

TO: Knoxville-Knox County Planning Commission  
FROM: Spencer Schmutde, Planning & Subdivision Specialist  
DATE: September 30, 2025  
FILE: Agenda # 5, File # 12-SA-24-F  
SUBJECT: Final Plat of Isabel Estates, Phase 2 Lots 39-53 & 67-75

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**Recommendation**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plans approved by the Planning Commission on 10/14/2021 as Planning Case 10-SC-21-C and 4/10/2025 as Planning Case 3-SE-25-C.

**Comments**

Condition 1 of the approved Concept Plan 3-SE-25-C stipulates up to 66 lots may be platted prior to a Memorandum of Understanding (MOU) being signed between the applicant and Knox County, a permit being executed by TDOT, and notice to proceed being issued by Knox County regarding the creation of a left turn lane on E. Emory Rd at the Brackett Rd intersection. In a memo to Knoxville-Knox County Planning dated September 29, 2025, the Knox County Department of Engineering and Public Works confirmed the MOU was signed, coordination with TDOT regarding the entrance/ROW permit is in process, a construction contract was approved by Knox County Commission and notice to proceed is anticipated this week. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, all revisions to the final plat itself were submitted on time.

**Associated Case and Decision**

3-SE-25-C: Approved by the Planning Commission (4/10/2025)  
10-SC-21-C: Approved by the Planning Commission (10/14/2024)  
10-E-21-UR: Approved by the Planning Commission (10/14/2024)