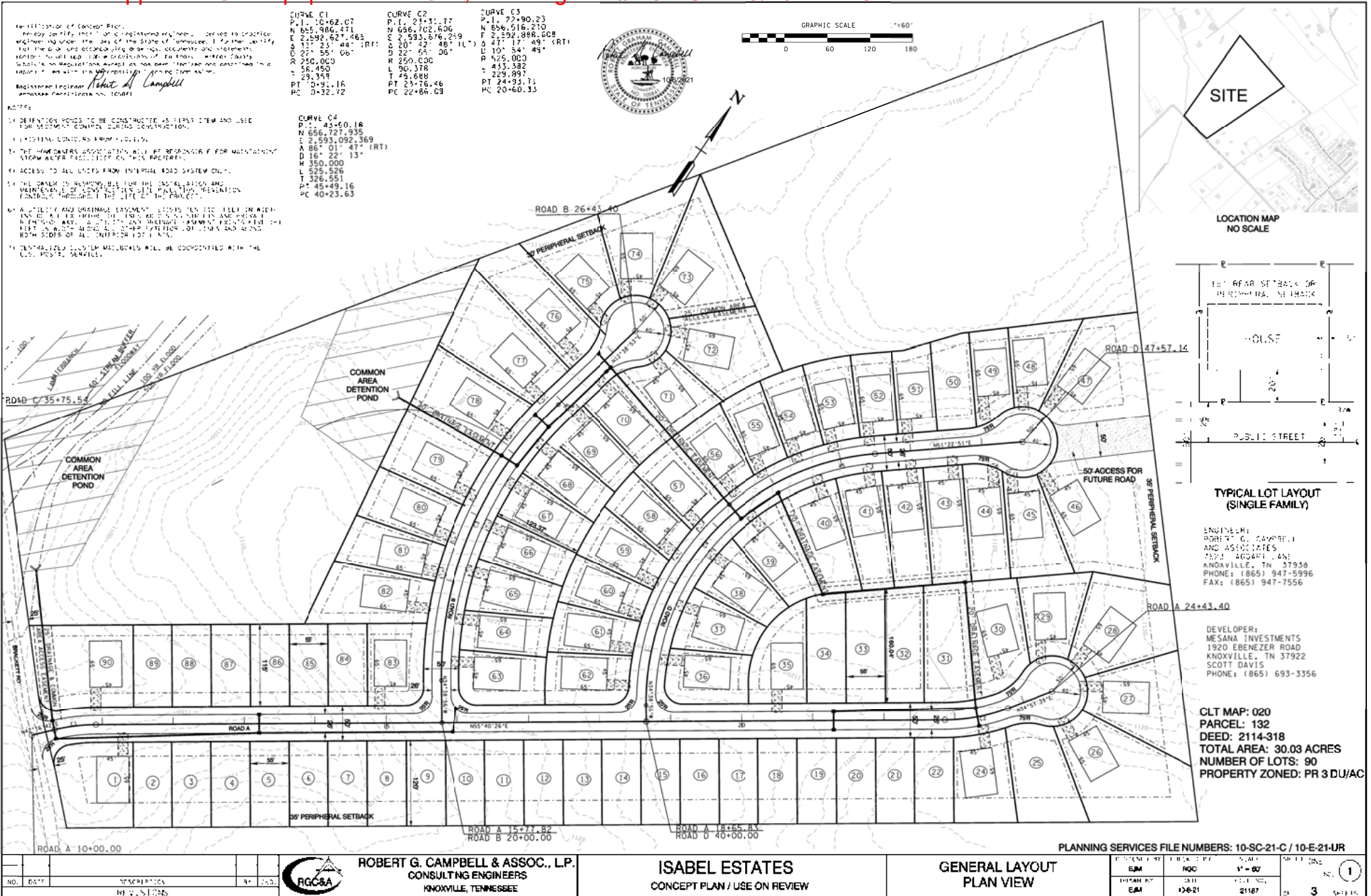


FINAL PLAT OF:  
ISABEL ESTATES PHASE 1  
Lots 1-43, 49-68 AND 74-90  
Knoxville, Tennessee  
District 3, Knox County, Tennessee

PROJECT NO. 4547-01



# Exhibit A. Approved Concept plan from 2021, Planning File # 10-SC-21-C/10-E-21-UR



NO.	DATE	REVISION	BY	CHKD.

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**ISABEL ESTATES**  
 CONCEPT PLAN / USE ON REVIEW

**GENERAL LAYOUT**  
 PLAN VIEW

PROJECT NO.	DATE	SCALE	SHEET NO.
EJM	08/21	1" = 60'	1
DESIGN BY	08/21	DATE	NO.
EJM	08-21	2187	3



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Sector Plan
- One Year Plan
- Rezoning

**Ryan Lynch Lynch Surveys**

**Land Surveyor**

Applicant Name

Affiliation

**8/21/2023**

**10/5/2023**

**10-SA-23-F**

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.*

**Ryan S. Lynch Lynch Surveys, LLC**

Name / Company

**4405 Coster Rd. Rd. Knoxville TN 37912**

Address

**865-584-2630 / rlynch@lynchsurvey.com**

Phone / Email

## CURRENT PROPERTY INFO

**Mesana Investments LLC**

**1515 Ashland Rd Knoxville TN 37922**

**865-806-8008**

Owner Name (if different)

Owner Address

Owner Phone / Email

**6517 Brackett Rd.**

Property Address

**20 132**

Parcel ID

Part of Parcel (Y/N)?

**30.04 acres**

Tract Size

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**NW of E. Emory Rd., NE of Brackett Rd.**

General Location

City **Commission District 8 PR <3 DU/AC (Planned Residential)**

County District

Zoning District

Existing Land Use

**Northeast County**

Planning Sector

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

<b>Isabel Estates</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____	<b>90</b>
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
_____		
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
_____		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$3,690.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- 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.

Applicant Signature	<b>Ryan Lynch Lynch Surveys</b>	<b>8/21/2023</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Mesana Investments LLC</b>	<b>8/21/2023</b>
	Please Print	Date



# 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

08/21/2023

October 5, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

10-SA-23-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

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

(865) 584-2630

rlynch@lynchsurvey.com

Phone

Email

## CURRENT PROPERTY INFO

Mesana Investments, LLC

1515 Ashland Rd Knoxville, TN 37922

(865) 806-8008

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Brackett Rd. Knoxville, TN 37938

020 132

Property Address

Parcel ID

Hallsdale Powell Utility District

Hallsdale Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

NW of E. Emory Rd., NE of Brackett Rd.

30.04 ac.

General Location

Tract Size

City  County  
District

8

PR <3 DU/AC

Zoning District

AgForVac

Existing Land Use

Northeast County

LDR

Planned Growth

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Isabel Estates

Related Rezoning File Number

Proposed Subdivision Name

90

- Combine Parcels
- Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

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	\$2,360	\$3,690
Fee 2		
0205	\$250	
Fee 3		
0208	\$1,080	

**AUTHORIZATION**

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



Ryan Lynch

8/21/2023

Applicant Signature

Please Print

Date

(865) 584-2630

rlynch@lynchsurvey.com

Phone Number

Email

NA

8/21 SS

Property Owner Signature

Please Print

Date Paid