

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 12-SA-24-F

Related File Number:

Application Filed: 10/8/2024

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: North side of Moonbeam Ln, west of Night Shade Ln

Other Parcel Info.:

Tax ID Number: 20 K B 068,069,070,071

Jurisdiction: County

Size of Tract: 10.52 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northeast County

Plan Designation: RC (Rural Conservation)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 MOONBEAM LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of Isabel Estates, Phase 2
No. of Lots Proposed: 24 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Spencer Schmutde
Staff Recomm. (Abbr.): 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.
Staff Recomm. (Full): 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.

Comments:

Action: Approved **Meeting Date:** 10/2/2025

Details of Action:

Summary of Action: 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.

Date of Approval: 10/2/2025 **Date of Denial:** **Postponements:** 12/12/2024,
8/18/2025,
9/11/2025

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION**Legislative Body:**

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: