

TO: Knoxville-Knox County Planning Commission

FROM: Spencer Schmudde, Planning & Subdivision Specialist

DATE: September 3, 2025

RE: Agenda # 5, File # 12-SA-24-F

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

Recommendation

Due to the need for additional plat revisions pertaining to required conditions of the Concept Plan approved in March 2025 (3-SE-25-C) for platting more than 66 lots, and with concurrence of the applicant, Planning staff are recommending postponement for 30 days until the October 2, 2025 Planning Commission meeting.

Associated Case and Decision

10-SC-21-C: Approved by the Planning Commission (10/14/2021) 3-SE-25-C: Approved by the Planning Commission (4/10/2025) 10-E-21-UR: Approved by the Planning Commission (10/14/2021)



Request to Postpone • Table • Withdraw

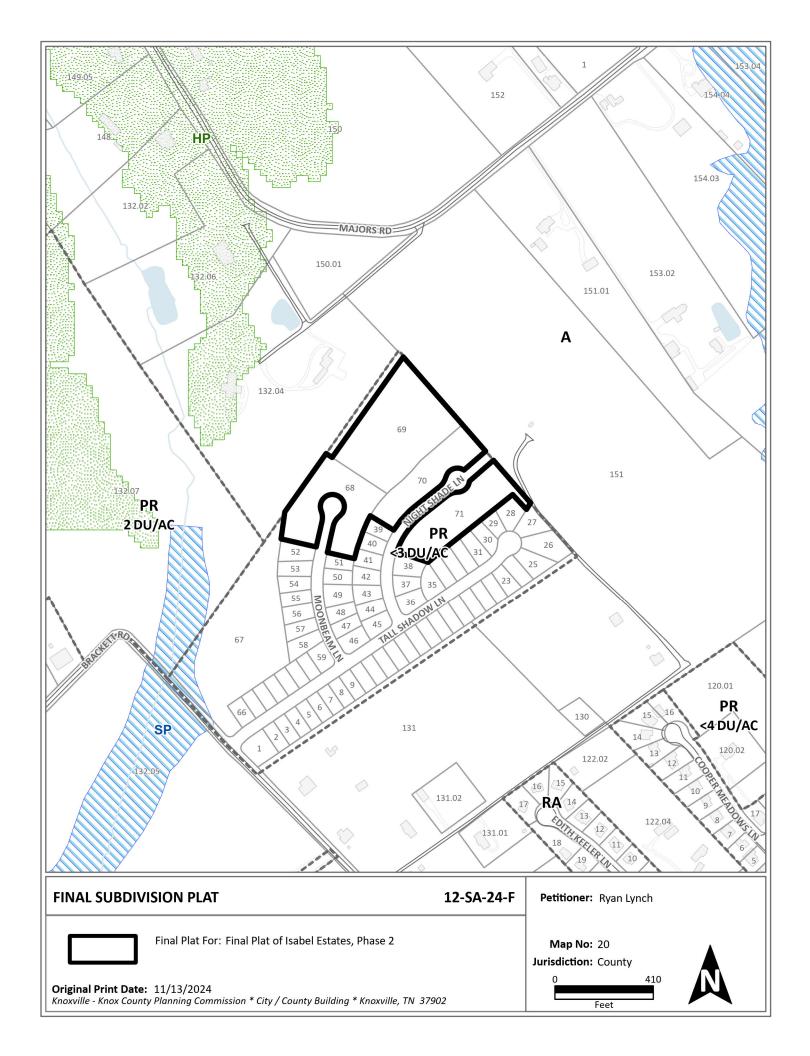
Applicant Name (as it appears on the current Planning Commission agends) September 11, 2025 Scheduled Meeting Date POSTPONE: POSTPONE: To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting, All other applications may request a 30-day. The deadline is noon on the Thursday preceding the Planning Commission and their regular meeting. The deadline is noon the day before the meeting, After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled. SELECT ONE: 30 days 60 days 90 days Postpone the above application(s) until the October 2, 2025 Planning Commission Meeting. WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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 in writing no later than dises of business 2 business day after the application submittal deadline and the request is approved by the Recentive Director or Planning Services Managers. 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 om the property owner, and/or the owners authorized representative. RYAN LYNCH Death of the Arman of 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 om the property owner, and/or the owners authorized representative. Please Print Date Paid Approved by: Date Paid	Ryan Lynch			09/03/2025
POSTPONE POSTPONE: To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting, after this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled. SELECT ONE: 30 days 60 days 90 days Postpone the above application(s) until the October 2, 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 It 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 in later than close of business 2 business day 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 payer. 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. *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. *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. *TABLE: Any Item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee	Applicant Name (as it appear	rs on the current Planning Commission agenda)	Date of Request
POSTPONE: To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting, After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled. SELECT ONE:	September 11, 2025			File Number(s)
POSTPONE: To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30 day. 60 day or 90 day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled. SELECT ONE: 30 days 60 days 90 days Postpone the above application(s) until the October 2, 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 in bater than dose of business day 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 payer.	Scheduled Meeting Date		12-SA-24-F	
New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. He deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the time will be tabled. SELECT ONE: 30 days 60 days 90 days Postpone the above application(s) until the October 2, 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 4 day 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 payer. 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	POSTPONE			
Postpone the above application(s) until the October 2, 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 it 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 day 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 payer. 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. RYAN LYNCH Digitally signed by RYANLYNCH Date: 2025.09.03 14:29:53 -04007 Please Print Please Print SALLLY GRAY Shelley Gray Shelley Gray O9/04/2025 No Fee Staff Signafure Please Print Date Paid Eligible for Fee Refund? Yes No Amount: Date:	New applications are eligenthe Planning Commission paid for in advance and a meeting. After this, appli	gible for a one-time automatic postponem n meeting. All other applications may requ approved by the Planning Commission at t icants must request postponement at the	nent for 30 days. The deadline is uest a 30-day, 60-day, or 90-day their regular meeting. The dead	s noon on the Thursday preceding postponement, which must be Iline is noon the day before the
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 day 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 payer. *The refund check will be mailed to the	SELECT ONE: 30 days	•		
WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday it 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 day 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 payer. 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. RYAN LYNCH Digitally signed by RYAN LYNCH Date: 2025.09.03 14:29:53-0400¹ Ryan S Lynch Applicant Signature *Please Print *Please Pri	Postpone the above applica	tion(s) until the October 2, 2025	Planning	g Commission Meeting.
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 day 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 payer *The refund check will be mailed to the original payer 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. RYAN LYNCH Digitally signed by RYAN LYNCH Date: 2025.09.03 14:29:53 -0400' Applicant Signature Please Print Please Print STAFF ONLY Shelley Gray Shelley Gray O9/04/2025 No Fee Befund? Please Print Date Paid Eligible for Fee Refund? Yes No Amount: Date: Date:	WITHDRAW			
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. RYAN LYNCH Digitally signed by RYAN LYNCH Date: 2025.09.03 14:29:53 -04'00' Ryan S Lynch Applicant Signature Please Print Ryan S Lynch Please Print STAFF ONLY Shelley Gray Shelley Gray Please Print Date Paid Eligible for Fee Refund? Yes No Amount: Date:	week prior to the Plannir Applicants are eligible fo	ng Commission meeting. Requests made a r a refund only if a written request for witl	after this deadline must be acte hdrawal is received no later tha	d on by the Planning Commission. In close of business 2 business day
AUTHORIZATION By signing below, I certify I am the property owner, and/or the owners authorized representative. RYAN LYNCH Digitally signed by RYAN LYNCH Date: 2025.09.03 14:29:53-04'00' Applicant Signature Please Print rlynch@lynchsurvey.com Phone Number Email STAFF ONLY Shelley Gray Shelley Gray Please Print Date Paid Date Paid Approved by: Date:	TABLE		*The refund check v	vill be mailed to the original payed
Applicant Signature Please Print Rydii's Lyrich Please Print Rydii's Lyrich Rydii's Lyrich Please Print Rydii's Lyrich Rydii's Lyrich Rydii's Lyrich Please Print Rydii's Lyrich R	no fee to table or untable	e an item.		
Refs-584-2630 rlynch@lynchsurvey.com Phone Number Email STAFF ONLY Shelley Gray 09/04/2025 No Fee Staff Signature Please Print Date Paid Eligible for Fee Refund? Yes No Amount: Date:	RYAN LYNCH		S Lynch	
STAFF ONLY Shelley Gray Shelley Gray Staff Signature Please Print Date Paid Approved by: Date:	Applicant Signature	Please F	Print	
Shelley Gray Shelley Gray Shelley Gray Shelley Gray Shelley Gray Please Print Date Paid Approved by: Date:	865-584-2630	rlynch	n@lynchsurvey.com	
Shelley Gray Staff Signature Please Print Date Paid Eligible for Fee Refund? Yes No Amount: Date:	Phone Number	Email		
Staff Signature Please Print Date Paid Eligible for Fee Refund? Yes No Amount: Date:	STAFF ONLY			
Staff Signature Please Print Date Paid Eligible for Fee Refund? Yes No Amount:	Shallon aran	Shellev Gra	av 09	9/04/2025
Approved by: Date:	Staff Signature			
	Eligible for Fee Refund?	Yes No Amount:		
	Approved by:		Date:	
	Pavee Name	Pavee Phone	Pavee Address	

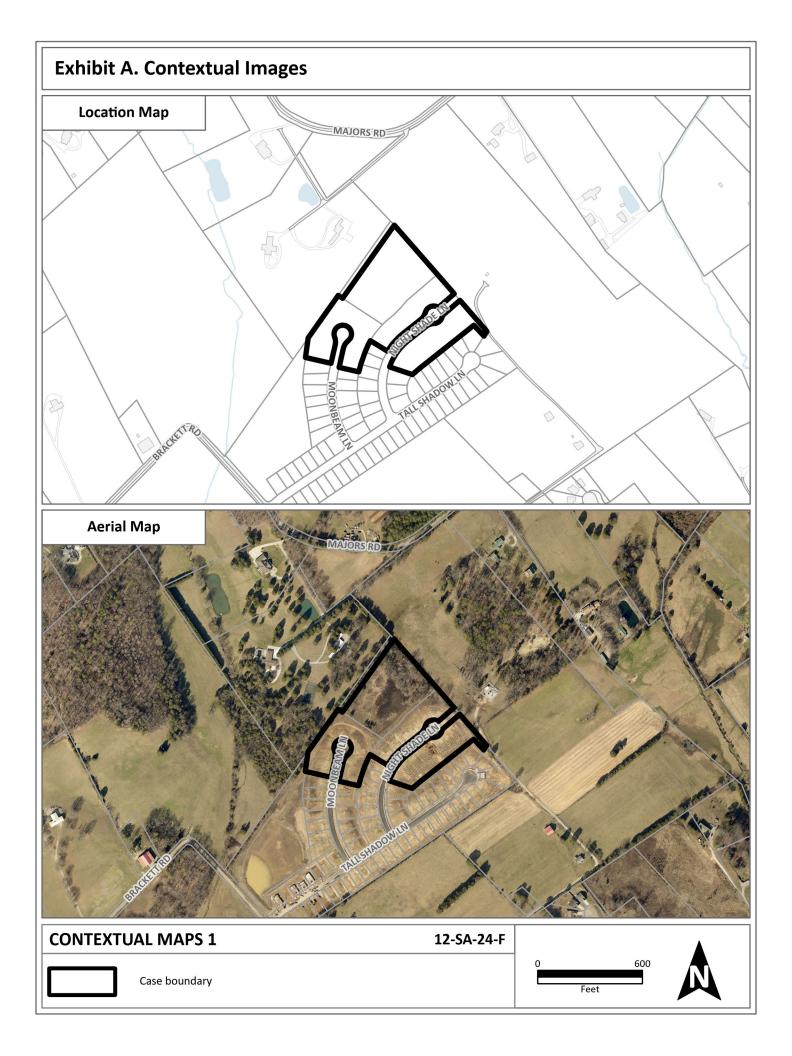


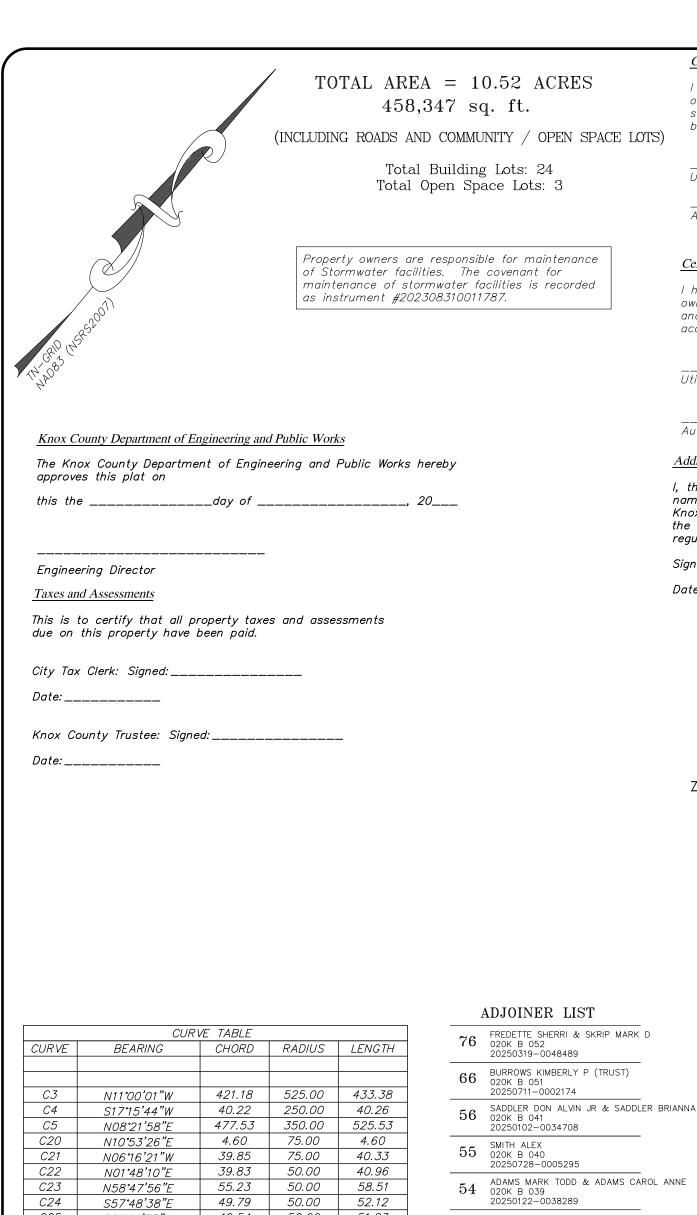
Request to

Postpone · Table · Withdraw

Planning	Ryan Lynch		08/06/2025
KNOXVILLE KNOX COUNTY	Applicant Name (as it appears on the current Planning Commission agenda)		Date of Request
August 14, 2025			File Number(s)
Scheduled Meeting Date		12-SA-24-F	
POSTPONE			
the week prior to the Plann	are eligible for postponement if the reque ing Commission meeting. All requests mu lle for one 30-day automatic postponemen	st be acted upon by the Planning Cor	mmission, except new
SELECT ONE: 30 days] 60 days □ 90 days		
Postpone the above application	(s) until the September 11, 2025	Planning Commiss	sion Meeting.
WITHDRAW			
Applicants are eligible for a rafter the application submitt	commission meeting. Requests made after refund only if a written request for withdrated deadline and the request is approved be for tabling must be acted upon by the Plans item.	awal is received no later than close of y the Executive Director or Planning S *The refund check will be mai	business 2 business days Services Manager. iled to the original payee.
AUTHORIZATION By	signing below, I certify I am the property	owner, and/or the owners authorized	representative,
- Thus a	Ryan Lyne		
Applicant Signature	Please Print		
365-584-2630	rlynch@l	ynchsurvey.com	
Phone Number	Email		
STAFF ONLY			
Oa annond	Dallas DeArmond	8/6/25	
Staff Signature	Please Print	Date Paid	No Fee
Eligible for Fee Refund? 🔲 Ye	s 🗆 No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	







