




ENGINEERING & PUBLIC WORKS

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Memorandum

To: Amy Brooks, Executive Director
Knoxville – Knox County Planning

From: Jim Snowden, Senior Director 
Knox County Engineering and Public Works

Date: Monday, September 29, 2025

RE: Isabel Estates Plat (12-SA-24-F)

As you requested, Knox County is preparing this memorandum as a summary and recommendation for the approval of the referenced plat, which the Planning Commission will hear on Thursday, October 2, 2025. I've included a summary below.

August 2021 – Parcel was rezoned from AG to PR 4

October 2021 – Concept Plan was approved for 90 lots, subject to 11 conditions

Condition 2 – Implement recommendations of TIA, including an eastbound left turn on SR 131 (E. Emory Road).

Condition 3 – As recommended in TIA, only 66 lots may be platted before the EB left turn lane is installed.

May 2023 – County Commission adopted an Ordinance requiring all off-site improvements to be completed by the Engineering Department via an MOU with the developer.

December 2024 – An adjacent parcel zoned at PR 2 submits a concept plan that identifies the same need for an EB left turn lane at E. Emory Road.

March 2025 – Planning Commission approved a new concept plan with a condition that an MOU shall be executed, a notice to proceed issued, and an executed TDOT entrance permit prior to the platting of lots.

June 2025 – Knox County Commission approves an MOU for the construction of this turn lane, with a cost share predicated on the respective lot totals.

July 2025 – Knox County EPW issues a solicitation for bids for the project.

September 2025 – Knox County Commission approves a construction contract with the low bidder. We are still coordinating with TDOT regarding an entrance/row permit, and expect to issue aNTP later this week.

Based on this timeline, Knox County EPW is satisfied that the applicant has met his responsibility for plat approval. We recommend that the Planning Commission approve the plat, and EPW will ensure that the turn lane is constructed in accordance with the approved MOU.