



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist  
DATE: June 1, 2026  
FILE: 5-SE-26-F, Agenda # 13  
SUBJECT: Final Plat of Morning Ridge Subdivision

---

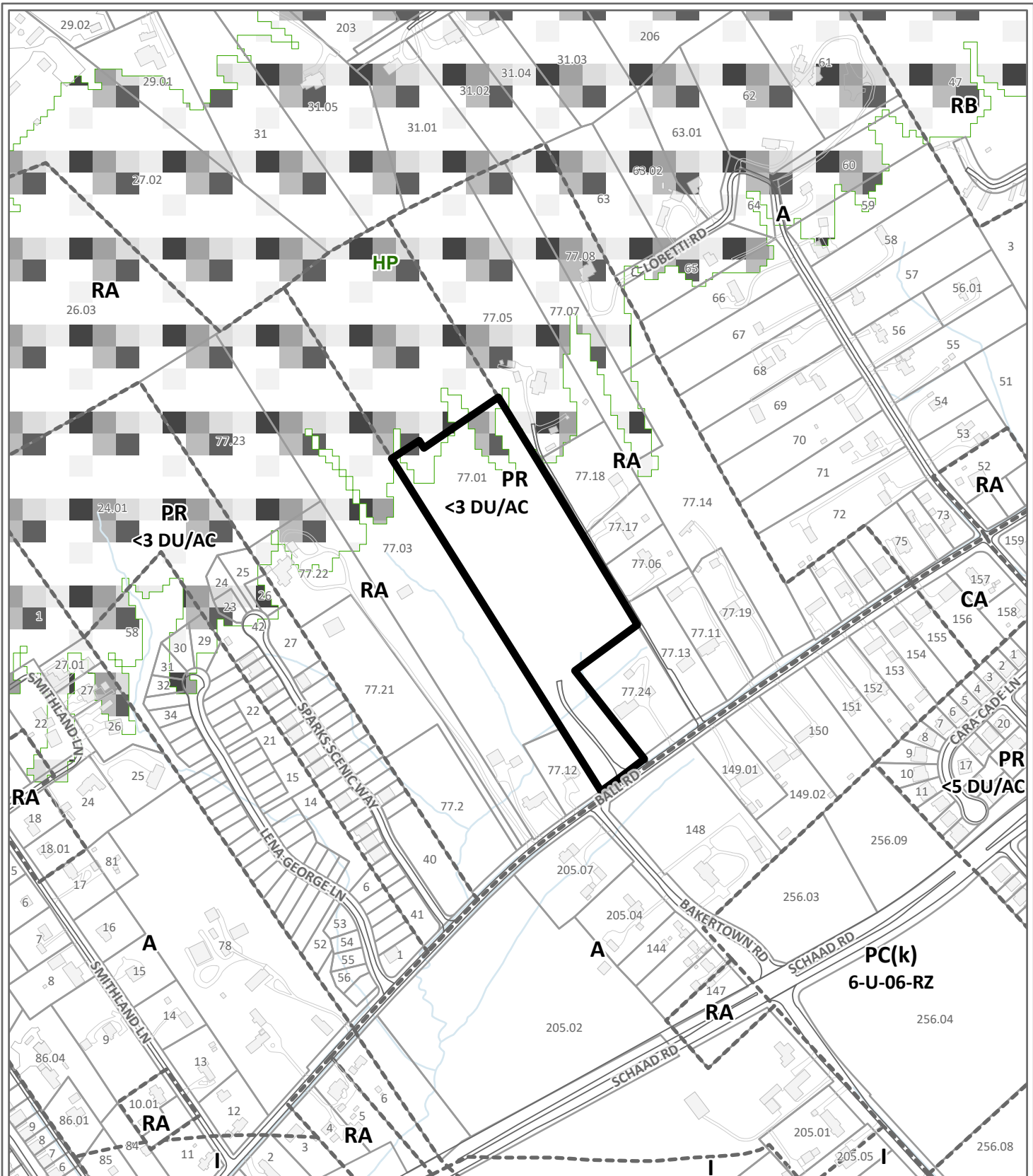
**Recommendation**

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 plan as approved by the Planning Commission on 2/8/2024 as Planning Case 2-SB-24-C, and on 4/14/2022 as revised and approved Planning Case 3-SD-22-C.

The last revision of the final plat was received after the corrections deadline as acceptable street names were being finalized between the developer and staff. Planning staff have 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, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

**Associated Case and Decision**

File # 2-SB-24-C : Approved by the Planning Commission 2/8/2024  
File # 3-F-22-UR: Approved by the Planning Commission 4/14/2022  
File # 3-SD-22-C: Approved by the Planning Commission 4/14/2022



**FINAL SUBDIVISION PLAT**

**5-SE-26-F**

**Petitioner:** Ryan Lynch



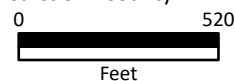
Final Plat For: Final Plat of Morning Ridge Subdivision

**Map No:** 91

**Jurisdiction:** County

**Original Print Date:** 4/8/2026

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



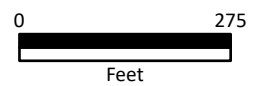
# Exhibit A. Contextual Images



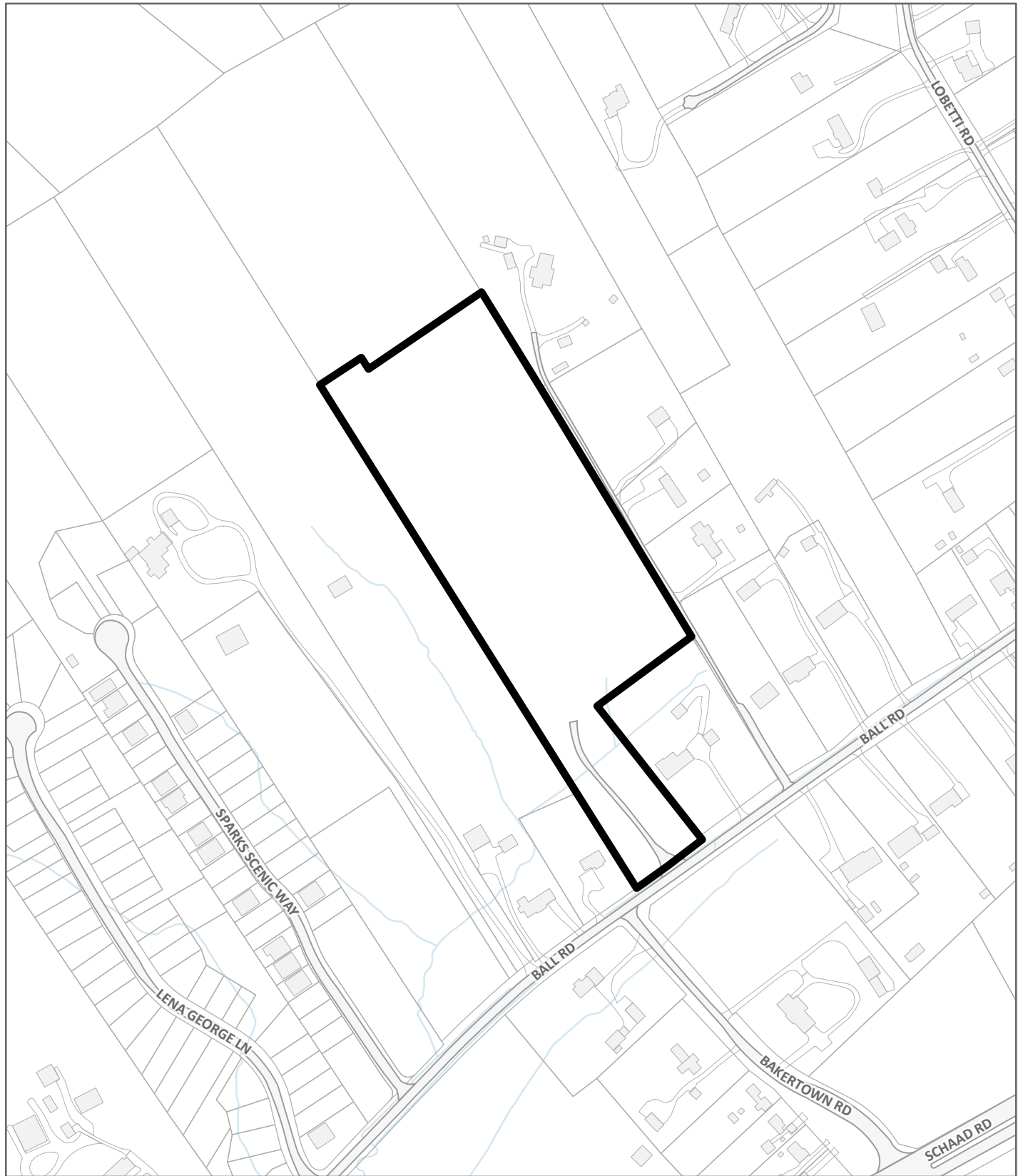
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

**5-SE-26-F**



Case boundary



