



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: August 6, 2025
RE: Agenda # 32, 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, required conditions per 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 September 11, 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

Ryan Lynch

08/06/2025

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

Date of Request

August 14, 2025

Scheduled Meeting Date

File Number(s)

12-SA-24-F

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 September 11, 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- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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.

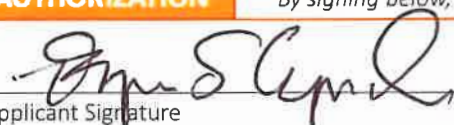
TABLE

**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.



Ryan Lynch

Please Print

865-584-2630

Phone Number

rlynch@lynchsurvey.com

Email

STAFF ONLY



Dallas DeArmond

8/6/25

☐ No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

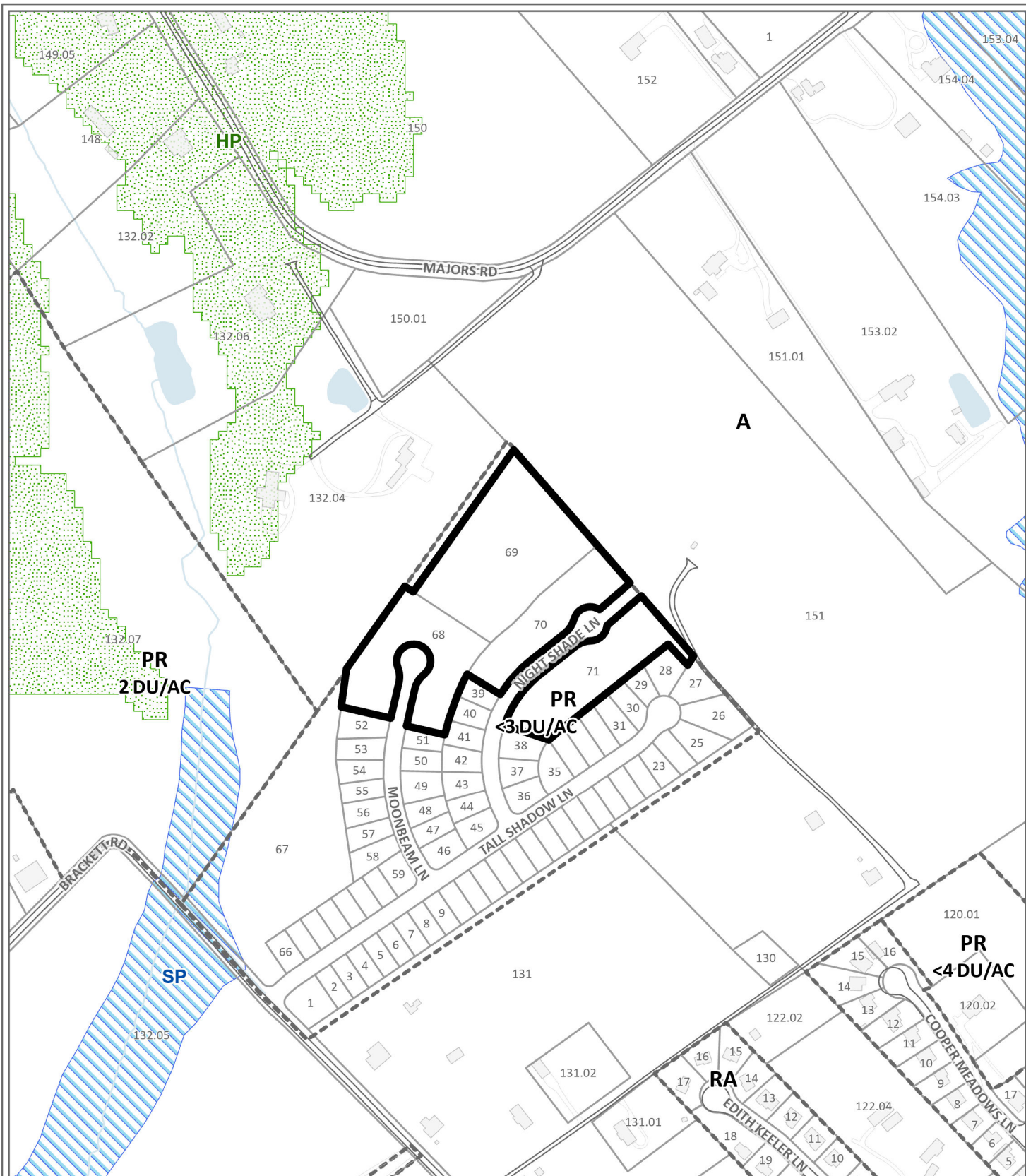
Date:

Payee Name

Payee Phone

Payee Address

October 2022



FINAL SUBDIVISION PLAT

12-SA-24-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Isabel Estates, Phase 2

Original Print Date: 11/13/2024

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

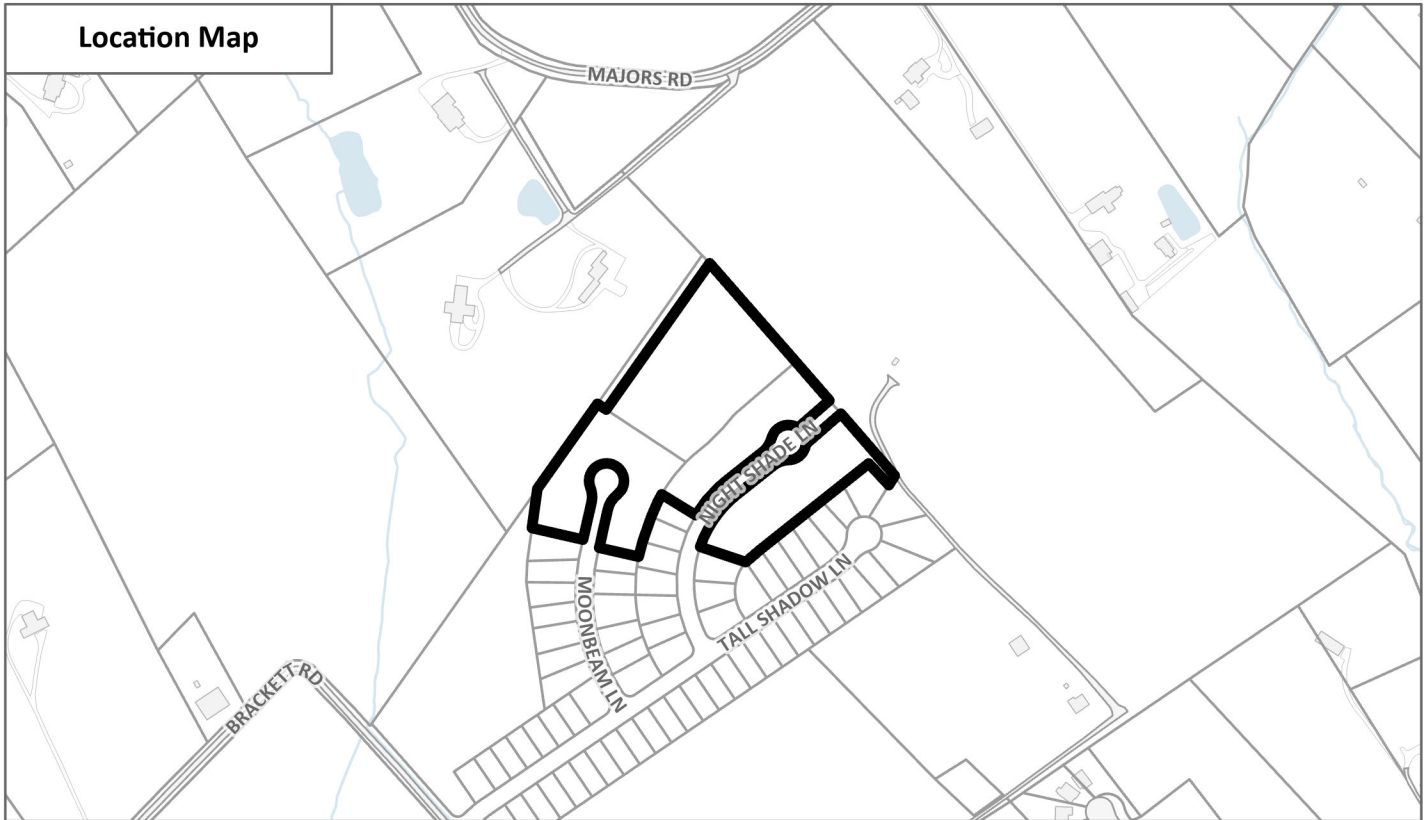
Map No: 20

Jurisdiction: County

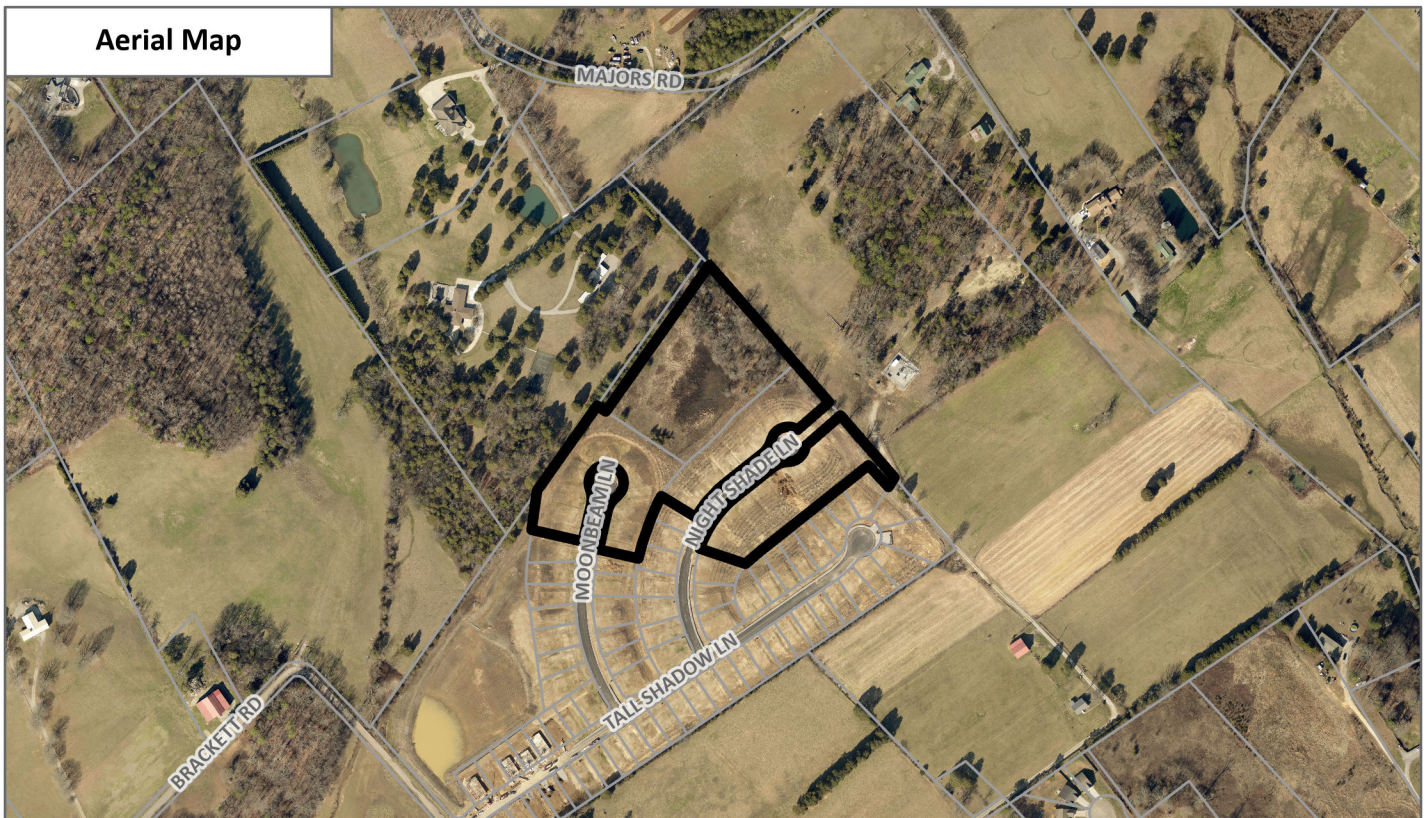


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-SA-24-F



Case boundary

0 600
Feet





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Ryan Lynch

Applicant Name

Affiliation

10/8/2024

Date Filed

12/12/2024

Meeting Date (if applicable)

12-SA-24-F

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☒ Surveyor ☐ Engineer ☐ Architect

Ryan Lynch Lynch Surveys LLC

Name / Company

4405 Coster Rd Knoxville TN 37912

Address

865-584-2630 / RLynch@LynchSurvey.com

Phone / Email

CURRENT PROPERTY INFO

Eagle Bend Development LLC

Owner Name (if different)

1920 Ebenezer Rd Knoxville TN 37922

Owner Address

865-693-3356

Owner Phone / Email

0 MOONBEAM LN / 0 NIGHT SHADE LN

Property Address

20 K B 068,069,070,071

Parcel ID

Part of Parcel (Y/N)?

10.52 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and 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.***

DEVELOPMENT REQUEST

☐ Development Plan	☐ Planned Development	☐ Use on Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Residential	☐ Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Final Plat of Isabel Estates, Phase 2	Related Rezoning File Number
Proposed Subdivision Name	
_____	24
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
☐ Attachments / Additional Requirements	

ZONING REQUEST

☐ Zoning Change	Proposed Zoning	Pending Plat File Number
☐ Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

