

TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: December 31, 2024
RE: Agenda #21, 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. These required improvements have not been completed and 66 lots have already been platted under this Concept Plan.

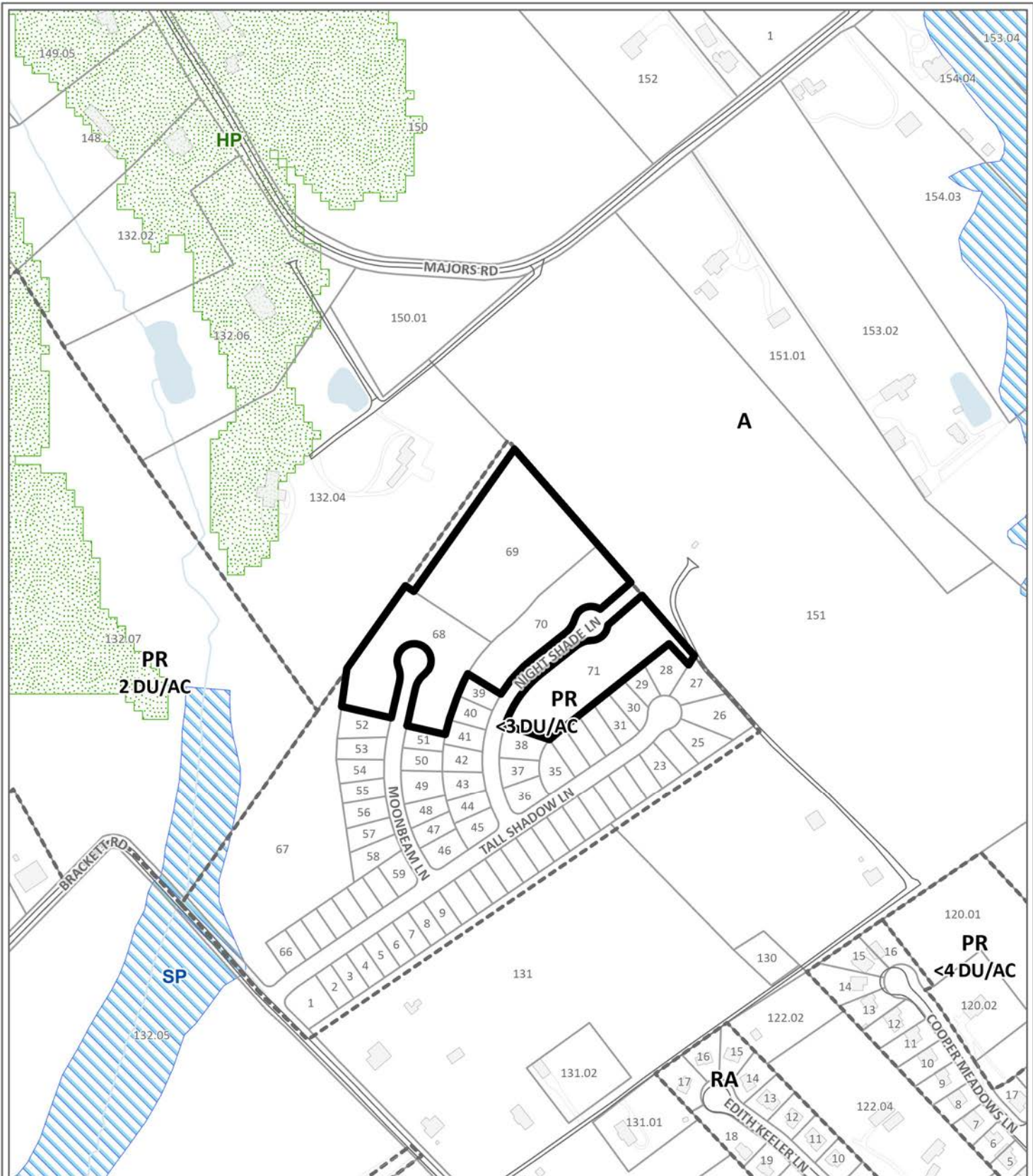
Per Subdivision Regulations, Section 2.10.C.1.g, final plats must be complete, including all relevant corrections, certifications, verifications, and approvals must be submitted by the Final Plat Corrections Deadline, with the exception of maintenance agreements, which shall comply with Section 3.03.G, 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)



FINAL SUBDIVISION PLAT

12-SA-24-F

Petitioner: Ryan Lynch



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

Map No: 20

Jurisdiction: County

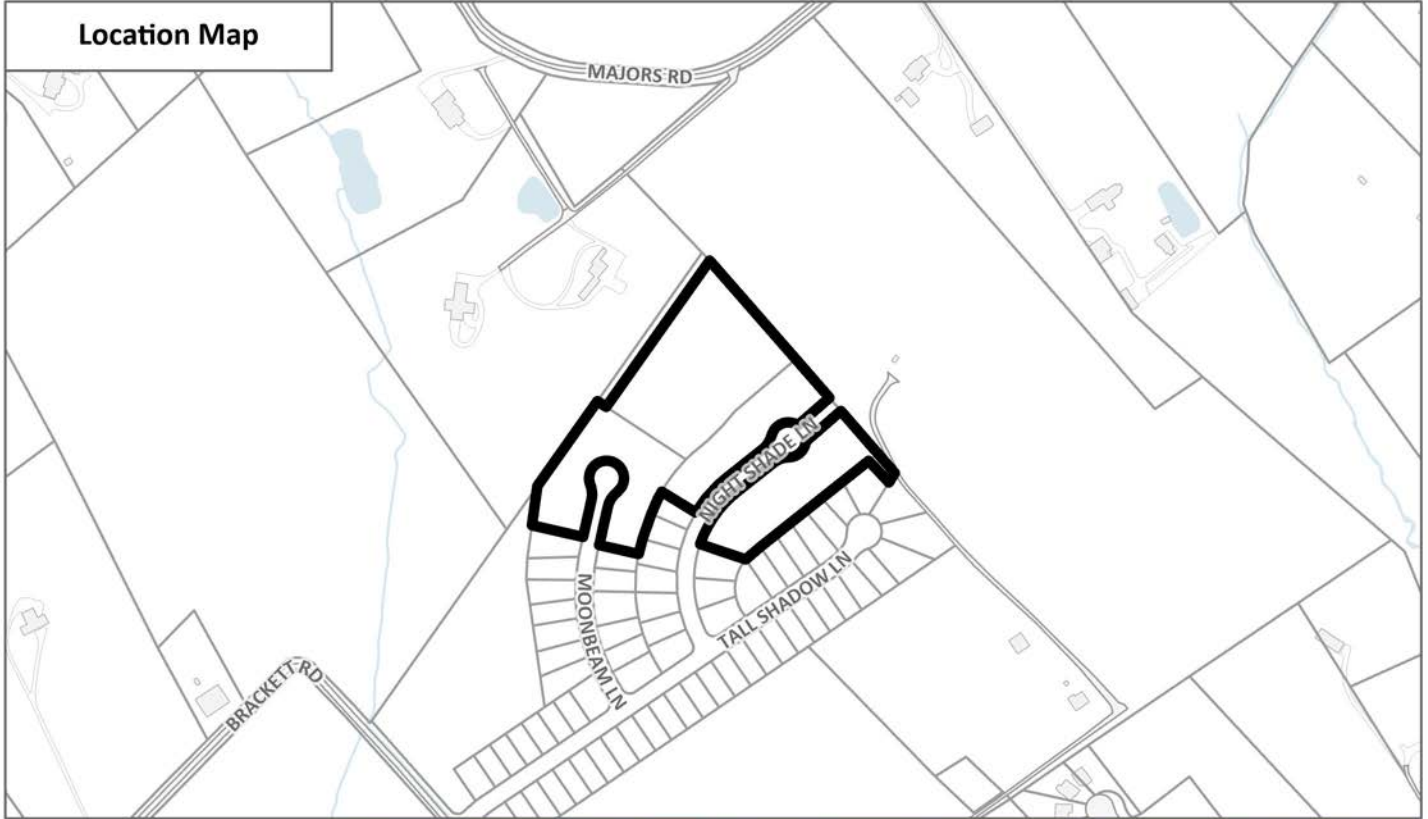
Original Print Date: 11/13/2024

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

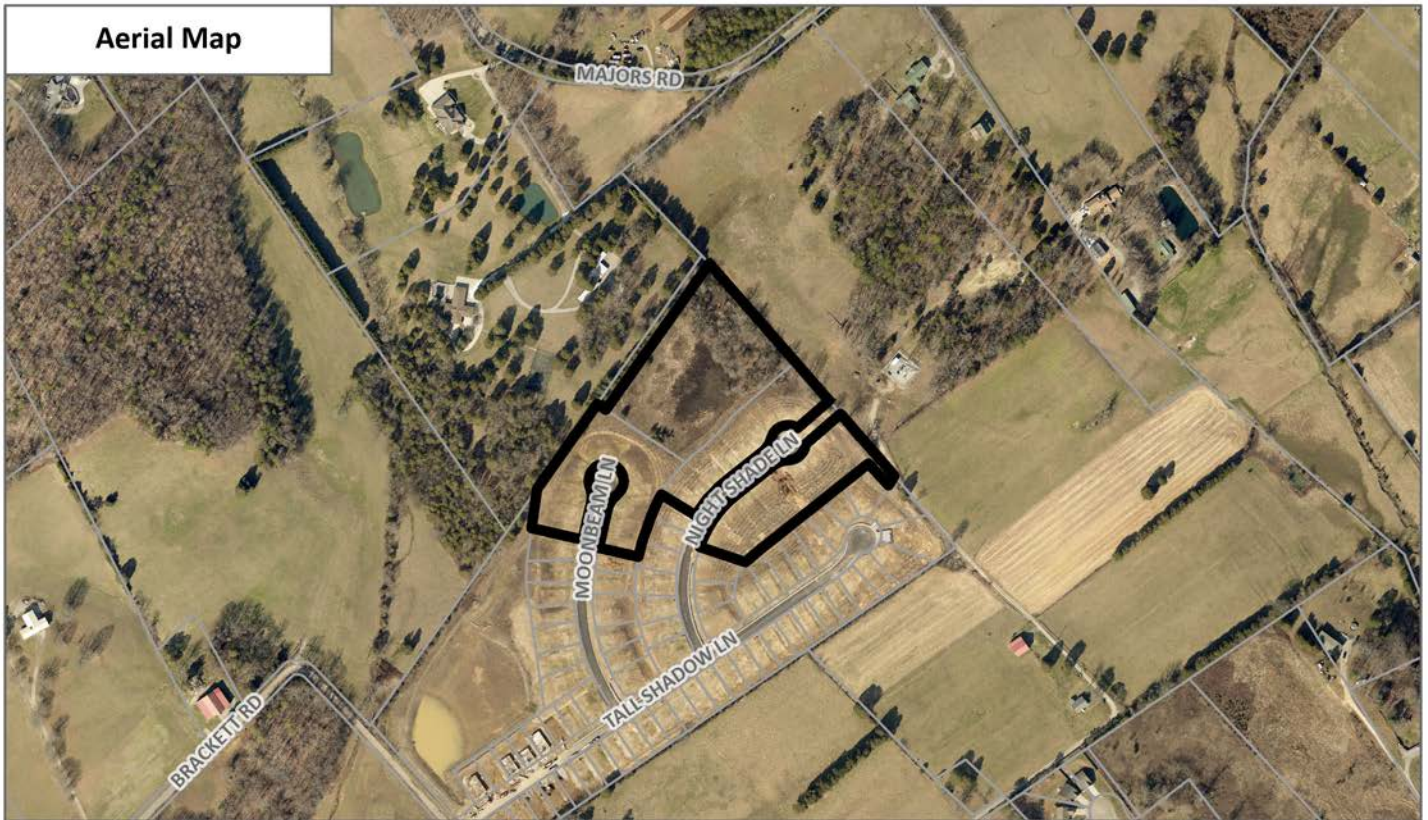


Exhibit A. Contextual Images

Location Map



Aerial Map

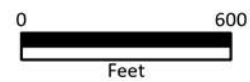


CONTEXTUAL MAPS 1

12-SA-24-F



Case boundary



TOTAL AREA = 10.52 ACRES
458,347 sq. ft.
(INCLUDING ROADS AND COMMUNITY / OPEN SPACE LOTS)

Total Building Lots: 24
Total Open Space Lots: 3

Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument #202308310011782.

Certification of Approval of Public Sanitary Sewer System - Make 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 - Make 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: _____

Addressing Ordinance Certification

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 these regulations.

Signed: _____
Date: _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon 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 that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 15-1-405 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.

Signed: _____
Date: _____

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

Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

Signature: _____
Date: _____
Dept: _____
Title: _____

Inspection of Completed Stormwater Facilities

I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

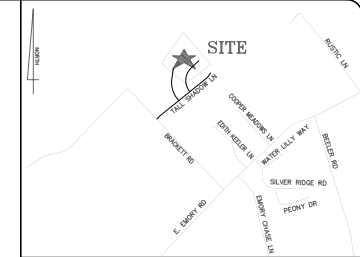
Signature: _____ Date: _____
Dept: _____ Title: _____

Certification 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, am, we, are) the owner(s) 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
1900 ENGINEER RD.
KNOXVILLE, TN 37922

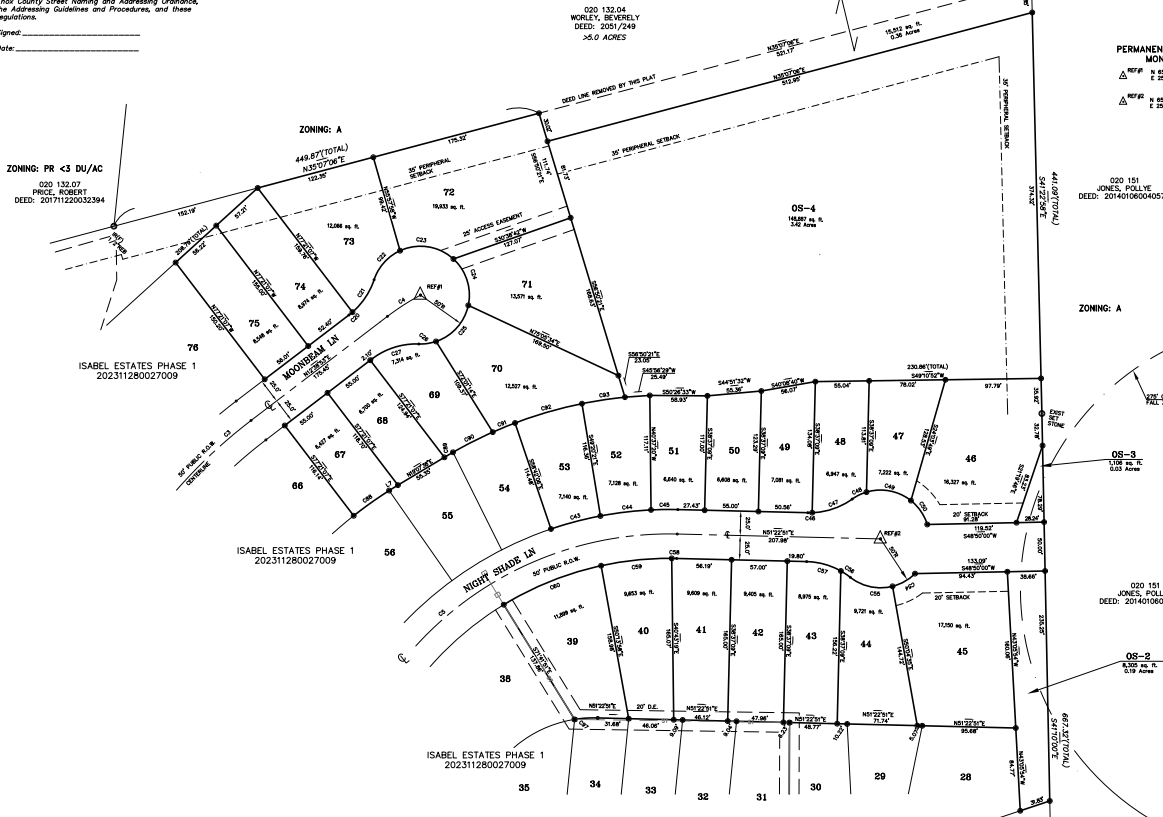


LOCATION MAP NO SCALE

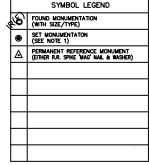
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" IRON REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2024".
- CLT TAX MAP BOOK GROUP #3 PARCELS: 06B, 06C, 07A, 07L, AND MAP #200 PARCEL 132.
- DEED REFERENCES = 20211122-0041757 PLAT REFERENCE = ISABEL ESTATES, PHASE 1 20231128-0027009
- THIS PROPERTY IS ZONED PR-C3 DU/AC FRONT: 20' SIDE: 5' REAR: 15' PERMANENT: 35' MINUTE SHOWN
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470920132P EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83/NRS2007
- 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 (JPEs). 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 DRAINS AS CONSTRUCTED.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-RECORD, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE 10-50-21-C AND 10-21-UR.
- HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER
- ALL LOTS TO HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY.
- PER SECTION 304.4 OF THE SUBDIVISION REGULATIONS, THIS SITE MEETS THE SIGHT DISTANCE REQUIREMENTS ALONG BRACKETT ROAD.

ADJOINER LIST

76	EAGLE BEND DEVELOPMENT LLC DOB # 330 20211122-0041757
66	EAGLE BEND DEVELOPMENT LLC DOB # 330 20211122-0041757
56	EAGLE BEND DEVELOPMENT LLC DOB # 330 20211122-0041757
55	EAGLE BEND DEVELOPMENT LLC DOB # 330 20211122-0041757
54	EAGLE BEND DEVELOPMENT LLC DOB # 330 20211122-0041757
38	D. H. HORTON DOB # 330 202312-0031306
35	D. H. HORTON DOB # 330 202312-0031306
34	D. H. HORTON DOB # 330 202312-0031306
33	D. H. HORTON DOB # 330 202312-0031306
32	D. H. HORTON DOB # 330 202312-0031306
31	D. H. HORTON DOB # 330 202312-0031306
30	D. H. HORTON DOB # 330 202312-0031306
29	D. H. HORTON DOB # 330 202312-0031306
28	D. H. HORTON DOB # 330 202312-0031306
27	D. H. HORTON DOB # 330 202312-0031306



CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C3	S11°20'21"W	421.18	525.00	433.38
C4	S17°12'44"W	40.22	250.00	40.28
C5	S82°22'56"W	277.53	350.00	525.53
C20	N10°25'26"E	4.60	75.00	4.60
C21	N0°7'21"W	39.80	75.00	40.33
C22	S10°10'10"W	38.63	50.00	40.96
C23	S84°7'56"W	55.23	50.00	58.51
C24	N57°44'58"E	49.29	50.00	52.12
C25	N01°14'50"E	48.54	50.00	51.83
C26	N41°40'49"E	17.77	50.00	17.87
C27	S37°17'16"W	50.42	75.00	51.42
C43	S43°1'20"W	50.34	375.00	52.38
C44	S43°17'16"W	50.14	375.00	52.18
C45	S49°17'09"W	27.42	375.00	27.43
C46	N44°40'36"E	4.40	75.00	4.45
C47	N31°14'20"E	43.19	75.00	43.87
C48	S23°15'31"W	16.28	50.00	16.36
C49	S02°04'58"W	46.29	50.00	48.11
C50	N74°23'22"W	28.57	50.00	30.02
C51				
C52				
C53				
C54	N20°21'17"E	26.39	50.00	26.71
C55	N62°10'29"E	44.17	50.00	45.75
C56	S84°54'48"W	11.60	75.00	11.62
C57	S65°22'43"W	36.28	75.00	36.65
C58	S30°26'10"W	5.07	325.00	5.07
C59	S44°10'42"W	72.60	325.00	72.75
C60	S28°10'54"W	107.23	325.00	107.73



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

File#12-SA-24-F / 10/08/2024

SPL SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WERE PERFORMED USING THE FOLLOWING INFORMATION: REFERENCE TO THE KNOX COUNTY REGISTER OF DEEDS (R.D.) FOR THE RECORDING OF THE SUBDIVISION PLAT AND THE KNOX COUNTY REGISTER OF DEEDS (R.D.) FOR THE RECORDING OF THE SUBDIVISION PLAT. THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED, DISTANCES HAVE NOT BEEN REDUCED TO HORIZ.

NOTE:
NO TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR AND THESE CALCULATED LOCATIONS DO NOT APPEAR TO BE CORRECTLY LOCATED BY A TITLE SEARCH BY A TITLE OFFICER.

REVISIONS	
DRAWN BY: M. STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=60'	4
DATE: 10/07/2024	5
	6

SURVEY FOR:
Mesana Investments, LLC
1515 Ashland Road
Knoxville, Tennessee 37922
Phone: 865-806-8008

FINAL PLAT OF:
ISABEL ESTATES, Phase 2
LOTS 39-53 & 67-75
Knoxville, Tennessee
District 8, Knox County, Tennessee



PROJECT NO.
4547-03



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

Part of Parcel (Y/N)?

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	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	24 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 <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,460.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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.

Applicant Signature	Ryan Lynch Please Print	10/8/2024 Date
---------------------	-----------------------------------	--------------------------

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

Applicant Name

10/7/2024

Date Filed

December 12, 2024

Meeting Date (if applicable)

Land Surveyor

Affiliation

File Number(s)

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

Name

4405 Coster Road

Address

865-584-2630

Phone

Lynch Surveys LLC

Company

Knoxville

City

TN

State

37912

ZIP

rlynch@lynchsurvey.com

Email

CURRENT PROPERTY INFO

Eagle Bend Development LLC

Property Owner Name (if different)

1920 Ebenezer Rd, Knoxville, TN 37938

Property Owner Address

865-806-8008

Property Owner Phone

Night Shade Ln & Moonbeam Ln

Property Address

020K "B" 068, 070, 071

Parcel ID

HPUD

Sewer Provider

HPUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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

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

Unit / Phase Number

Combine Parcels

Divide Parcel

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
0203	\$1,040.00	
Fee 2		\$1,460.00
0208	\$420.00	
Fee 3		

AUTHORIZATION



Applicant Signature

Ryan Lynch

Please Print

10/7/2024

Date

865-584-2630

Phone Number

rlynch@lynchsvey.com

Email

Pd. 10/08/2024, SG

Property Owner Signature

Please Print

Date