

TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: December 5, 2024
RE: Agenda #18, File # 12-SA-24-F
Final Plat of Isabel Estates, Phase 2 Lots 39-53 & 67-75

Recommendation

Deny the application as the final plat is not in substantial compliance with the Concept Plan, required revisions to the plat were not completed, 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 10/14/2021 as Planning Case 10-SC-21-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Condition 3 of the Concept Plan stipulates up to 66 lots may be platted prior to improvements being made to E. Emory Road. This plat proposes to record an additional 24 lots in this development and 66 lots have already been platted under this Concept Plan. However, the aforementioned required improvements have not been completed.

Per Subdivision Regulations, Section 2.10.C.1.g, final plats must be complete, including all relevant corrections, certifications, verifications, and approvals must be submitted by the Final Plat Corrections Deadline, with the exception of maintenance agreements, which shall comply with Section 3.03.G, or such plat will not be approved by the Planning Commission. Since necessary revisions were never received, the final plat is incomplete and Planning staff cannot recommend approval.

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. Due to Condition 3 of the Concept Plan not being met, Planning staff not receiving necessary revisions to the plat, and the developer's refusal to request postponement, Planning staff is recommending denial of the final plat.

Associated Case and Decision

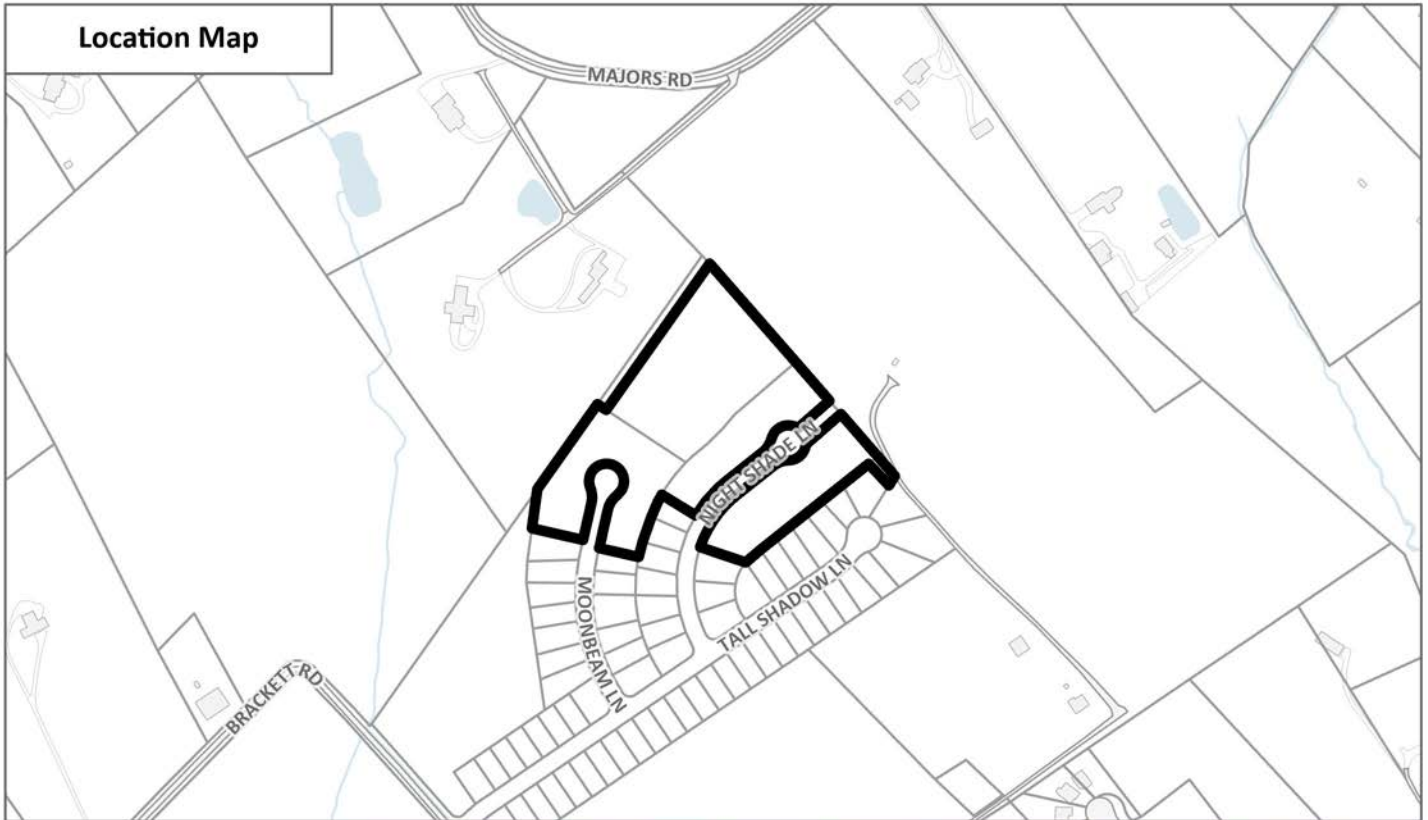
10-SC-21-C: Approved by the Planning Commission (10/14/2024)

10-E-21-UR: Approved by the Planning Commission (10/14/2024)

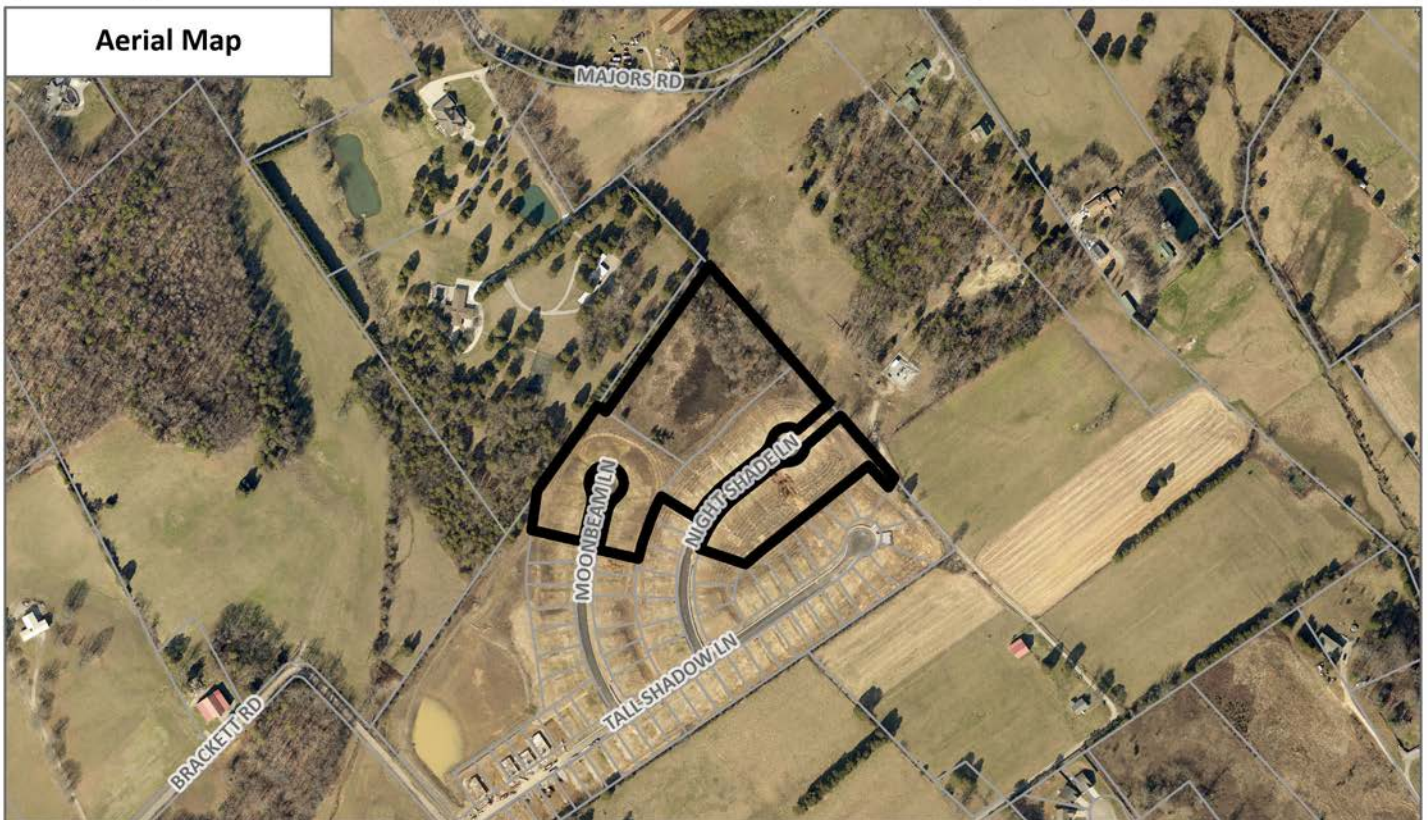


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-SA-24-F



Case boundary

0 600
Feet





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Ryan Lynch

Applicant Name

Affiliation

10/8/2024

Date Filed

12/12/2024

Meeting Date (if applicable)

12-SA-24-F

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☒ Surveyor ☐ Engineer ☐ Architect

Ryan Lynch Lynch Surveys LLC

Name / Company

4405 Coster Rd Knoxville TN 37912

Address

865-584-2630 / RLynch@LynchSurvey.com

Phone / Email

CURRENT PROPERTY INFO

Eagle Bend Development LLC

Owner Name (if different)

1920 Ebenezer Rd Knoxville TN 37922

Owner Address

865-693-3356

Owner Phone / Email

0 MOONBEAM LN / 0 NIGHT SHADE LN

Property Address

20 K B 068,069,070,071

Parcel ID

10.52 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and 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

<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

Final Plat of Isabel Estates, Phase 2	Related Rezoning File Number
Proposed Subdivision Name	
_____	24
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 Rezoning Requests		
Additional Information _____		

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
\$1,460.00	
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 option holders, each additional individual must sign the Property Owners/Option Holders Form.

Ryan Lynch	10/8/2024
Applicant Signature	Date

Phone / Email

Eagle Bend Development LLC	10/8/2024
Property Owner Signature	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
10/7/2024	December 12, 2024	File Number(s) 12-SA-24-F
Date Filed	Meeting Date (if applicable)	

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	rlynch@lynchsurvey.com		
Phone	Email		

CURRENT PROPERTY INFO

Eagle Bend Development LLC	1920 Ebenezer Rd, Knoxville, TN 37938	865-806-8008
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
Night Shade Ln & Moonbeam Ln	020K "B" 068, 070, 071	
Property Address	Parcel ID	
HPUD	HPUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
Planning Sector		Existing Land Use
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

Final Plat of Isabel Estates, Phase 2, Lots 39-53 and 67-75

Proposed Subdivision Name

2

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

24

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
-------	--	---

AUTHORIZATION



Applicant Signature

Ryan Lynch

Please Print

10/7/2024

Date

865-584-2630

Phone Number

rlynch@lynchsurvey.com

Email

Pd. 10/08/2024, SG

Property Owner Signature

Please Print

Date