CURVE	BEARING	CHORD	RADIUS	LENGTH	76	020K B 052 20250319-0048489
					66	02011 0 001
C3	N11°00'01"W	421.18	525.00	433.38		20250711-0002174
C4	S17°15'44"W	40.22	250.00	40.26	\downarrow 56	SADDLER DON ALVIN 020K B 041
C5	N08°21'58"E	477.53	350.00	525.53		20250102-0034708
C20	N10°53'26"E	4.60	75.00	4.60	55	SMITH ALEX
C21	N06°16'21"W	39.85	75.00	40.33	55	020K B 040 20250728-0005295
C22	N01°48'10"E	39.83	50.00	40.96		ADAMS MARK TODD &
C23	N58°47'56"E	55.23	50.00	58.51	\rfloor 54	020K B 039
C24	S57°48'38"E	49.79	50.00	52.12		20250122-0038289
C25	S01°44'55"W	49.54	50.00	51.83	38	BAJHART DEBORAH L
C26	S41°40'49"W	17.77	50.00	17.87] 30	020K B 038 20240926-0017221
C27	S32°17'16"W	50.42	75.00	51.42		MILLED DDENDA
C43	S35°13'01"W	52.34	375.00	52.38] 35	020K B 035
C44	N43°12'16"E	52.14	375.00	52.18		20241016-0020807
C45	N49°17'09"E	27.42	375.00	27.43	34	LOPEZ CHRISTIAN & (
C46	N49°40'56"E	4.45	75.00	4.45]	020K B 034 20241231-0034436
C47	N31°14'51"E	43.19	75.00	43.81	T —	VALENTINE JOAN WILS
C48	N23°53'01"E	16.28	50.00	16.36	33	020K B 033
C49	N60°49'58"E	46.29	50.00	48.13	1	20241010-0019847
C50	N74°23'25"W	29.57	50.00	30.02	32	CHUNAT LYNN J 020K B 032
C51]	20241118-0027086
C52	-			-		BURTNER CHRISTOPHE
C53					31	020K B 031 20241118-0027095
C54	S20°31'11"W	26.39	50.00	26.71	1 —	
C55	S62°02'09"W	44.17	50.00	45.75] 30	
C56	S83°48'48"W	11.60	75.00	11.62]	20241118-0027080
C57	S65°22'43"W	36.28	75.00	36.65	29	DESIREE JOHNSON
C58	S50°56'02"W	5.07	325.00	5.07] ~~	020K B 029 20250203-0040243
C59	S44°04'25"W	72.60	325.00	72.75	l —	DOCKEY ANDREW MICH
C60	N28°09'54"E	107.23	325.00	107.73	28	DOCKEY SAMANTHA J
C87	S09°53'22"W	28.46	442.00	28.46	1	020K B 028 20241216-0031916
C88	S14°37'02"W	44.46	442.00	44.48	T	IOLINICON CAYOKO
C89	S19°31'16"W	10.22	442.19	10.22	7 27	
C90	S23°08'14"W	45.58	442.19	45.60	1	20241231-0034442
C91	S27°41'17"W	24.64	442.19	24.64	1 00	, ISABEL ESTATES HOM
C92	S33°54'13"W	71.22	442.19	71.29	1 OS-	1 ASSOCIATION INC. 020K B 067
C93	S41°24'14"W	44.46	442.19	44.47	1	20240828-0011769
C97	S46°23'10"W	23.72	125.41	23.75	1 -	
	370 Z3 10 W	1 20.72	120		1	

LINE BEARING DISTANCE L7 | S18°11'17"W | 10.61

BEFORE YOU

1-800-351-1111

SYMBOL LEGEND PERMANENT REFERENCE MONUMENT (EITHER R.R. SPIKE 'MAG' NAIL & WASHER)

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions Planning Commission Certification of Approval for Recording -- Final Plat

ZONING: A

ISABEL ESTATES PHASE 1 202311280027009

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS

TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOIDO9.

RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON

PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

12,066 sq. ft.

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

Certification of Approval of Public Water System - Major Subdivisions

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 Addressing Department 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.

ZONING: PR <3 DU/AC

020 132.07

PRICE, ROBERT

DEED: 201711220032394

0S - 1

76

ISABEL ESTATES PHASE 1

202311280027009

& BAJHART ALFRED M

0 & ADAMS CAROL ANNE

CHAEL &

MEOWNERS

HER M & BURTNER BETH ANN

waivers noted on this plat and in the minutes of the Knoxville-Knox

20____, and that the record plat is hereby approved for recording in the

13-3-405 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

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

County Planning Commission, on this the_____day of______,

office of the Knox County Register of Deeds. Pursuant to Section

any street or other ground upon the plat.

Zoning Shown on Official Map_____

Inspection of Completed Streets and Related Improvements.

Certificate of Ownership and General Dedication

230.86'(TOTAL)

16,327 sq. ft.

17,150 sq. ft.

119.52° S48°50'00"W

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).

Inspection of Completed Stormwater Facilities.

020 132.04 WORLEY, BEVERELY

DEED: 2051/249

>5.0 ACRES

13,571 sq. ft.

12,527 sq. ft.

70

54

38

35

ISABEL ESTATES PHASE 1 202311280027009

> NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR

EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE

REVISIONS

69

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).

0S - 4148,887 sq. ft. 3.42 Acres

49

7,081 sq. ft.

8,975 sq. ft.

43

ISABEL ESTATES PHASE 1

202311280027009

6,947 sq. ft.

9,721 sq. ft.

44

50

6,608 sq. ft.

9,405 sq. ft.

42

9,609 sq. ft.

7,128 sq. ft.

9,653 sq. ft.

40

(I, We), 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) in 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

PERMANENT REFERENCE

MONUMENT

REF#1 N 656950.13 E 2592989.30

AREF#3 N 656800.18 E 2593728.01

JONES, POLLYE

0S-3 1,106 sq. ft. 0.03 Acres

JONES, POLLYE

DEED: 201401060040578

DEED: 201401060040578

ZONING: A

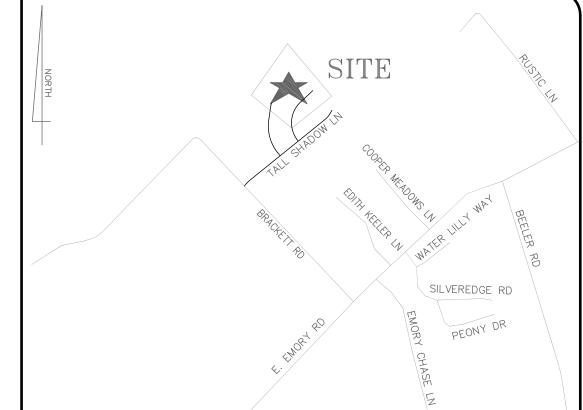
Owner(s) Printed Name: ______

Signature(s): _____

OWNER INFO:

920 EBENEZER RD KNOXVILLE, TN 37922

EAGLE BEND DEVELOPMENT LLC



LOCATION MAP NO SCALE

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE $1/2" \times 18"$ REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".

2. CLT TAX MAP 020K GROUP 'B' PARCELS: 068, 069, 070, 071, AND MAP 020 PARCEL 132.

3. DEED REFERENCES — 20211122—0041757 PLAT REFERENCE — ISABEL ESTATES, PHASE 1

4. THIS PROPERTY IS ZONED PR <3 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15'

PERIPHERAL: 35' WHERE SHOWN

5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0132F EFFECTIVE DATE: AUGUST 5, 2013.

6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

7. NORTH ROTATION: NAD83(NSRS2007)

8. 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.

9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.

10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.

11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILE 10-SC-21-C, 3-SE-25-C AND 10-E-21-UR.

12. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER 202311270026952.

13. ALL LOTS TO HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY.

14. PER SECTION 3.04.J OF THE SUBDIVISION REGULATIONS, THIS SITE MEETS THE SIGHT DISTANCE REQUIREMENTS ALONG BRACKETT ROAD.

15. PER PLANNING SERVICES: "THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON (ADD DATE)."

Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

I hereby certify that I am a registered land surveyor licensed to practice

surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The bond or other security that is posted to quarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the

Registered Land Surveyor
ennessee License No
Date:

Certification of Class and Accuracy of Survey I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE. Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors -Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for

Land Surveyors — Standards of Practice. Registered Land Surveyor____ Tennessee License No._

FINAL PLAT OF:

ISABEL ESTATES, Phase 2 PROJECT NO

4547 - 03

AGRICULTURE

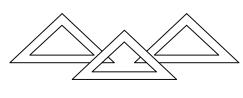
LYNCH SURVEYS LLC

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

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.



	DRAWN BY: M.STRANGE	1 07/28/2025 PS COMMENTS
	CHECKED BY: R. LYNCH	2 08/19/2025 PS COMMENTS
	APPROVED BY: R.S.L.	3 08/26/2025 PS COMMENTS
7	SCALE: 1"=60'	4
	DATE: 10/07/2024	5
		6

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

SURVEY FOR:

<u></u> REF#3

12-SA-24-F

LOTS 39-53 & 67-75 Knoxville, Tennessee District 8, Knox County, Tennessee



Development Request

Plann	ing	DEVELOPMENT Development Planned Deve Use on Review Hillside Protect	Plan lopment v / Special Use	SUBDIVISION Concept Pla Final Plat	in	
Ryan Lynch						
Applicant Name				Affilia	ation	
10/8/2024		12/12/2024		12-SA-24-F		
Date Filed		Meeting Date (if app	olicable)	File Number(s)	
CORRESPONDENC	CE Al.	l correspondence related t	o this application sh	nould be directed to ti	he approved contact i	listed below.
Applicant	Owner	Option Holder	✓Surveyor	Engineer	Architect	
Ryan Lynch Lynch Surv	veys LLC					
Name / Company						
4405 Coster Rd Knoxv	ille TN 37912					
Address						
865-584-2630 / RLync	h@LvnchSurve	ev.com				
Phone / Email						
CURRENT PROPE	RTY INFO					
Eagle Bend Developm	ent LLC	1920 Ebenezer	Rd Knoxville TN 3	7922	865-693-3356	
Owner Name (if differe	ent)	Owner Address			Owner Phone / E	Email
0 MOONBEAM LN / 0	NIGHT SHADE	: LN				
Property Address						
20 K B 068,069,070,07	1				10.52 acres	
Parcel ID	<u> </u>		Part of P	Parcel (Y/N)?	Tract Size	
Hallsdale-Powell Utilit	v District	H	allsdale-Powell U	tility District		No
Sewer Provider	., 0.50.100		ater Provider	tilley District		Septic (Y/N)
						·
COMMUNITY EN	GAGEMENT	Sign and return th	ne Public Notice a i	nd Community Eng	agement 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.

12-SA-24-F Printed 11/21/2024 1:12:24 PM

DEVELOPMENT REQUEST			
☐ Development Plan ☐ Planne	ed Development 🔲 Use o	on Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Resid	ential Non-residential	
Home Occupation (specify)			
Other (specify)			
SUBDIVSION REQUEST			
Final Plat of Isabel Estates, Phase	2		Related Rezoning File Number
Proposed Subdivision Name			
	alit Damaala	24	
Unit / Phase Number	olit Parcels	Total Number of Lots Created	
Additional Information			
Attachments / Additional Requir	rements		
ZONING REQUEST			
Zoning			Pending Plat File Number
Change Proposed Zoning			
☐ Plan			
Amendment Proposed Plan De	signation(s)		
	revious Rezoning Requests		
Additional Information			
STAFF USE ONLY			
PLAT TYPE		Fee 1	Total
☐ Staff Review ✔ Planning	; Commission	\$1,460.00	
ATTACHMENTS			
☐ Property Owners / Option Holde ☐ Amendment Request (Compreh		Fee 2	
ADDITIONAL REQUIREMENT Use on Review / Special Use (Co		Fee 3	
☐ Traffic Impact Study	ricept Fiding	1663	
COA Checklist (Hillside Protection	on)		
AUTHORIZATION			l
	s are being submitted with his/her	true and correct: 1) He/she/it is the own r/its consent. If there are additional owne	
	Ryan Lynch		10/8/2024
Applicant Signature	Please Print		Date
Phone / Email			
	Eagle Bend Developm	ent LLC	10/8/2024
Property Owner Signature	Please Print		Date

12-SA-24-F Printed 11/21/2024 1:12:24 PM



Development Request DEVELOPMENT SUBDIVISION ZO

Planning	☐ Development Plan ☐ Planned Development	☐ Concept Plan ■ Final Plat	☐ Plan Amendment ☐ SP ☐ OYP
KNOXVILLE I KNOX COUNTY	☐ Use on Review / Special Use☐ Hillside Protection COA		☐ Rezoning
Ryan Lynch		Land	Surveyor
Applicant Name		Affiliat	ion
10/7/2024	December 12, 2024		File Number(s)
Date Filed	Meeting Date (if applicable)	1:	2-SA-24-F
CORRESPONDENCE All of	correspondence related to this application sho	uld be directed to the a	pproved contact listed below.
☐ Applicant ☐ Property Owner	☐ Option Holder ■ Project Surveyor	☐ Engineer ☐ Arch	itect/Landscape Architect
Ryan Lynch	Lynch S	urveys LLC	
Name	Company		
4405 Coster Road	Knoxvill	e TN	37912
Address	City	State	ZIP
865-584-2630	rlynch@lynchsurvey.com		
Phone	Email		
CURRENT PROPERTY INFO			
Eagle Bend Development LLC	1920 Ebenezer Rd, Kno	oxville, 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	P	arcel ID	
HPUD	HPUD		N
Sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
General Location		Tract S	
General Location		Hact S	nic C
☐ City ☐ County ☐ District	Zoning District	Existing Land Use	
Planning Sector	Sector Plan Land Use Classification	Growt	h Policy Plan Designation

DEVELOPMENT REQUEST					
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA ☐ Residential ☐ Non-Residential Home Occupation (specify)				Related Ci	ty Permit Number(s)
Other (specify)					
SUBDIVISION REQUEST					
Final Plat of Isabel Estates, Phase	2, Lots 39-53 and 67-7	75		Related Re	ezoning File Number
Proposed Subdivision Name		24		_	
Combine Pa	rcels Divide Parcel	24			
Unit / Phase Number		Total Number of Lots (Created		
Other (specify)					
☐ Attachments / Additional Requirement	S				
ZONING REQUEST				Dli	- Dlat Fila Namala an
☐ Zoning Change				Penaing	g Plat File Number
Proposed Zoning					
☐ Plan Amendment Change Proposed	Plan Designation(s)				
Proposed Density (units/acre)	Previous Rezoning Re	equests			
Other (specify)		•			
STAFF USE ONLY					
PLAT TYPE		Fee 1			Total
☐ Staff Review ☑ Planning Commis	sion	0203	\$1,04	10.00	
ATTACHMENTS	7 Vanianaa Danwaat	Fee 2			
☐ Property Owners / Option Holders ☐ ADDITIONAL REQUIREMENTS	☐ Variance Request				\$1,460.00
☐ Design Plan Certification (Final Plat)		0208	\$420.	00	
☐ Use on Review / Special Use (Concept)	Plan)	Fee 3			
☐ Traffic Impact Study			1		
☐ COA Checklist (Hillside Protection)					
AUTHORIZATION					
From S. Come	Ryan Lynch	า		10/7	7/2024
Applicant Signature	Please Print			Date	
865-584-2630	rlynch@lyr	nchsurvey.com			
Phone Number	Email				
				Pd. 1	0/08/2024, SG
Property Owner Signature	Please Print			Date	