



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SE-25-C **AGENDA ITEM #:** 46
 POSTPONEMENT(S): 3/13/2025 **AGENDA DATE:** 3/13/2025

▶ **SUBDIVISION:** ISABEL ESTATES

▶ **APPLICANT/DEVELOPER:** EAGLE BEND DEVELOPMENT, LLC

OWNER(S): Eagle Bend Development LLC

TAX IDENTIFICATION: 20 K B 068, 070 & 071 [View map on KGIS](#)
 JURISDICTION: County Commission District 8
 STREET ADDRESS: 0 MOONBEAM LN (0 NIGHT SHADE LN)

▶ **LOCATION:** North, east, and south sides of Moonbeam Ln and Night Shade Ln, north of Tall Shadow Ln

GROWTH POLICY PLAN: Planned Growth Area
 FIRE DISTRICT: Rural Metro Fire
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 5.67 acres

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)
 South: Agriculture/forestry/vacant land, single family residential (under construction) - PR (Planned Residential) up to 3 du/ac
 East: Agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 3 du/ac
 West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

▶ **NUMBER OF LOTS:** 24

SURVEYOR/ENGINEER: Robert G. Campbell, PE Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Moonbeam Lane, a local street with 26-ft of pavement width within a 50-ft right-of-way; and via Night Shade Lane, a local street with 26-ft of pavement width within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ Postpone the concept plan to the April 10, 2025, Planning Commission meeting as requested by the applicant.

COMMENTS:

The concept plan for the Isabel Estates Subdivision was approved in October 2021 subject to 11 conditions (10-SC-21-C / 10-E-21-UR). This request is to remove or modify concept plan condition #3: "As recommended by the Transportation Impact Study and Knox County Engineering and Public Works, a maximum of 66 lots may be platted before the left turn lane 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." Sixty-six lots have been platted in the Isabel Estates Subdivision and the left turn lane on E. Emory Road has not been installed.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 10 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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



Request to Postpone • Table • Withdraw

Eagle Bend Development, LLC

3/5/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

3/13/2025

Scheduled Meeting Date

	File Number(s)
3-SE-25-C	

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 4/10/2025 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

	Scott Davis
Applicant Signature	Please Print
(865) 693-3356	swd444@gmail.com
Phone Number	Email

STAFF ONLY

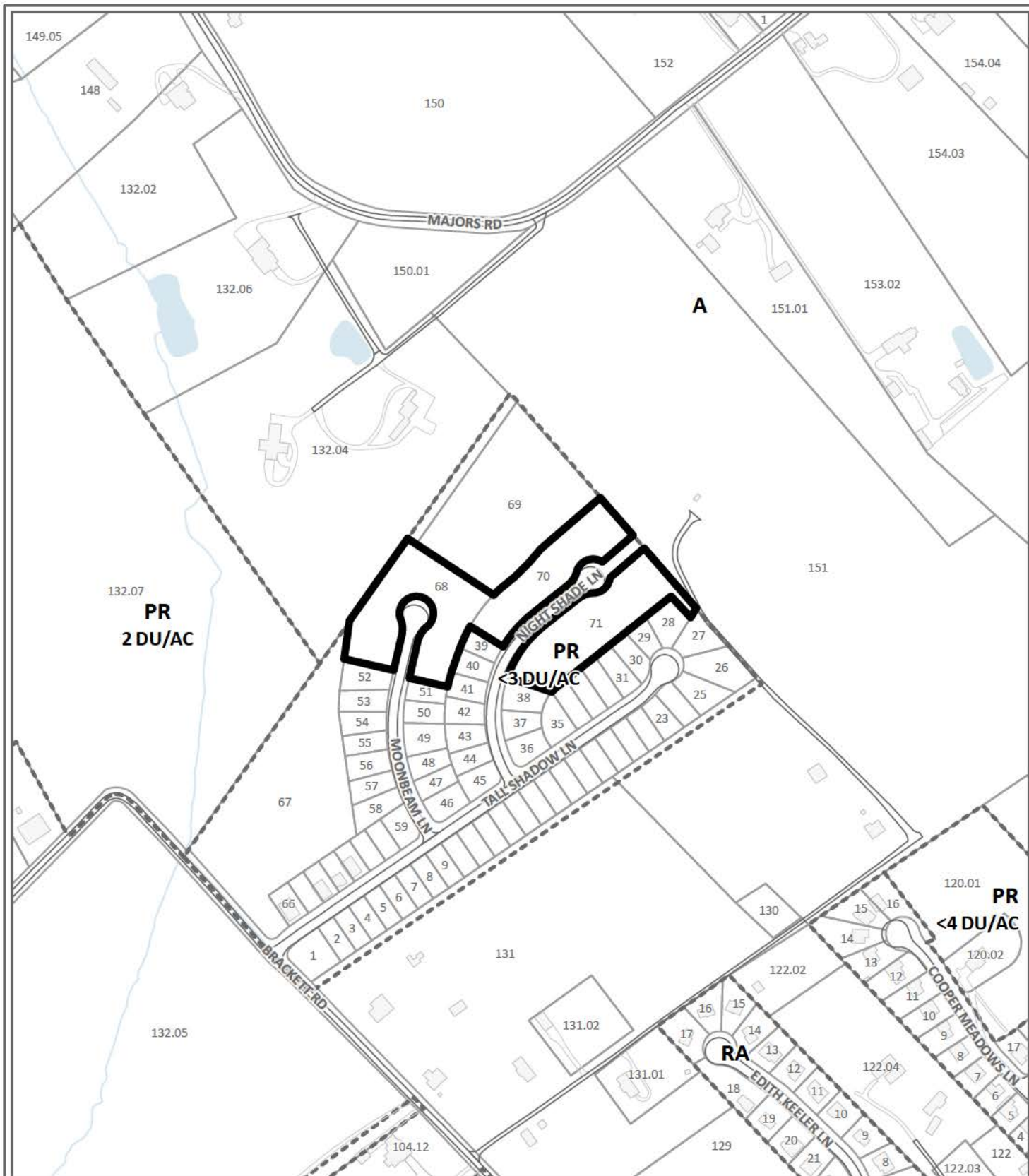
	Michael Reynolds	
Staff Signature	Please Print	Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



CONCEPT PLAN

3-SE-25-C

Petitioner: Eagle Bend Development, LLC



Detached residential subdivision in PR (Planned Residential) <3 DU/AC

Map No: 20
Jurisdiction: County

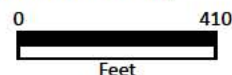
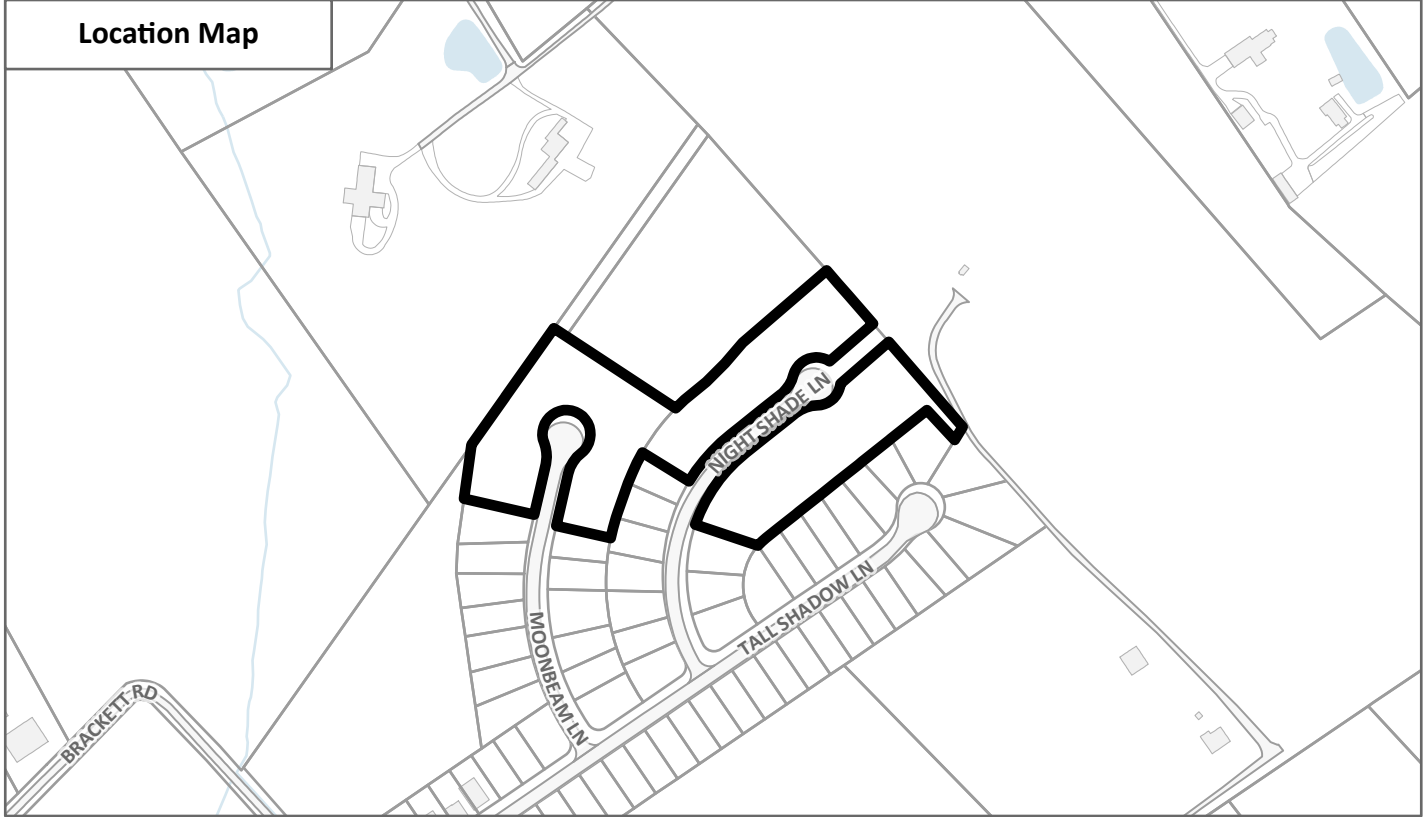
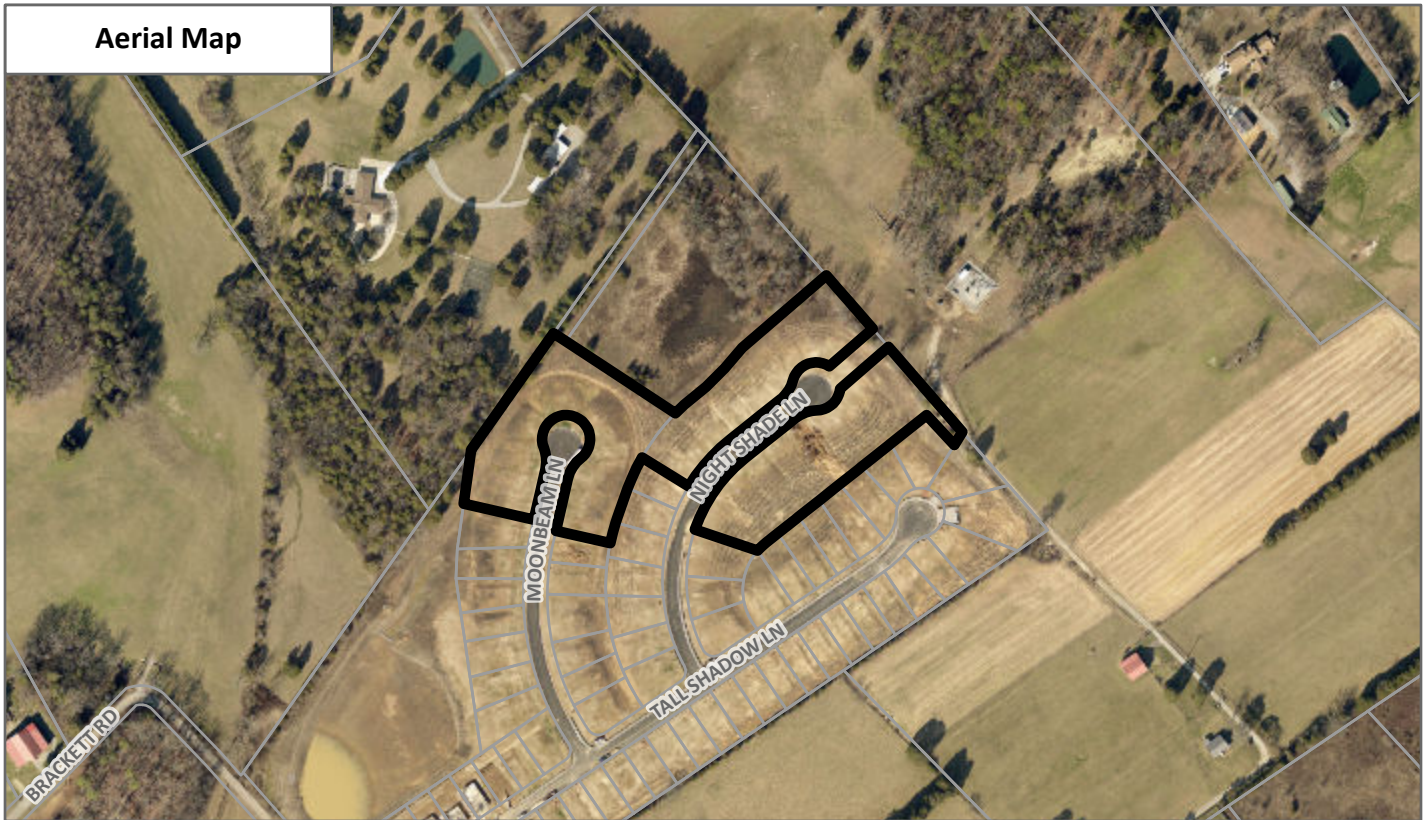


Exhibit A. Contextual Images

Location Map



Aerial Map

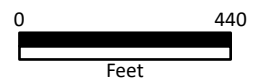


CONTEXTUAL MAPS 1

3-SE-25-C



Case boundary



3-SE-25-C submitted 1/24/2025

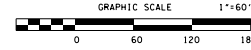
Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer
Tennessee Certificate No. 105841

NOTES:

- 1) DETENTION PONDS TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- 2) EXISTING CONTOURS FROM K.G.I.S.
- 3) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 6) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
- 7) CENTRALIZED CLUSTER MAILBOXES WILL BE COORDINATED WITH THE U.S. POSTAL SERVICE.

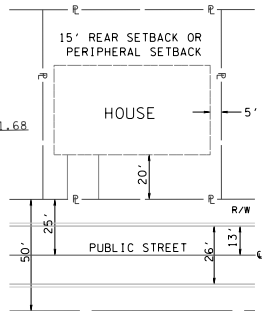
020 132.07
PRICE, ROBERT
DEED: 201711220032394



020 132.04
WORLEY, BEVERLY
DEED: 2051/249

SITE

LOCATION MAP
NO SCALE

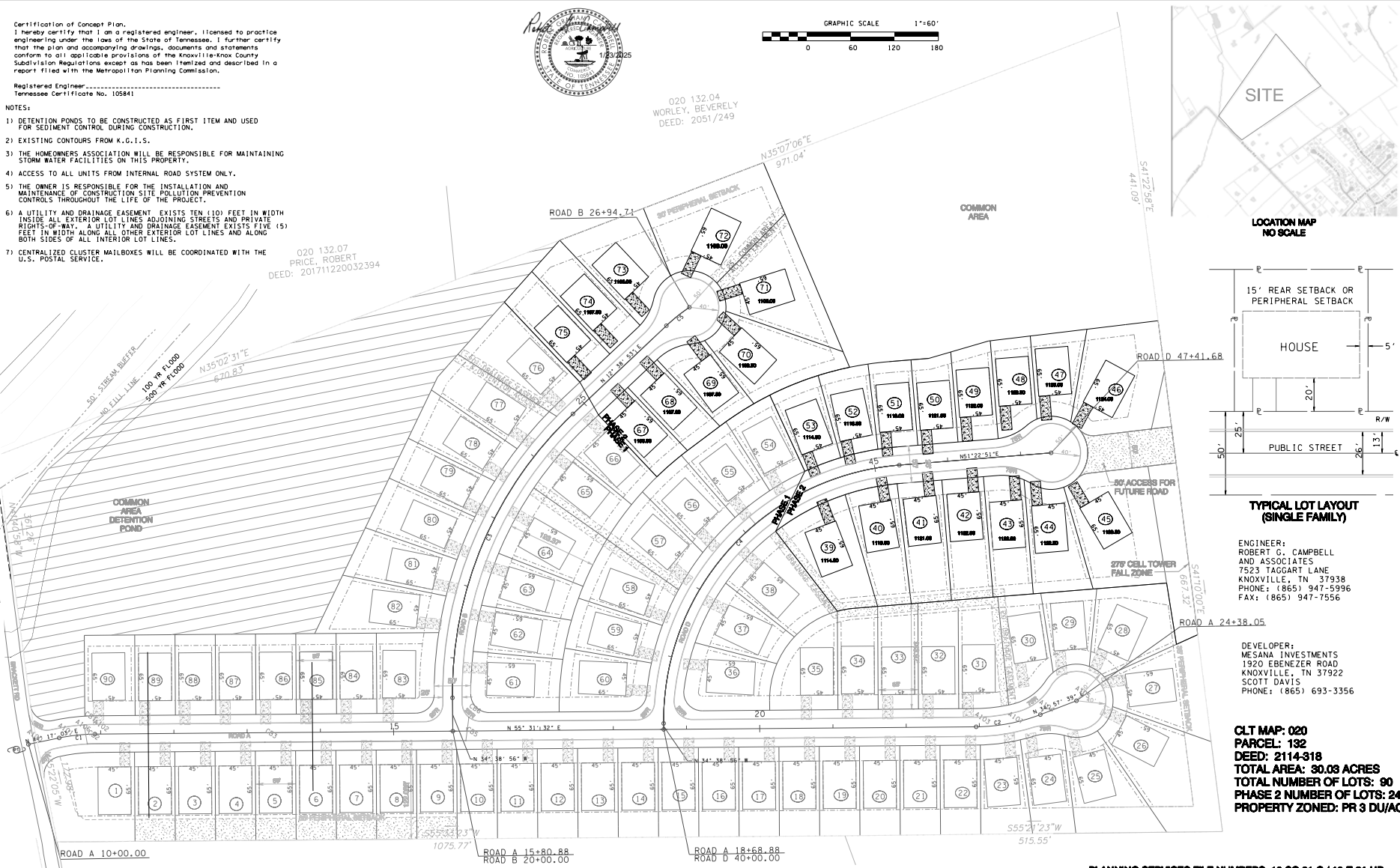


TYPICAL LOT LAYOUT
(SINGLE FAMILY)

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
MESANA INVESTMENTS
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
SCOTT DAVIS
PHONE: (865) 693-3356

CLT MAP: 020
PARCEL: 132
DEED: 2114-318
TOTAL AREA: 30.03 ACRES
TOTAL NUMBER OF LOTS: 90
PHASE 2 NUMBER OF LOTS: 24
PROPERTY ZONED: PR 3 DU/AC



PLANNING SERVICES FILE NUMBERS: 10-SC-21-C / 10-E-21-UR

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	9-18-24	CONCEPT REVISED FOR NEW TIS	EJM	RGC
REVISIONS				

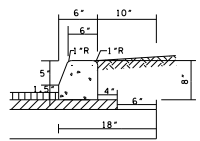


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

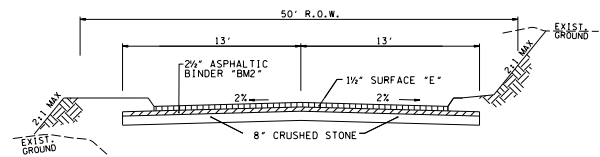
ISABEL ESTATES PHASE 2
CONCEPT PLAN

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
EJM	RGC	1" = 60'	ONE
DRAWN BY	DATE	FILE NO.	NO.
EJM	1-29-25	21187	1
			OF 3 SHEETS

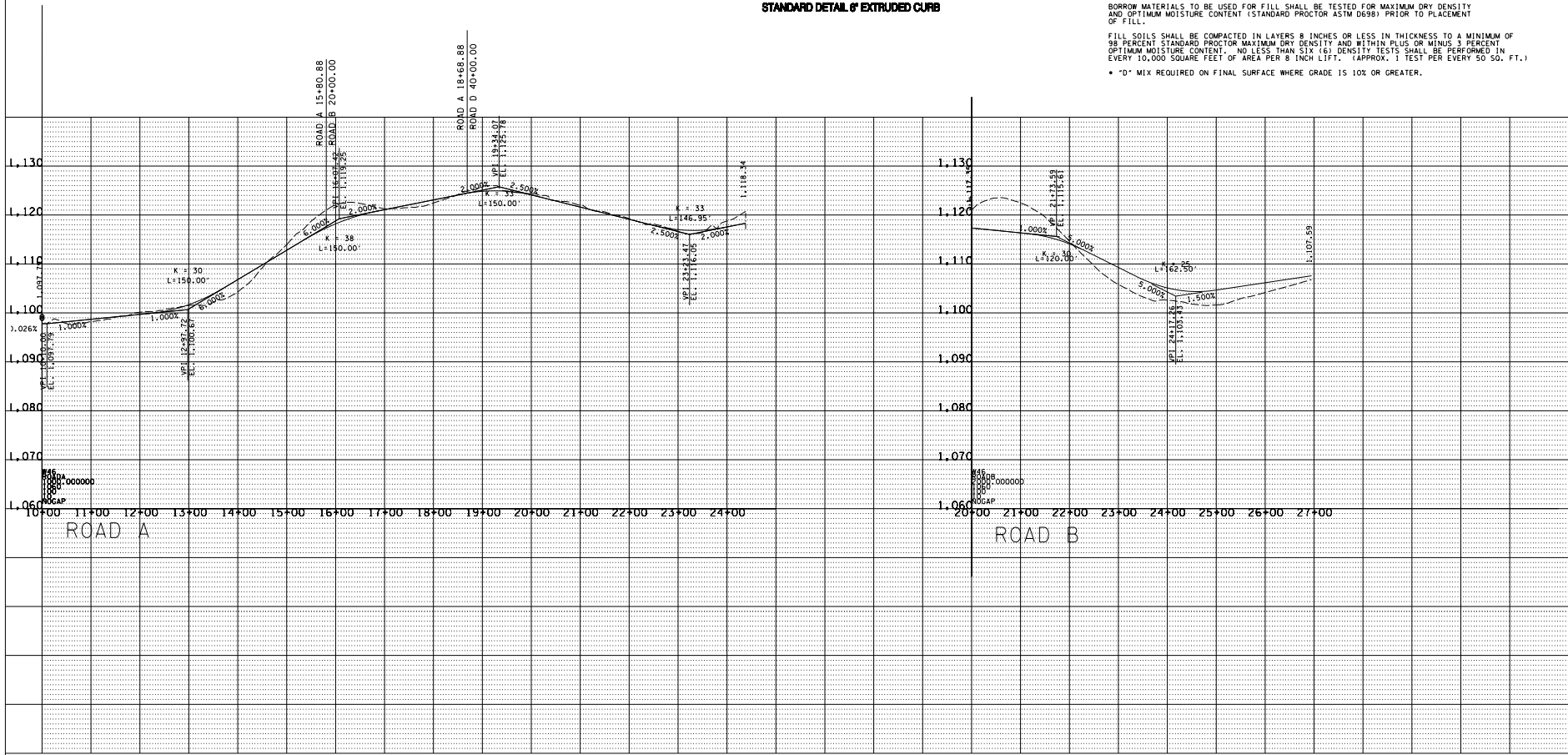


STANDARD DETAIL OF EXTRUDED CURB



TYPICAL 2 LANE STREET PUBLIC ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
 FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)
 * "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



PLANNING SERVICES FILE NUMBERS: 10-SC-21-C / 10-E-21-UR

1	9-18-24	CONCEPT REVISED FOR NEW T15	EJM	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



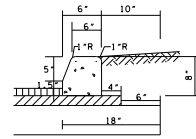
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

ISABEL ESTATES PHASE 2
 CONCEPT PLAN

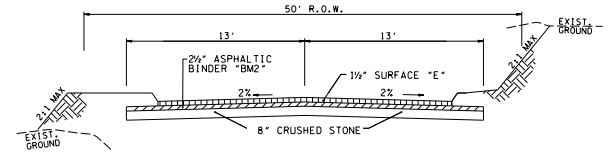
ROAD A & B PROFILES

DESIGNED BY	EJM	CHECKED BY	RGC	SCALE	HORIZONTAL	1"=100'	VERTICAL	1"=10'
DRAWN BY	EJM	DATE	1-25-25	FILE NO.	21187			

SHEET TWO
 NO. 2
 OF 3 SHEETS



STANDARD DETAIL OF EXTRUDED CURB

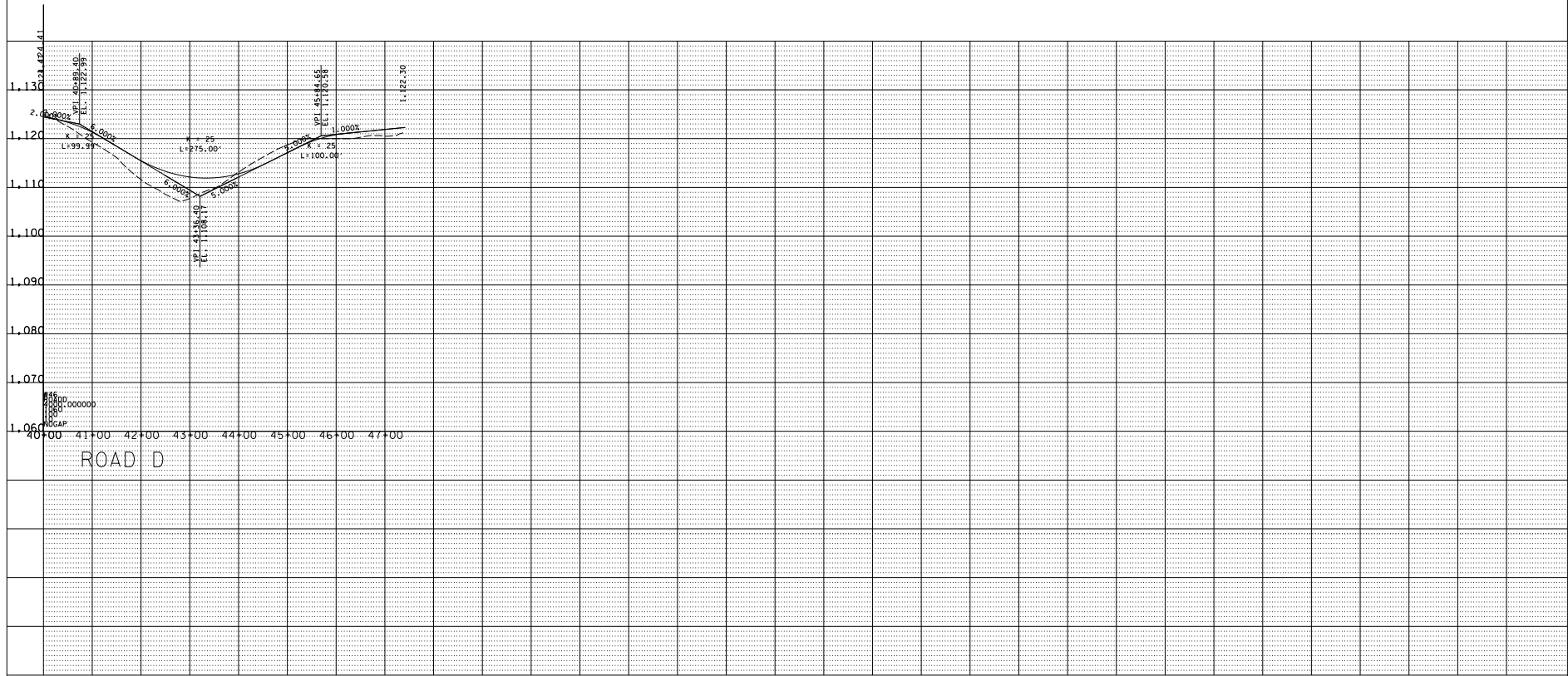


TYPICAL 2 LANE STREET PUBLIC ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 1% OR GREATER.



PLANNING SERVICES FILE NUMBERS: 10-SC-21-C / 10-E-21-UR

NO.	DATE	DESCRIPTION	BY	CKD.
1	9-18-24	CONCEPT REVISED FOR NEW TIS	EJM	RCG
REVISIONS				



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

ISABEL ESTATES PHASE 2
CONCEPT PLAN

ROAD D PROFILE

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
EJM	RCG	1"=100' HORZ. 1"=10' VERT.	NO. (2)
DRAWN BY	DATE	FILE NO.	OF 3 SHEETS
EJM	1-23-25	21187	

Print the application and fill out the form at your convenience.
Sign the application digitally (or print, sign, and scan).

OR email it to applications@knoxplanning.org
Knoxville-Knox County Planning offices

[Reset Form](#)



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Eagle Bend Development, LLC		Owner
Applicant Name		Affiliation
1/24/2025	3/13/2025	File Number(s)
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

Scott Davis		Eagle Bend Development, LLC		
Name		Company		
P.O. Box 11315	Knoxville	TN	37939	
Address	City	State	ZIP	
(865) 693-3356	[REDACTED]			
Phone	Email			

CURRENT PROPERTY INFO

Property Owner Name (If different)	Property Owner Address	Property Owner Phone
Moonbeam Lane / Night Shade Lane	020KB068 / 020KB070 / 020KB071	
Property Address	Parcel ID	
HPUD	HPUD	N
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT *Sign and return the Public Notice & 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.

[View Form](#)

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

Related Rezoning File Number

Isabel Estates
Proposed Subdivision Name

11
 Combine Parcels
 Divide Parcel
 Unit / Phase Number

24
Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
Proposed Zoning _____

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
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 options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Scott Davis / Owner

1/24/2025

(865) 693-3356

Print Name / Affiliation

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

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).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Date to be Posted

Date to be Removed

Applicant Signature

Scott Davis

Applicant Name

1-24-2025

Date

FILE NUMBER