

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 7-SB-25-F

Related File Number:

Application Filed: 5/23/2025

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: East side of Ebenezer Rd, northwest of Gleason Dr

Other Parcel Info.:

Tax ID Number: 132 03701

Jurisdiction: County

Size of Tract: 33.13 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Southwest County

Plan Designation: SR (Suburban Residential), SMR (Suburban Mixed Residen

Growth Policy Plan: Urban Growth Area (Outside City Limits), Planned Growth Area

Neighborhood Context:

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

Street: 0 EBENEZER RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), PR(k) (Planned Residential) <4 DU/AC, OB (Office, Medical, and Related Services)

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 Ebenezer Subdivision
No. of Lots Proposed: 106 **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 Schmudde
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 6/13/2024 as Planning Case 6-SD-24-C and on 11/14/2024 as Planning Case 11-SI-24-C.
Staff Recomm. (Full): The last revision of the final plat was received after the corrections deadline as the Knox County Engineering and Public Works had not provided review comments 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. 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.

Comments:

Action: Approved **Meeting Date:** 7/10/2025

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 6/13/2024 as Planning Case 6-SD-24-C and on 11/14/2024 as Planning Case 11-SI-24-C.

Date of Approval: 7/10/2025 **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:**