



# SUBDIVISION REPORT - CONCEPT

▶ FILE #: 4-SB-22-C

AGENDA ITEM #: 35

AGENDA DATE: 4/14/2022

▶ SUBDIVISION: 5117 LONAS DRIVE SUBDIVISION

▶ APPLICANT/DEVELOPER: URBAN ENGINEERING, INC.

OWNER(S): IKO Properties

TAX IDENTIFICATION: 107 G B 006

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 5117 Lonas Dr.

▶ LOCATION: North side of Lonas Drive, east of Starmont Trail

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Fourth Creek

▶ APPROXIMATE ACREAGE: 4 acres

▶ ZONING: RN-3 (General Residential Neighborhood)

▶ EXISTING LAND USE: Rural residential

▶ PROPOSED USE: Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential and agricultural/forestry/vacant -- LDR (Low Density Residential) and HP (Hillside Protection Area)  
South: Single family residential -- LDR (Low Density Residential)  
East: Agricultural/forestry/vacant -- LDR (Low Density Residential)  
West: Single family residential and agricultural/forestry/vacant -- LDR (Low Density Residential) and HP (Hillside Protection Area)

▶ NUMBER OF LOTS: 13

SURVEYOR/ENGINEER: Chris Sharp, P.E. / Urban Engineering, Inc.

ACCESSIBILITY: Access is via Lonas Road, a major collector with 17.5 ft of pavement within 50 ft of right-of-way. The property is located on KAT route 19.

▶ SUBDIVISION VARIANCES REQUIRED:

VARIANCES:

1) Reduce the minimum intersection separation between Road 'A' and Holman Road from 300 ft to 260 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1) Reduce the minimum private right-of-way width on Road 'A' and Road 'B' from 50 ft to 40 ft

2) Reduce the minimum pavement width on Road 'A' and Road 'B' from 26 ft to 24 ft

STAFF RECOMMENDATION:

▶ Postpone the concept plan to the June 9, 2022 Planning Commission meeting as requested by the

**applicant.**

The applicant requested postponement to allow time to address comments from staff.

**COMMENTS:**

This proposal is for a 13-lot subdivision for two-family dwellings (duplexes). The property was rezoned from RN-1 to RN-3 in November 2021 (10-F-21-RZ). The concept plan proposes three attached units on lot 11 which is considered a townhouse according to the City of Knoxville zoning ordinance. Townhouses require Special Use approval by the Planning Commission, which will require a separate application. The proposed lot can be approved as shown because it is large enough to allow a house, duplex or 3 townhouse units.

There are 1.32 acres of this 4.24-acre site within the Hillside Protection (HP) Overlay district. The HP overlay allows a maximum of 0.7 acres (53.7%) of the 1.32 acres to be disturbed. The current version of the plan does not specify the amount of disturbance within the HP overlay.

ESTIMATED TRAFFIC IMPACT: 284 (average daily vehicle trips)

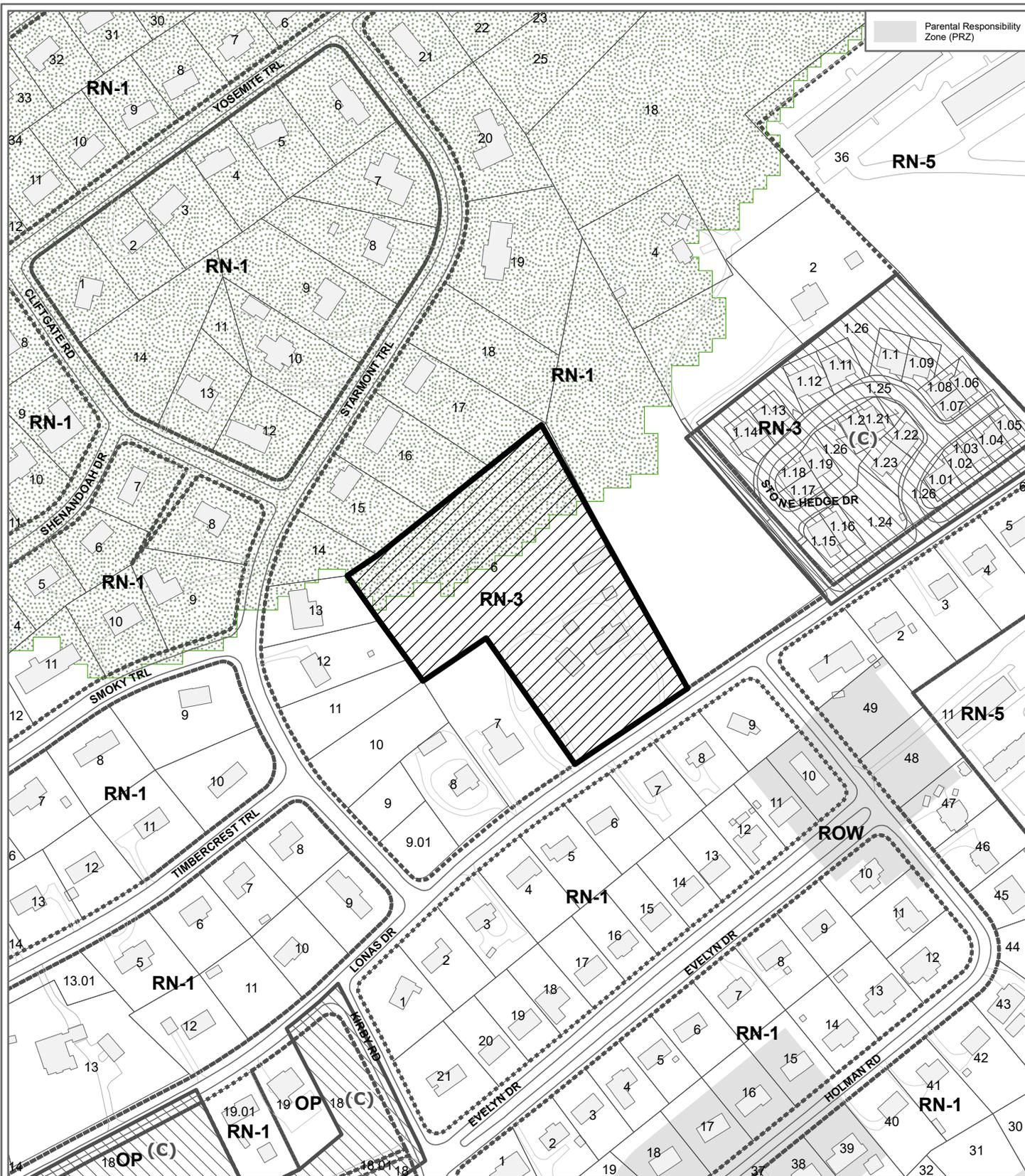
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.



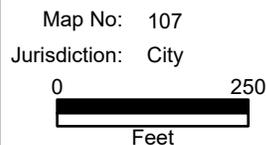
**4-SB-22-C  
CONCEPT PLAN**

Petitioner: Urban Engineering, Inc.

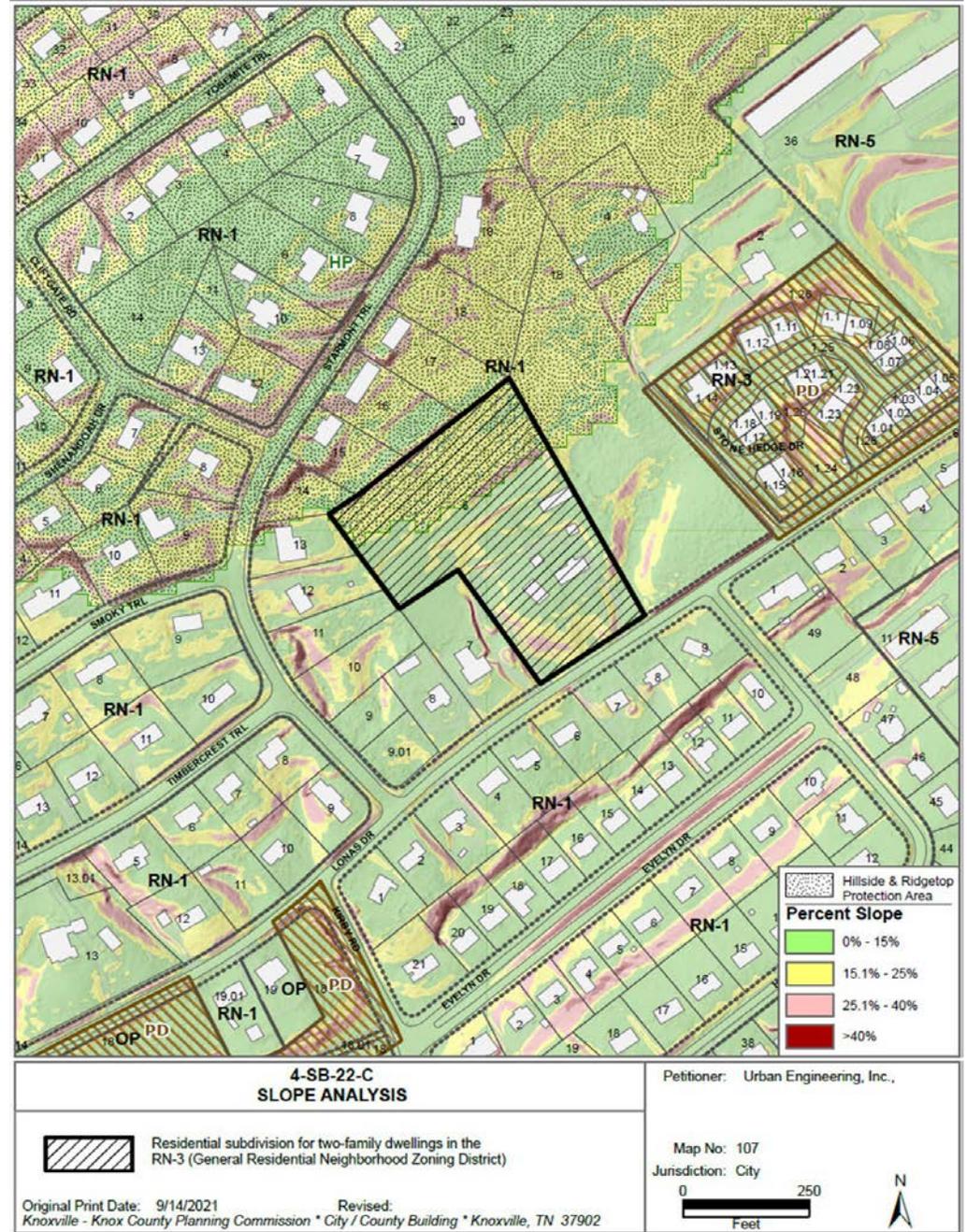


Two-family dwelling subdivision in  
RN-3 (General Residential Neighborhood)

Original Print Date: 3/9/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>4.24</b>		
Non-Hillside	2.92	N/A	
0-15% Slope	0.17	100%	0.2
15-25% Slope	1.03	50%	0.5
25-40% Slope	0.12	20%	0.0
Greater than 40% Slope	0	10%	0.0
Ridgetops	0		
<b>Hillside Protection (HP) Area</b>	<b>1.32</b>	Recommended disturbance budget within HP Area (acres)	<b>0.7</b>
		Percent of HP Area	<b>53.7%</b>



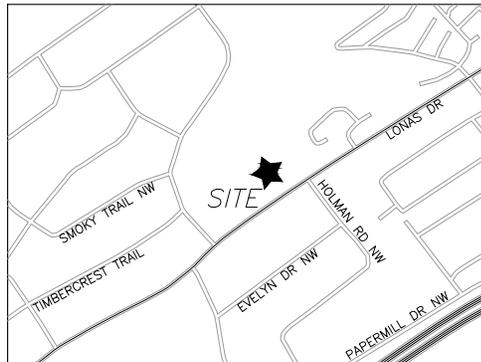
Slope Analysis

# CONCEPT PLANS

U.E.I. PROJECT NO. 2110022

# 5117 LONAS DRIVE

SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TENNESSEE 37909  
CITY BLOCK #48260, PARCEL ID #107GB006



LOCATION MAP  
N.T.S

OWNER/DEVELOPER:  
**IKO PROPERTIES LLC**  
P.O. BOX 10872  
KNOXVILLE, TN 37939  
TEL. (865) 558-5507

 ENGINEER:  
**URBAN ENGINEERING, INC.**  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

**SPECIFICATIONS**  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

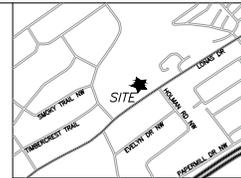
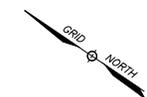
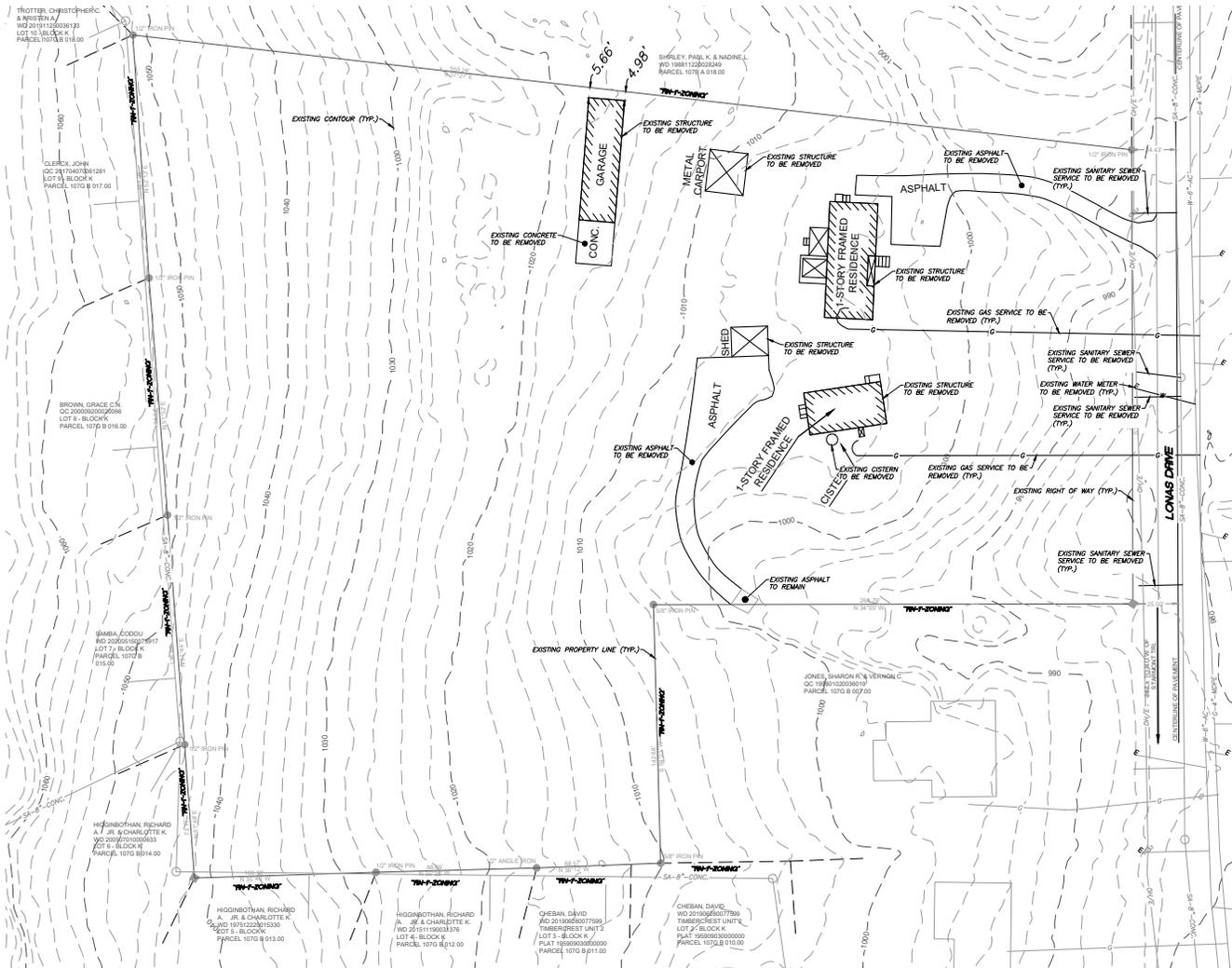
ELECTRIC	- AS DIRECTED BY KUB
GAS	- AS DIRECTED BY KUB
WATER	- AS DIRECTED BY KUB
CABLE TV	- AS DIRECTED BY COMCAST
TELEPHONE	- AS DIRECTED BY AT&T
SITE DEVELOPMENT	- AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

## SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
DEMOLITION PLAN	C-1
SITE PLAN	C-2
ROAD PROFILES	C-3

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2/21/2022

ISSUE NO.	DATE	DESCRIPTION



LOCATION MAP - N.T.S.

- DEMOLITION PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPUTED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  2. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
  3. BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
  4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

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SHEET C-1

DEMOLITION PLAN PLAN  
**5117 LONAS DRIVE**  
 SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

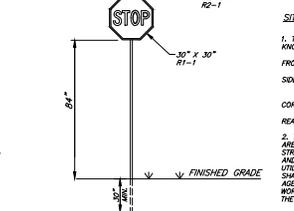
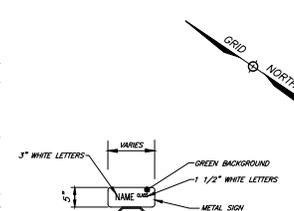
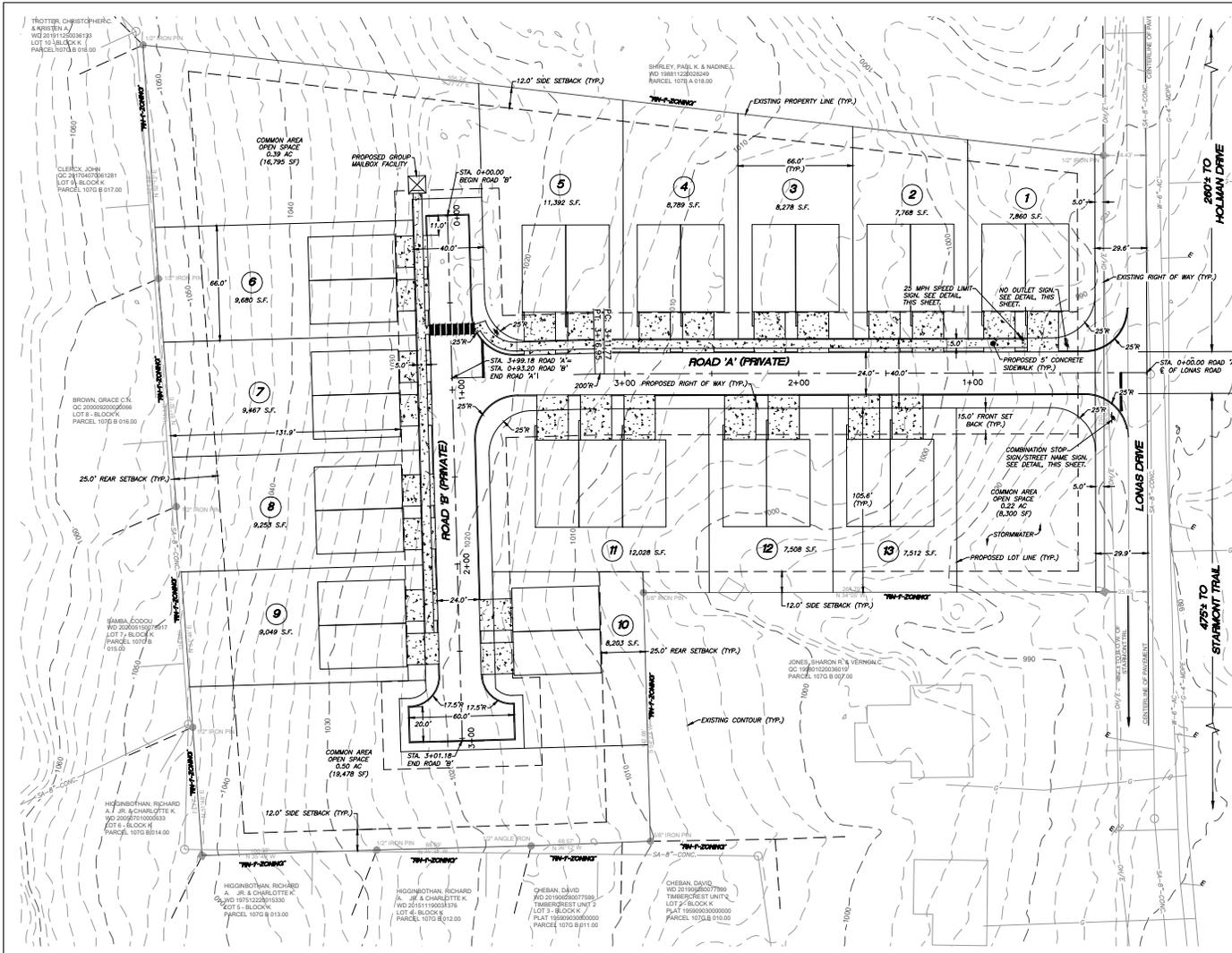
CITY OF KNOXVILLE KNOX CO.  
 WARD NO. 48 TENNESSEE  
 PARCEL ID #1070B006 CITY BLOCK NO. 48260  
 SCALE: 1"=30' FEBRUARY 25, 2022

DEVELOPER / OWNER: IKO PROPERTIES LLC  
 P.O. BOX 10872  
 KNOXVILLE, TENNESSEE 37939  
 (865) 588-5507

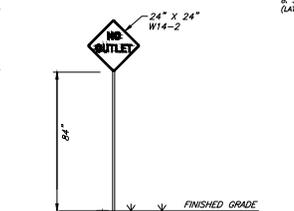
URBAN ENGINEERING, INC.  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37934  
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWG. CLM	CHK. GAS	DWG. NO. 2110022

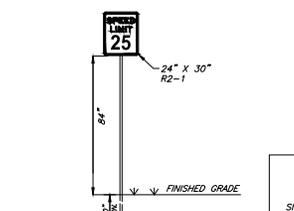




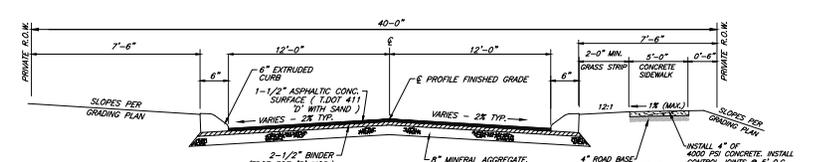
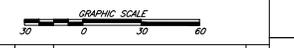
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL  
\*SEE SIGN NOTE



NO OUTLET SIGN DETAIL  
\*SEE SIGN NOTE



SPEED LIMIT SIGN DETAIL  
\*SEE SIGN NOTE



TYPICAL SECTION - INTERNAL STREET  
N.T.S.

- SITE PLAN NOTES:**
1. THE PARCEL IS ZONED RM-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:  
FRONT YARD: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS  
SIDE 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 1'5\"/>
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS GUTTER BIRDS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOLL ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  4. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
  5. PROPOSED OPEN SPACE = 44,573 S.F. (23.3%)
  6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
  7. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.
  8. SIGNAGE AND STOPPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

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SHEET C-2

**SITE PLAN**

**5117 LONAS DRIVE**

SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

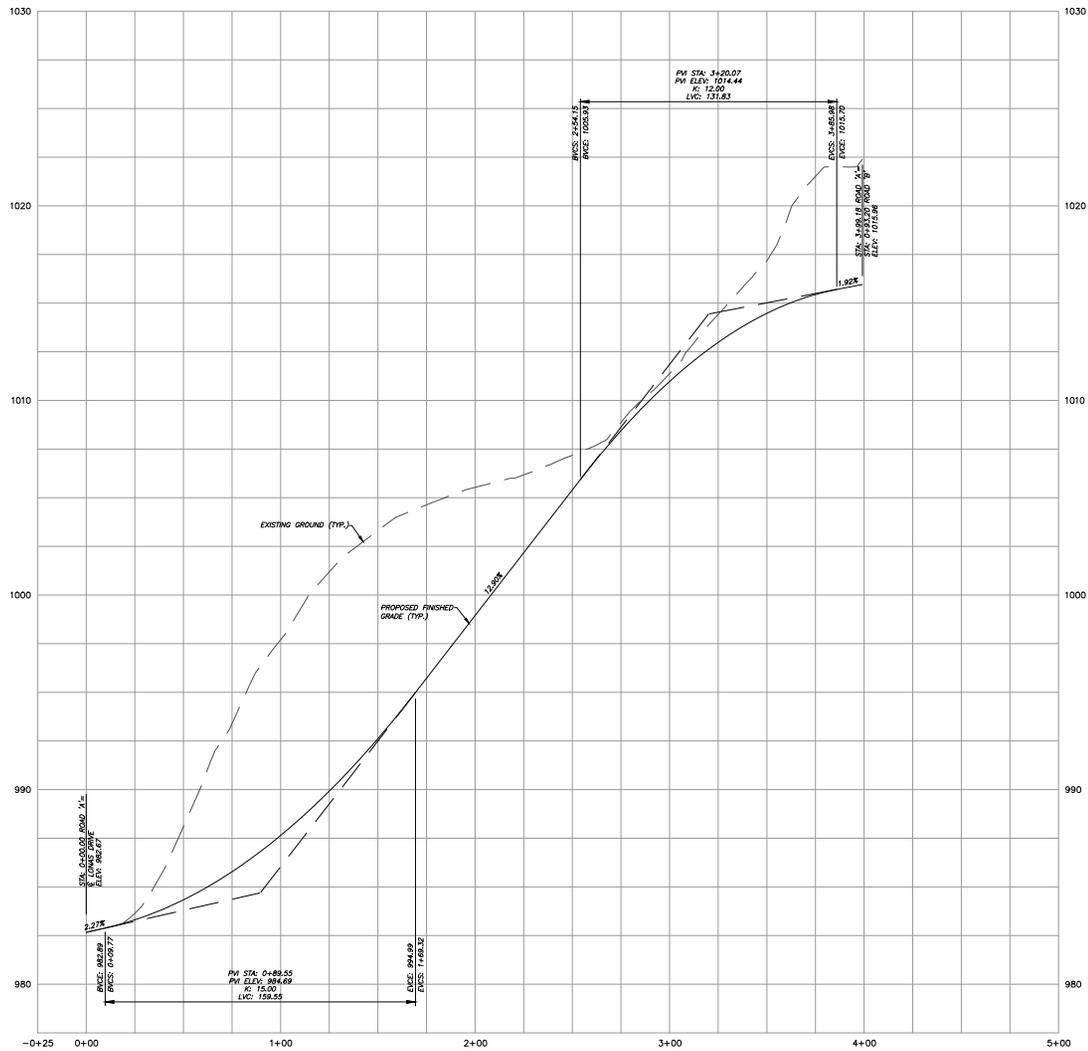
CITY OF KNOXVILLE	KNOX CO.
WARD NO. 48	TENNESSEE
PARCEL ID #10708006	CITY BLOCK NO. 48260
SCALE: 1"=30'	FEBRUARY 25, 2022

DEVELOPER / OWNER: IKO PROPERTIES LLC  
P.O. BOX 10879  
KNOXVILLE, TENNESSEE 37939  
(865) 588-5507

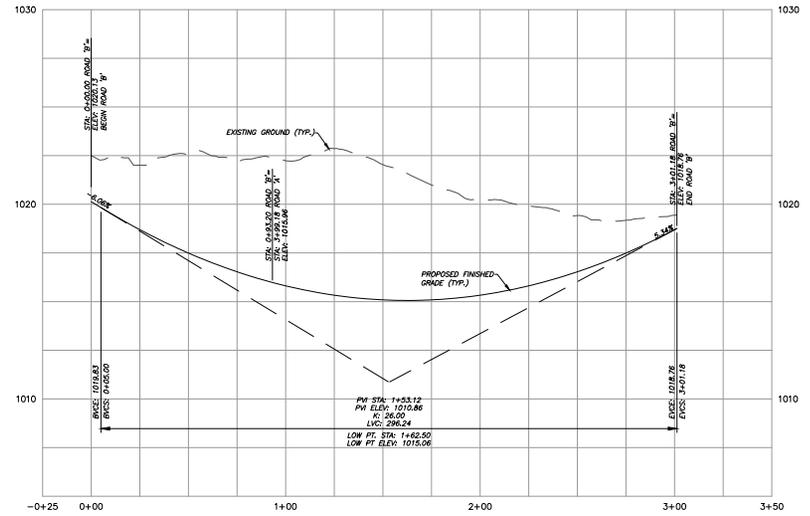
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(865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWG. CLM	CWG: CWS	DWG. NO. 2110022





**PROFILE VIEW: ROAD 'A'**  
 1"=30' (HORIZONTAL)  
 1"=3' (VERTICAL)



**PROFILE VIEW: ROAD 'B'**  
 1"=30' (HORIZONTAL)  
 1"=3' (VERTICAL)

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 2/21/2022

SHEET C-3

ROAD PROFILES  
**5117 LONAS DRIVE**  
 SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909  
 CITY OF KNOXVILLE KNOX CO.  
 WARD NO. 48 TENNESSEE  
 PARCEL ID #10708006 CITY BLOCK NO. 48260  
 SCALE: AS NOTED FEBRUARY 25, 2022

DEVELOPER / OWNER:  
 IKO PROPERTIES LLC  
 P.O. BOX 10872  
 KNOXVILLE, TENNESSEE 37939  
 (865) 588-5507



URBAN ENGINEERING, INC.  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37934  
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2110022



# Development Request

**DEVELOPMENT**

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

**SUBDIVISION**

- Concept Plan
- Final Plat

**ZONING**

- Plan Amendment
  - SP
  - OYP
- Rezoning

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

2/21/22

4/14/22

File Number(s)

Date Filed

Meeting Date (if applicable)

**4-SB-22-C****CORRESPONDENCE***All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

**CURRENT PROPERTY INFO**

IKO Properties

P.O. Box 10872, Knoxville, TN 37939

(865) 679-3111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5117 Lonas Drive, Knoxville, TN 37909

107GB006

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

**STAFF USE ONLY**

North side of Lonas Drive, due East of Starmont Trail

4 ac +/-

General Location

Tract Size

 City  County

2nd

RN-3

RR

District

Zoning District

Existing Land Use

Northwest City

MDR

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

### DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Concept Plan**      **13 lots**

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels  
  Divide Parcel      Total Number of Lots Created \_\_\_\_\_  
 Unit / Phase Number \_\_\_\_\_

- Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements \_\_\_\_\_

### ZONING REQUEST

Pending Plat File Number

Zoning Change      Proposed Zoning \_\_\_\_\_

Plan Amendment Change      Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_      Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

### STAFF USE ONLY

#### PLAT TYPE

- Staff Review       Planning Commission

#### ATTACHMENTS

- Property Owners / Option Holders       Variance Request

#### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0108	890.00	890.00
Fee 2		
Fee 3		

### AUTHORIZATION

**Chris Sharp**

Digitally signed by Chris Sharp  
Date: 2022.02.18 16:29:48 -05'00'

**Urban Engineering, Inc.**

**2/18/22**

Applicant Signature

Please Print

Date

**(865) 966-1924**

**chris@urban-eng.com**

Phone Number

Email



*KENNETH HARRISON*

Property Owner Signature

Please Print

**2/22/22**

Date

