

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 7-SA-26-F

Related File Number:

Application Filed: 5/26/2026

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: North of Millertown Pike, East of Ellistown Rd

Other Parcel Info.:

Tax ID Number: 51 016

Jurisdiction: County

Size of Tract: 22.68 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northeast County

Plan Designation: RC (Rural Conservation), RCC (Rural Crossroads Commerce)

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 8005 MILLERTOWN PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <2 DU/AC, A (Agricultural)

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 Troutt Landing
No. of Lots Proposed: 44 **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 May 8, 2025, as Planning Case File 5-SC-25-C.

Staff Recomm. (Full):

Comments: The last revision of the final plat was received after the corrections deadline as the street name had not been approved by the Addressing department. 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, 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# 5-SC-25-C: Approved by the Planning Commission (5/8/2025)
File# 5-H-25-DP: Approved by the Planning Commission (5/8/2025)

Action: Approved **Meeting Date:** 7/9/2026

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 May 8, 2025, as Planning Case File 5-SC-25-C.

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:**

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: