

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 3-SE-25-C Related File Number:
Application Filed: 1/27/2025 Date of Revision:
Applicant: EAGLE BEND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: North, east, and south sides of Moonbeam Ln and Night Shade Ln, north of Tall Shadow Ln
Other Parcel Info.:
Tax ID Number: 20 K B 068, 070 & 071 Jurisdiction: County
Size of Tract: 5.67 acres
Accessibility: Access is via Moonbeam Lane, a local street with 26-ft of pavement width within a 50-ft right-of-way; and via Night Shade Lane, a local street with 26-ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agriculture/forestry/vacant land - A (Agricultural)
South: Agriculture/forestry/vacant land, single family residential (under construction) - PR (Planned Residential) up to 3 du/ac
East: Agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 3 du/ac
West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac
Proposed Use: Density: 2.99 du/ac
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) up to 3 du/ac
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: Isabel Estates

No. of Lots Proposed: 24 No. of Lots Approved: 0

Variances Requested: None.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the modification of condition #3 for the Isabel Estates concept plan (10-SC-21-C) as request by the applicant in condition #1, subject to 2 conditions.

Staff Recomm. (Full): 1) As recommended by the Transportation Impact Study and Knox County Engineering and Public Works, a maximum of 66 lots may be platted before the left turn lane on E. Emory Road has been installed by the applicant, or future improvements to E. Emory Road that includes an eastbound left turn lane at the Brackett Road intersection, are complete, or a signed (executed) Memorandum of Understanding between the applicant and Knox County, an executed permit has been issued by the Tennessee Department of Transportation, and a notice to proceed has been issued by Knox County. 2) All other aspects of the Isabel Estates concept plan approval (10-SC-21-C) remain unchanged and effective.

Comments: This request is to modify condition #3 of the approved concept plan for Isabel Estates (10-SC-21-C / 10-E-21-UR), which restricts the subdivision to 66 platted lots before improvements to the E. Emory Road intersection are complete (see below for the full condition). The subdivision was approved for up to 90 lots. The plat for the first phase of Isabel Estates was recorded in November 2023 with 66 lots. The remaining 24 lots cannot be platted until the turn lane is installed on E. Emory Road.

When Isabel Estates was approved in 2021, Knox County had not yet created the Memorandum of Understanding (MOU) process, where off-site improvements are paid for by the applicant, but the work is implemented by Knox County Engineering and Public Works. The requested modification to condition #3 allows an executed MOU between the applicant and the County as an option for allowing the remaining 24 lots to be platted. With this modification, the lots can be platted once the turn lane construction is ready to start.

See Exhibit B for the recommendations and conclusions of the Isabel Estates Transportation Impact Analysis (Study), by Fulghum MacIndoe & Associates, revised 9/24/2021.

Condition #3 – current

As recommended by the Transportation Impact Study and Knox County Engineering and Public Works, a maximum of 66 lots may be platted before the left turn lane on E. Emory Road has been installed by the applicant, or future improvements to E. Emory Road that includes an eastbound left turn lane at the Brackett Road intersection, are complete.

Condition #3 – modification

Add to the end, "... , or a signed (executed) Memorandum of Understanding between the applicant and Knox County, an executed permit has been issued by the Tennessee Department of Transportation, and a notice to proceed has been issued by Knox County."

Action: Approved with Conditions

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Approve the modification of condition #3 for the Isabel Estates concept plan (10-SC-21-C) as request by the applicant in condition #1, subject to 2 conditions.

Date of Approval: 4/10/2025

Date of Denial:

Postponements: 3/13/2025

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: