

**CONCEPT PLAN**

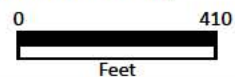
**3-SE-25-C**

**Petitioner:** Eagle Bend Development, LLC



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

**Map No:** 20  
**Jurisdiction:** County



**Original Print Date:** 1/31/2025

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

Print the application and fill out this 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

Print Name / Affiliation

Date

(865) 693-3356

Email

Phone Number

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