



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 4-SB-22-C **AGENDA ITEM #:** 22
 POSTPONEMENT(S): 4/14/2022 **AGENDA DATE:** 6/9/2022

▶ **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:

▶ Table the concept plan as requested by the applicant.

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)

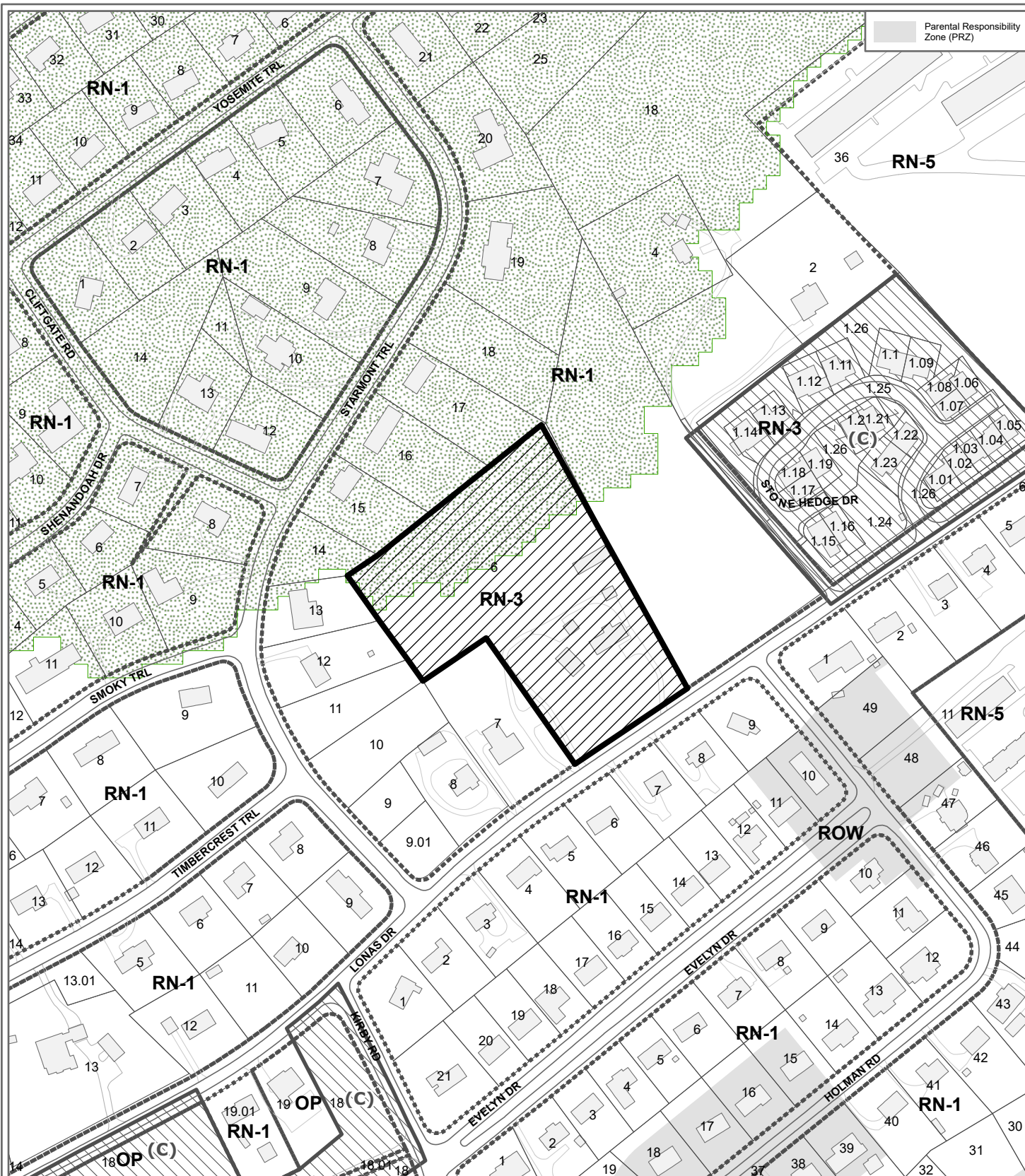
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

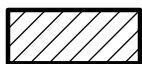
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 Knox County Chancery Court. The date of the Knox County Chancery Court 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 - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 107
Jurisdiction: City

0 250
Feet





Request to Postpone • Table • Withdraw

Urban Engineering, Inc.

5/20/22

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 9, 2022
Scheduled Meeting Date

File Number(s)
4-SB-22-C

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Chris Sharp

Digitally signed by Chris Sharp
Date: 2022.05.20 08:59:05 -04'00'

Christopher A. Sharp

Applicant Signature

Please Print

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

5/20/2022

Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

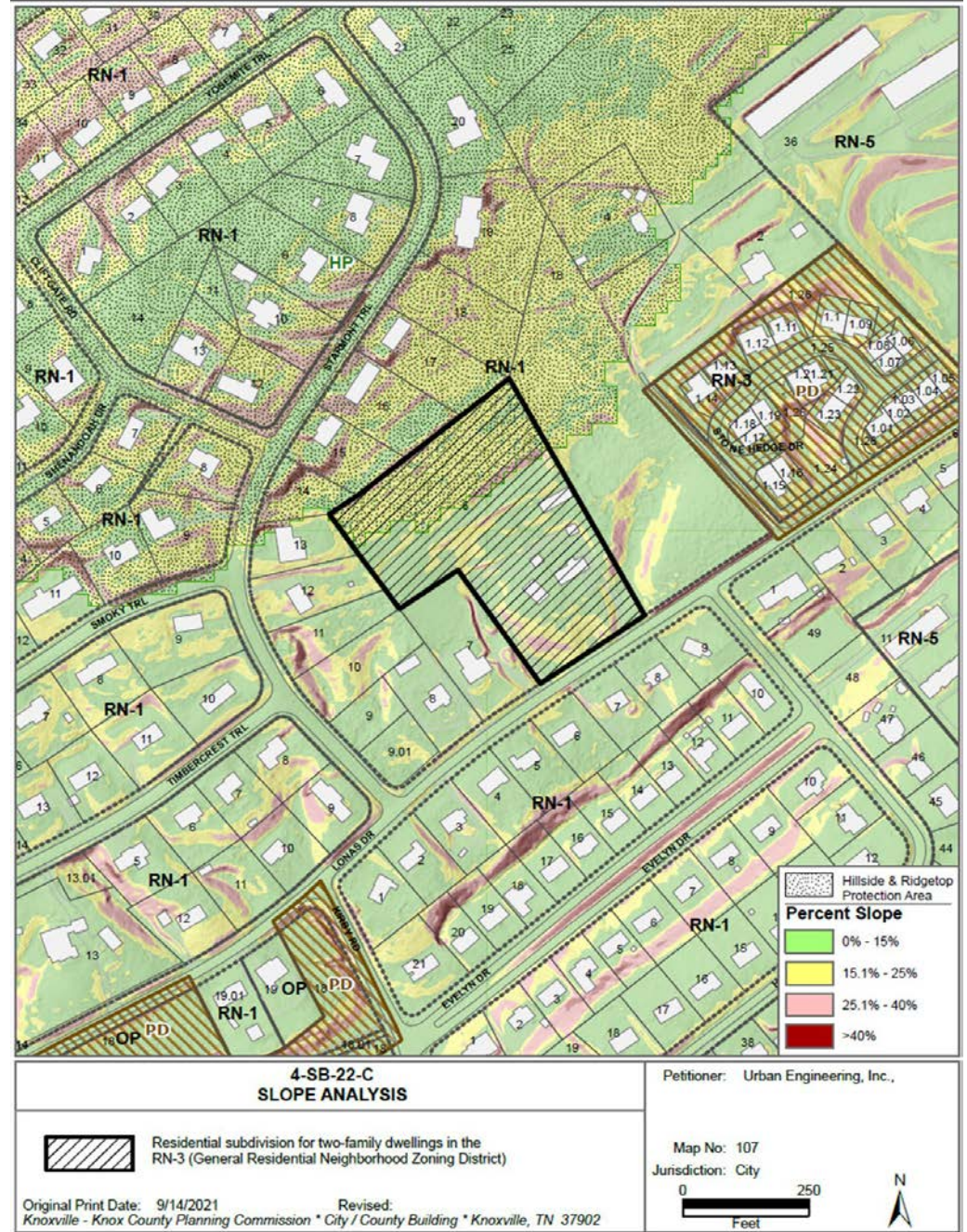
Date:

Payee Name

Payee Phone

Payee Address

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.24		
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		
Hillside Protection (HP) Area	1.32	Recommended disturbance budget within HP Area (acres)	0.7
		Percent of HP Area	53.7%



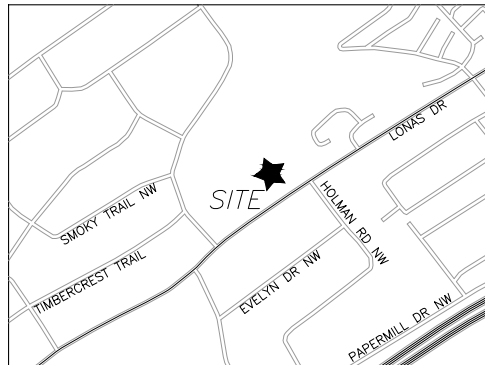
Slope Analysis

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.

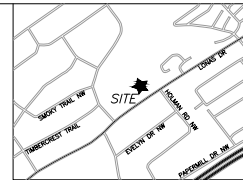
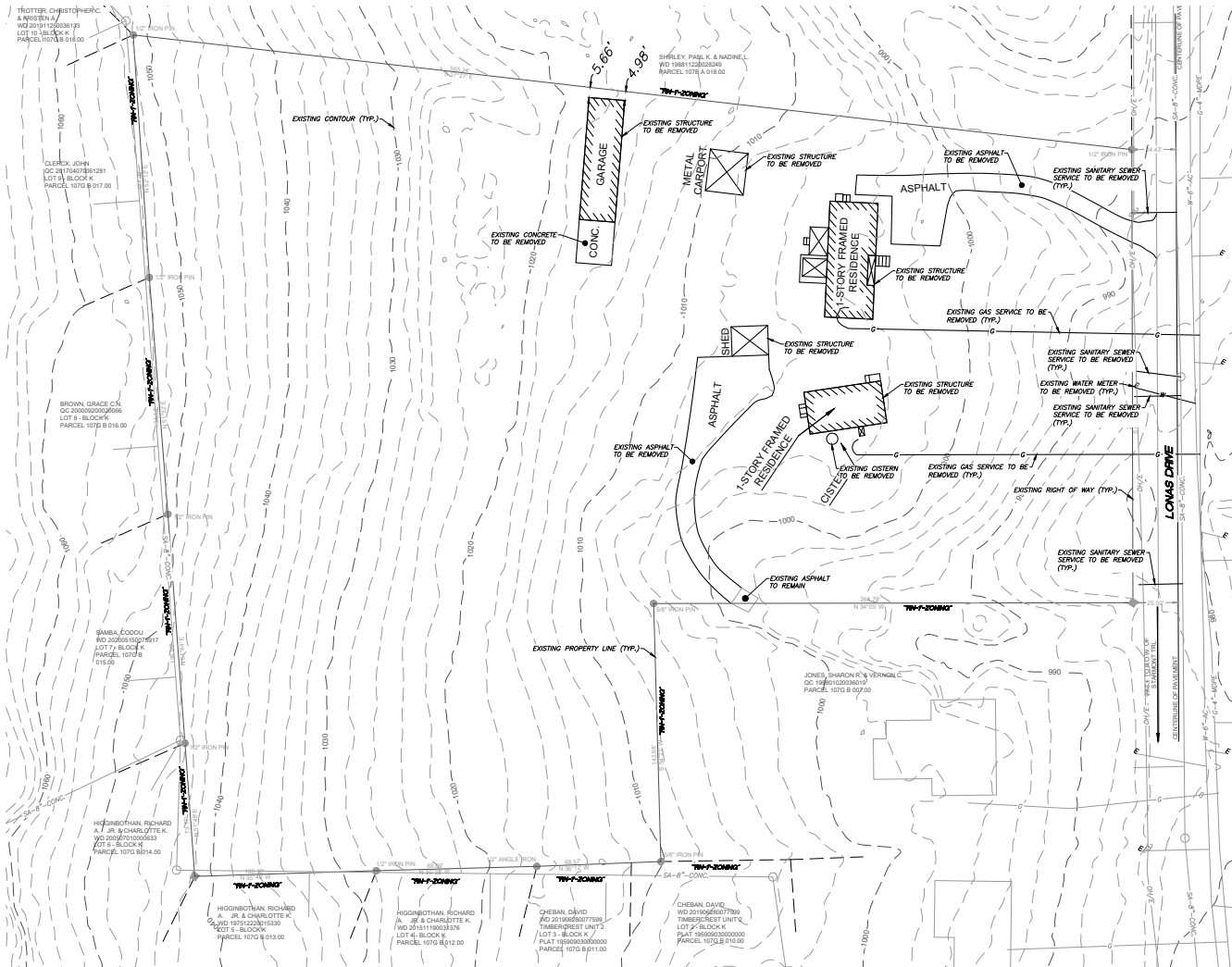
- ELECTRIC - AS DIRECTED BY KUB
- GAS - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- SITE DEVELOPMENT - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
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DEMOLITION PLAN	C-1
SITE PLAN	C-2
ROAD PROFILES	C-3

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2/21/2022

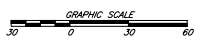
ISSUE NO.	DATE	DESCRIPTION



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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2/21/2022



SHEET C-1

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

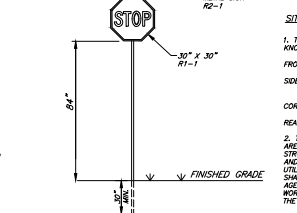
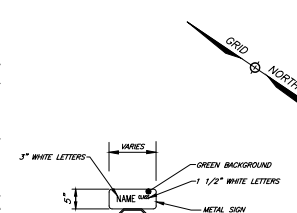
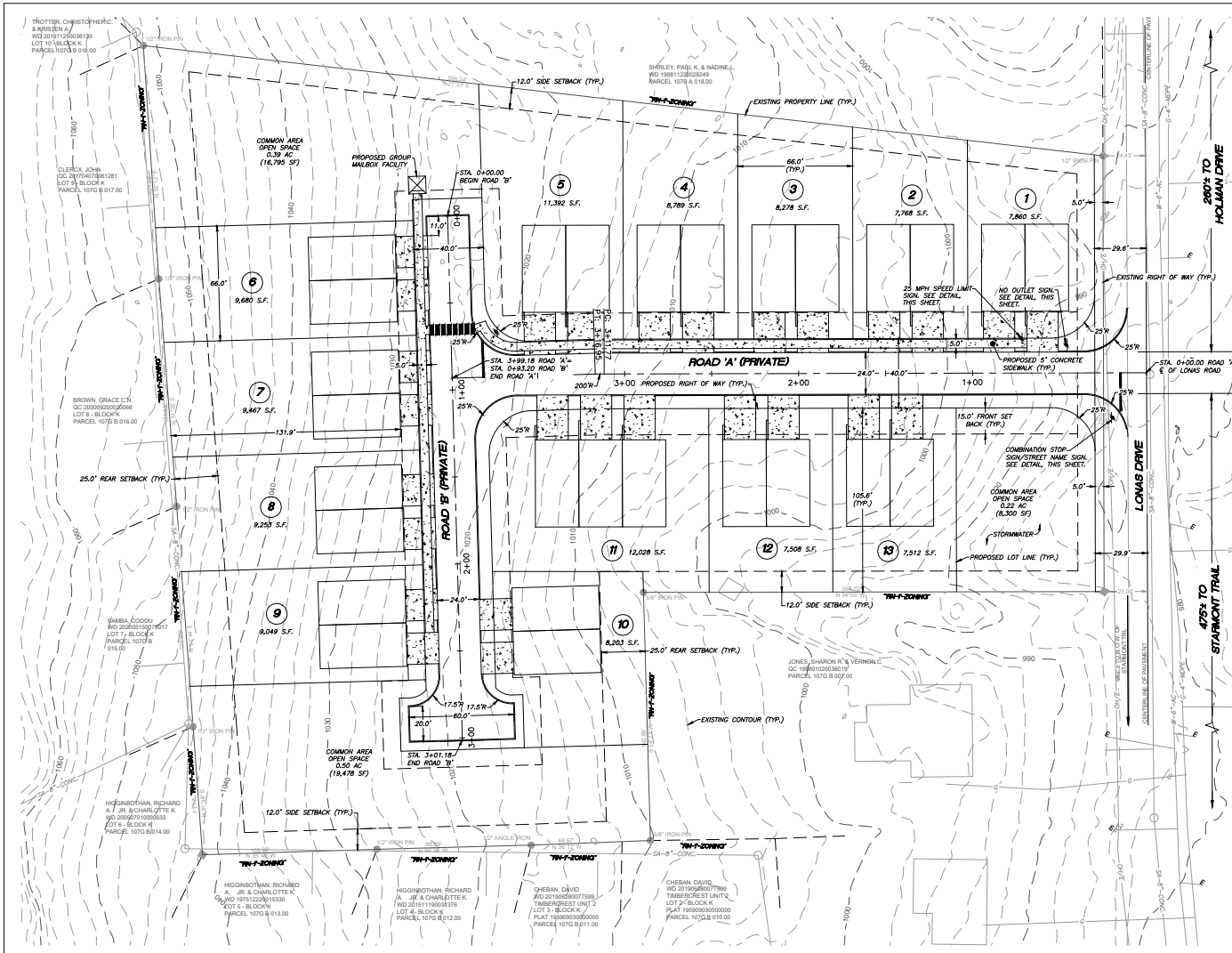
CITY OF KNOXVILLE KNOX CO.
 WARD NO. 48 TENNESSEE
 PARCEL ID #1070B006 CITY BLOCK NO. 48260
 SCALE: 1"=30' FEBRUARY 25, 2022

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

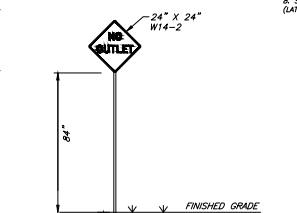
URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

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

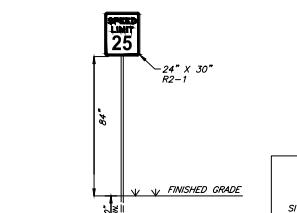




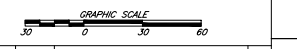
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
*SEE SIGN NOTE



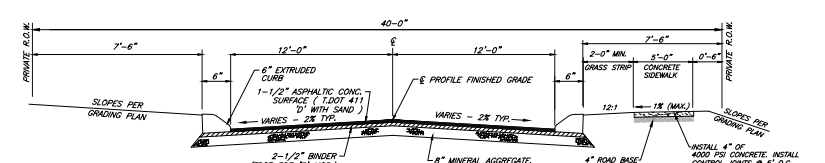
NO OUTLET SIGN DETAIL
*SEE SIGN NOTE



SPEED LIMIT SIGN DETAIL
*SEE SIGN NOTE



- 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).



TYPICAL SECTION - INTERNAL STREET
N.T.S.

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2/21/2022

SHEET C-2

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

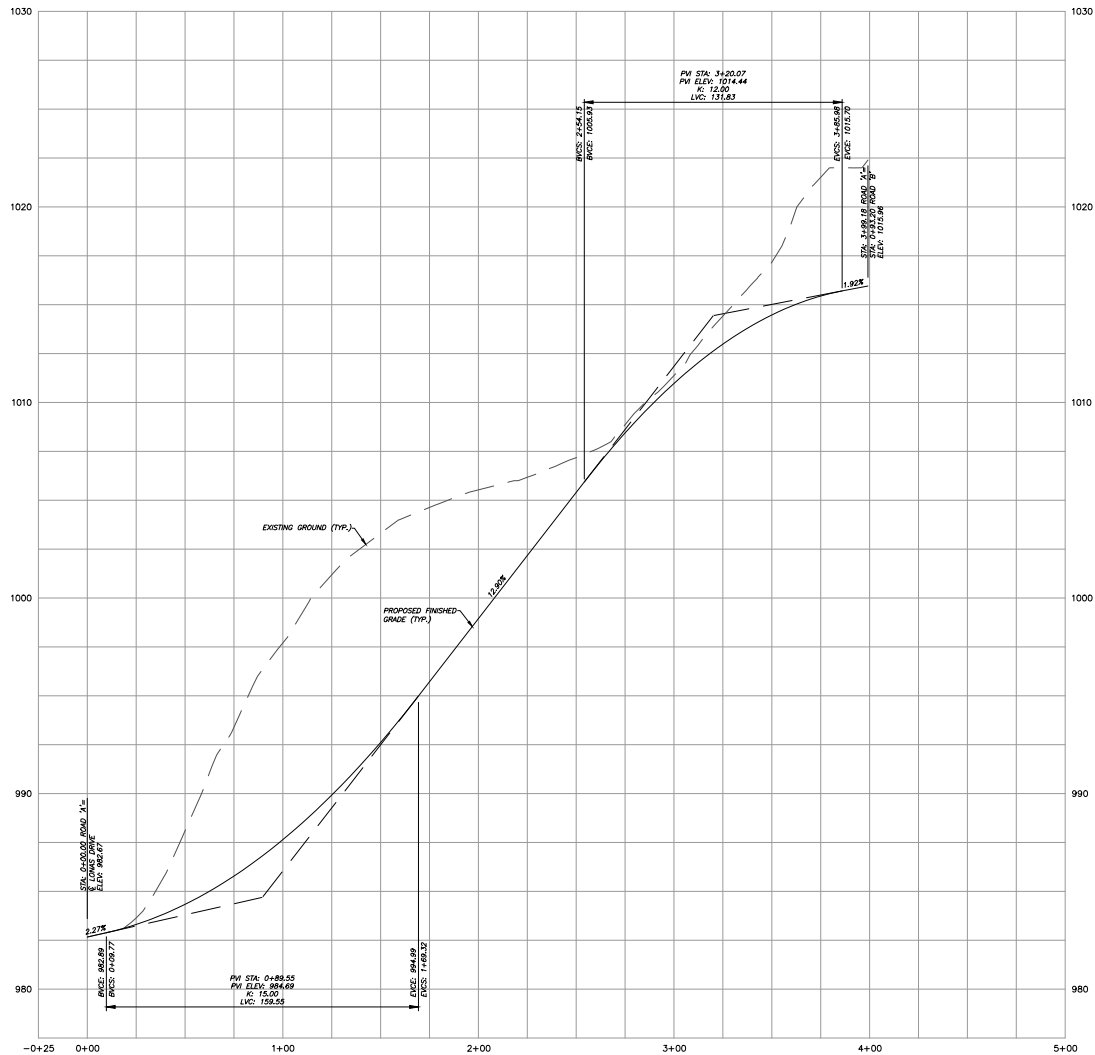
CITY OF KNOXVILLE	KNOX CO.
WARD NO. 48	TENNESSEE
PARCEL ID #10708006	CITY BLOCK NO. 48260
SCALE: 1"=30'	FEBRUARY 25, 2022

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

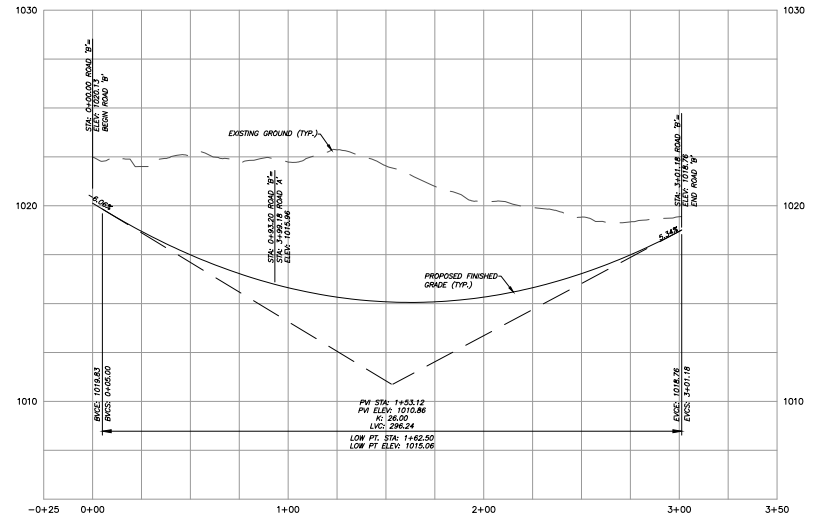
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY	CHK	DATE





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



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

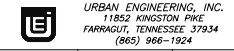
4-SB-22-C
 2/21/2022

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



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
District

RN-3
Zoning District

RR
Existing Land Use

Northwest City
Planning Sector

MDR
Sector Plan Land Use Classification

City
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

2/22/22

Property Owner Signature


Please Print

Date



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
<i>KEN</i>	<i>P.O. BOX 10872</i>	<i>KNOXVILLE</i>	<i>TN</i>	<i>37939</i>	<i>✓</i>
<i>MARRIAN</i>					

If more space is needed, attach additional sheets.