

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 7-SB-26-F

Related File Number:

Application Filed: 5/26/2026

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: At the terminus of Misty Lake Dr

Other Parcel Info.:

Tax ID Number: 130 A A 00214 (PARTIAL)

Jurisdiction: County

Size of Tract: 40.2 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County

Plan Designation: SR (Suburban Residential), HP (Hillside Ridgeway Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0 Misty Lake Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <1.93 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: Final Plat of Catatoga Subdivision Phase 2
No. of Lots Proposed: 35 **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: Frankie Ramos

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 5/13/2021 as Planning Case 5-SB-21-C.
The original three-year vesting period for the concept plan has been extended per Tennessee Code Annotated Section 13-3-413 as the developer has commenced site preparation and maintained applicable permits.

Staff Recomm. (Full):

Comments: Associated Case and Decision
5-SB-21-C: Approved by the Planning Commission 5/13/2021
5-D-21-UR: Approved by the Planning Commission 5/13/2021

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 5/13/2021 as Planning Case 5-SB-21-C.
The original three-year vesting period for the concept plan has been extended per Tennessee Code Annotated Section 13-3-413 as the developer has commenced site preparation and maintained applicable permits.

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:**