

FINAL SUBDIVISION PLAT

12-SA-24-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Isabel Estates, Phase 2

Original Print Date: 11/13/2024

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

Map No: 20

Jurisdiction: County

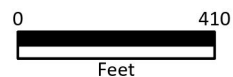
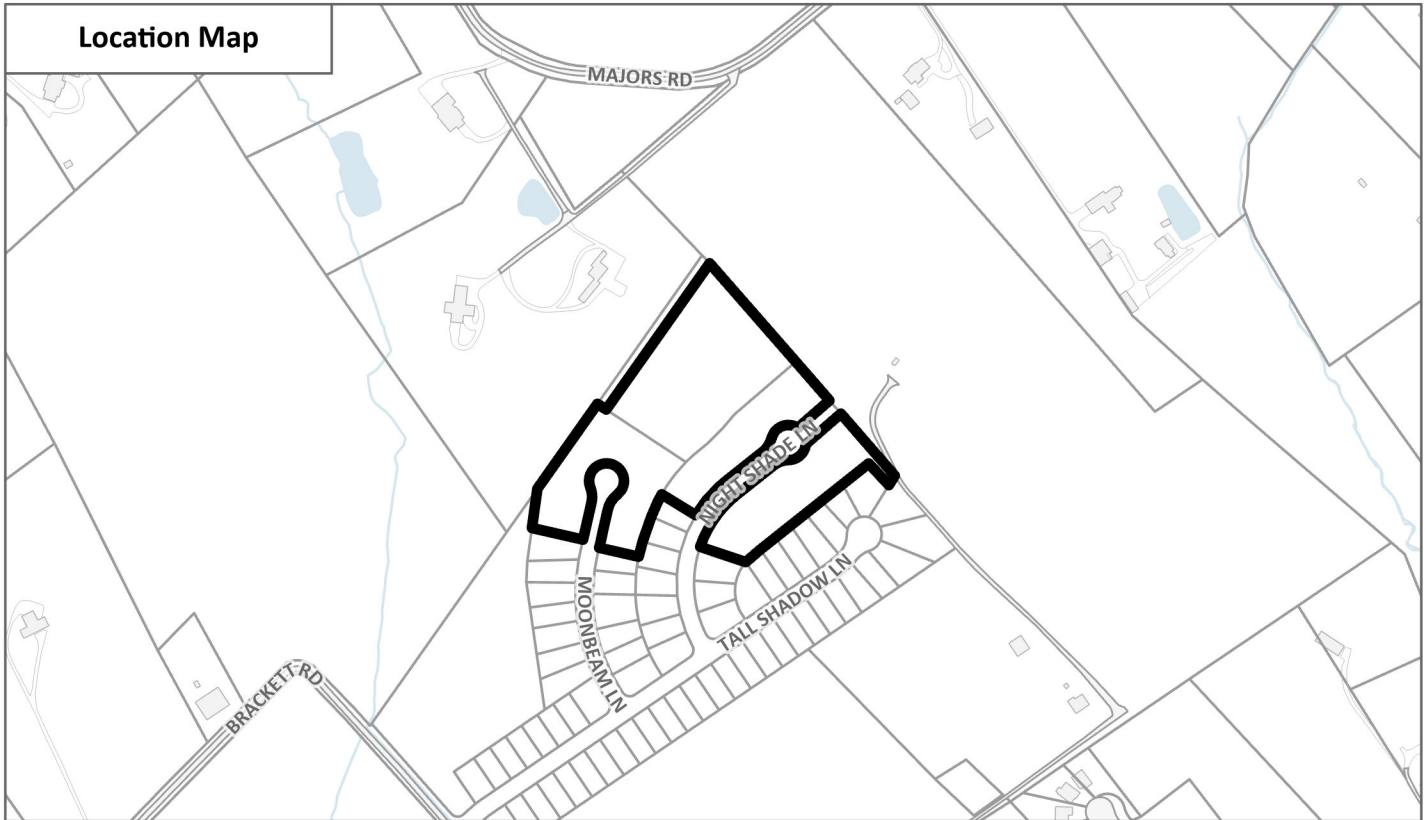
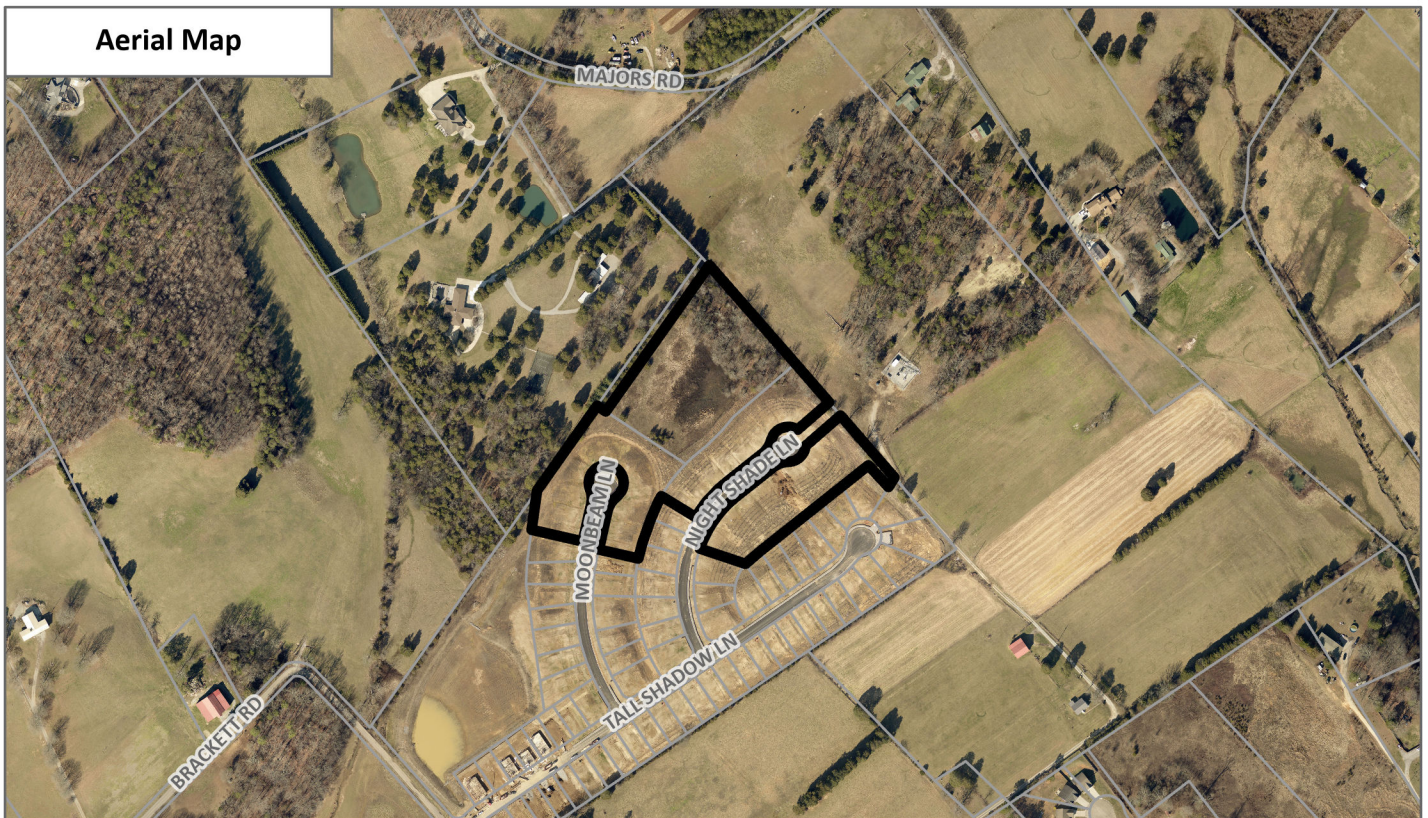


Exhibit A. Contextual Images

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

Part of Parcel (Y/N)?

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	Pending Plat File Number
Proposed Zoning	
<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
Please Print	

Phone / Email

Eagle Bend Development LLC	10/8/2024
Property Owner Signature	Date
Please Print	



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)
Date Filed	Meeting Date (if applicable)	12-SA-24-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	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 <
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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