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
\$1,460.00	
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 option holders, each additional individual must sign the Property Owners/Option Holders Form.

Ryan Lynch	10/8/2024
Applicant Signature	Date
Please Print	

Phone / Email

Eagle Bend Development LLC	10/8/2024
Property Owner Signature	Date
Please Print	



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☒ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP
 - ☐ OYP
- ☐ Rezoning

Ryan Lynch		Land Surveyor
Applicant Name		Affiliation
10/7/2024	December 12, 2024	File Number(s) 12-SA-24-F
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
Ryan Lynch		Lynch Surveys LLC			
Name		Company			
4405 Coster Road		Knoxville	TN	37912	
Address		City	State	ZIP	
865-584-2630		rlynch@lynchsurvey.com			
Phone		Email			

Eagle Bend Development LLC	1920 Ebenezer Rd, Knoxville, 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	Parcel ID	
HPUD	HPUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY		
General Location		Tract Size
☐ City ☐ County	District	Zoning District
		Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

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

Proposed Subdivision Name

2

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

24

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total <
-------	--	--

AUTHORIZATION



Applicant Signature

Ryan Lynch

Please Print

10/7/2024

Date

865-584-2630

Phone Number

rlynch@lynchsurvey.com

Email

Pd. 10/08/2024, SG

Property Owner Signature

Please Print

Date