

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 2-SB-26-F Related File Number:
Application Filed: 12/16/2025 Date of Revision:
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: Southeast of Middlebrook Pike and Broome Rd intersection
Other Parcel Info.:
Tax ID Number: 106 O A 042 Jurisdiction: City
Size of Tract: 3.12 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Right of Way/Open Space, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest City Plan Designation: MDR/O (Medium Density Residential/Office)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 7700 MIDDLEBROOK PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (General Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of Broome Road Community Townhomes
No. of Lots Proposed: 28 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: Whitney Warner

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 plan approved by the Planning Commission on 10/3/2024 as Planning Case 9-SB-24-C.
The last revision of the final plat was received after the corrections deadline as The City of Knoxville staff had not reviewed the updated plat revisions in sufficient time for the surveyor to make corrections. 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. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Staff Recomm. (Full):

Comments:

Action: Approved

Meeting Date: 2/12/2026

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 plan approved by the Planning Commission on 10/3/2024 as Planning Case 9-SB-24-C.
The last revision of the final plat was received after the corrections deadline as The City of Knoxville staff had not reviewed the updated plat revisions in sufficient time for the surveyor to make corrections. 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. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Date of Approval: 2/12/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: