



# SPECIAL USE REPORT

▶ **FILE #:** 6-D-22-SU

**AGENDA ITEM #:** 37

**AGENDA DATE:** 6/9/2022

▶ **APPLICANT:** RIC MIXON  
**OWNER(S):** David Cheban

**TAX ID NUMBER:** 107 G B 008 [View map on KGIS](#)

**JURISDICTION:** City Council District 2

**STREET ADDRESS:** 5201 Lonas Dr.

▶ **LOCATION:** North side of Lonas Dr., east of Starmont Trail

▶ **APPX. SIZE OF TRACT:** 22292 square feet

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** N/A

**ACCESSIBILITY:** Access is via Lonas Drive, a major collector, with a pavement width of 19-ft, within a right-of-way width of 56-ft.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Fourth Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** Owner wishes to create an addition to an existing single family house & change it into a duplex

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Single family residential home - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential home - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential home - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential home - RN-1 (Single-Family Residential Neighborhood)

**NEIGHBORHOOD CONTEXT:** This area is primarily a mix of single family residential homes with duplexes and apartments along Lonas Drive and Coleman Road to the east.

## STAFF RECOMMENDATION:

▶ **Approve the request for an addition to convert a single family dwelling into a two-family dwelling in the RN-1 zone, subject to 2 conditions.**

1) Meeting all other applicable requirements of the City of Knoxville Engineering Department.

2) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-1 District and the criteria for approval of a special use.

**COMMENTS:**

The applicant is requesting approval for an addition to an existing single-family dwelling into a two-family dwelling on an approximately 22,300 sq-ft lot in the RN-1 zone.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

A. The One Year Plan and Sector Plan designation for this parcel is LDR (Low Density Residential). An addition to an existing single-family dwelling into a duplex is consistent with the LDR land use classification, which allows attached housing.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The RN-1 zone is intended to accommodate traditional low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.

B. The RN-1 zone requires a minimum lot size of 15,000 sq-ft for two-family dwellings. The subject property is approximately 22,300 sq-ft.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

A. There are some two-family and multi-family dwellings located in this neighborhood along Lonas Drive to the east of the subject property, however this immediate area is primarily single-family dwellings.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. The proposed two-family dwelling is considered a low-density residential use and is permitted in the RN-1 zone as a Special Use.

B. As stated previously, there are existing two-family and multi-family dwellings in this neighborhood. An additional duplex is not anticipated to cause any adverse impacts.

C. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

A. There is an existing single-family dwelling on the subject property which accounts for approximately 14 vehicle trips per day. The proposed two-family dwelling is anticipated to generate 14 additional vehicle trips for a total of 28 vehicle trips per day.

B. Lonas Drive is a major collector, the proposed addition for an existing single-family dwelling into a two-family dwelling is not anticipated to substantially increase traffic through this neighborhood.

**ESTIMATED TRAFFIC IMPACT:** 28 (average daily vehicle trips)

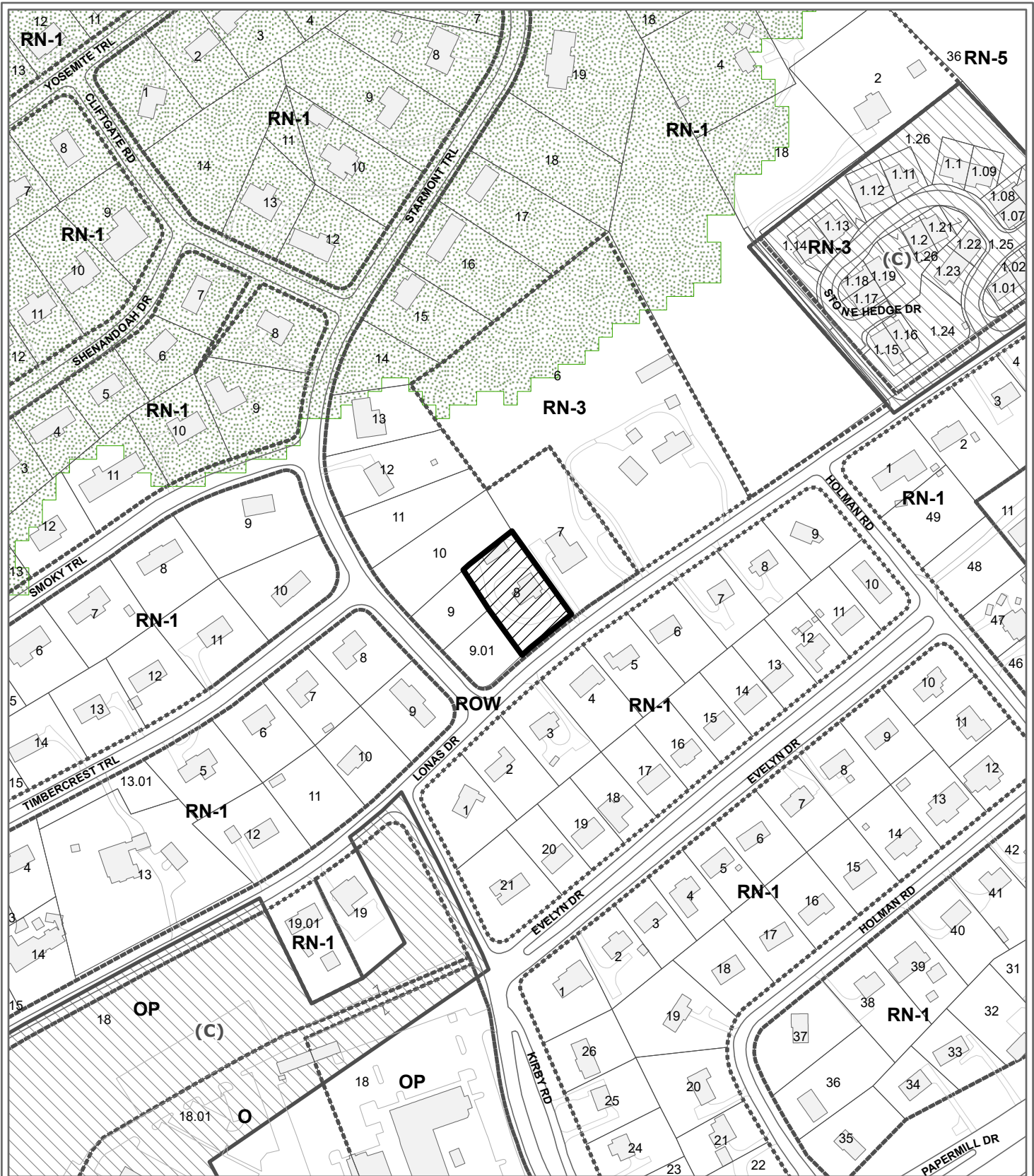
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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:** 0 (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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



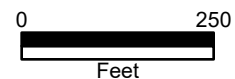
**6-D-22-SU  
SPECIAL USE**



Owner wishes to create an addition to an existing single family house & change it into a duplex in RN-1 (Single-Family Residential Neighborhood)

Petitioner: Mixon, Ric

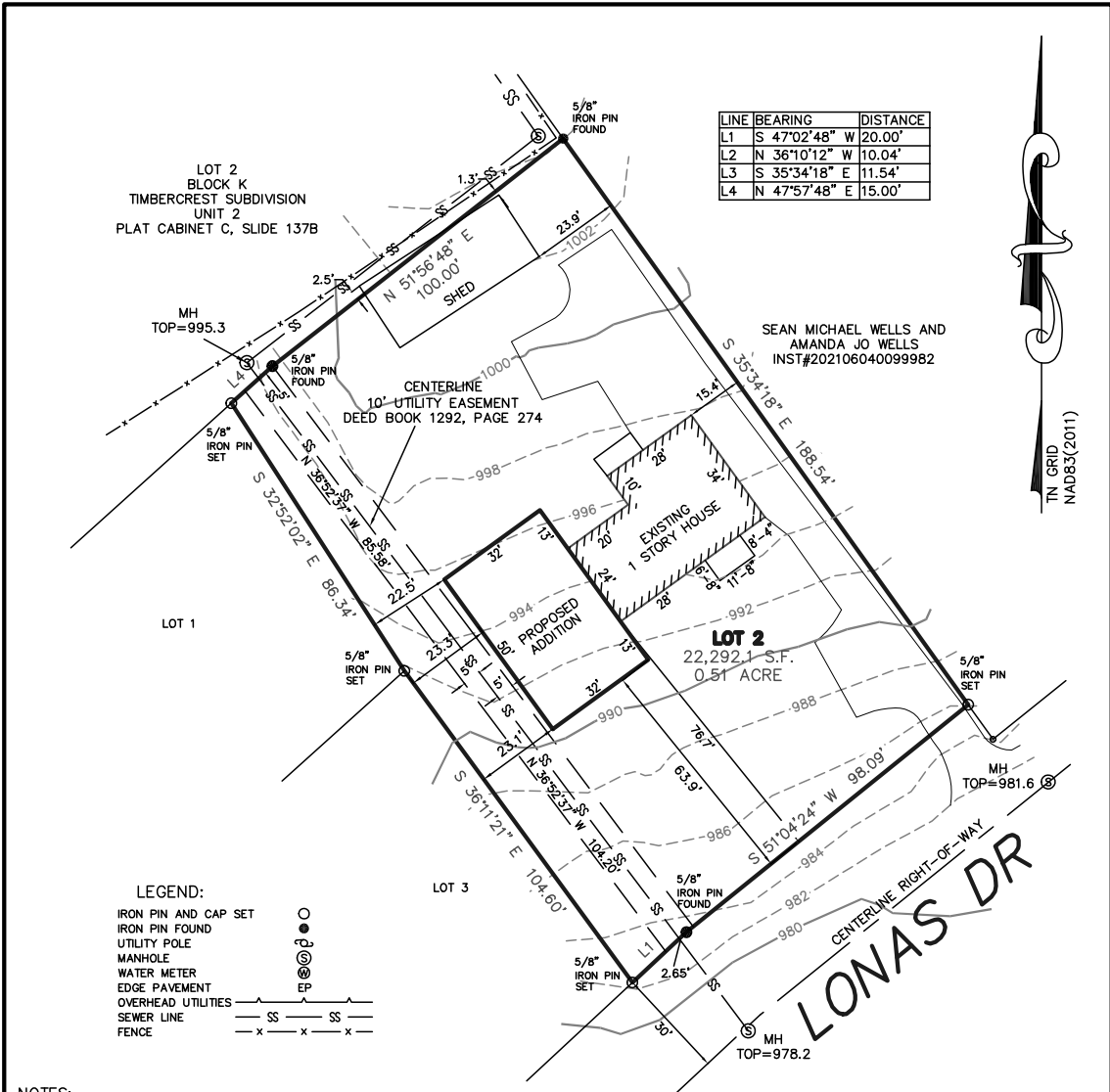
Map No: 107  
Jurisdiction: City



Original Print Date: 5/5/2022

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



- NOTES:**
1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THE SURVEY.
  2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN, NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH WERE VISIBLE FROM THE SURFACE.
  3. NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
  4. UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
  5. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
  6. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY TOPCON HIPER HR GPS RECEIVER, MODEL #1006555-01.  
 POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL.  
 TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK  
 DATUM/EPOCH: HORIZONTAL-NAD83, VERTICAL-NAVD88  
 PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK  
 GEOD MODEL: 2017  
 COMBINED GRID FACTORS: NONE APPLIED

<b>LOT 2 STARMONT CORNER SUBDIVISION</b>	
OWNER:	DAVID CHEBAN
ADDRESS:	5201 LONAS DRIVE
LOCATION:	TAX I.D. # 107GB008 5TH CIVIL DISTRICT KNOX COUNTY, TENNESSEE
DEED REF:	INST#202103220076865
SUBDIVISION:	LOT 2 STARMONT CORNER SUBDIVISION
PLAT:	INST#202111180040825
DATE:	04/14/22
SCALE:	1"=40'

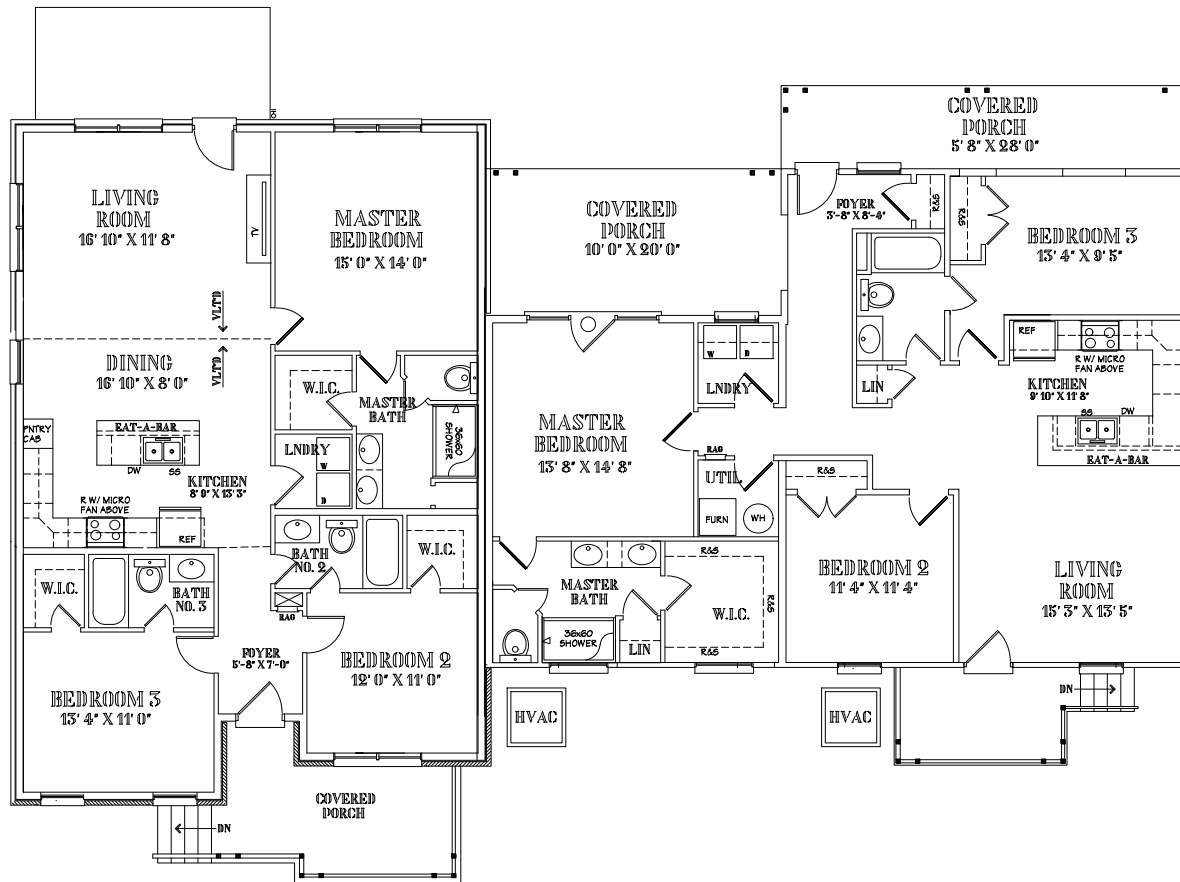
**6-D-22-SU  
4/26/22**

THIS IS NOT A SURVEY THAT MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE AS DEFINED BY TCA 62-18-126 OR RULE 0820-3-07. DRAWING AS SHOWN HEREON IS FROM INFORMATION PROVIDED OR INFORMATION OF RECORD. NOTHING SHOWN HEREON HAS BEEN FIELD VERIFIED.

**ACRE by ACRE SURVEYING**  
 P.O. BOX 18435  
 KNOXVILLE, TN. 37928-2435  
 PHONE (865) 686-0696

DRAWING # 21185PLOTPLAN

ALL INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF WYATSWIND DESIGNS, INC. AND AS SUCH, ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED. UNAUTHORIZED USE SHALL BE SUBJECT TO LEGAL ACTION.



① UNIT A MAIN FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 MAIN 1407 SQ FT

② UNIT B MAIN FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 MAIN 1430 SQ FT

6-D-22-SU  
4/26/22

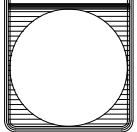
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NO	REVISION	DATE

**WYATSWIND DESIGNS, INC**  
 RUC MILKON, AIA  
 401 FOREST PARK BOULEVARD  
 KNOXVILLE, TENNESSEE 37919  
 PHONE: 866-584-6712 FAX: 866-584-5819  
 E-MAIL: [firm@wysw.com](mailto:firm@wysw.com)

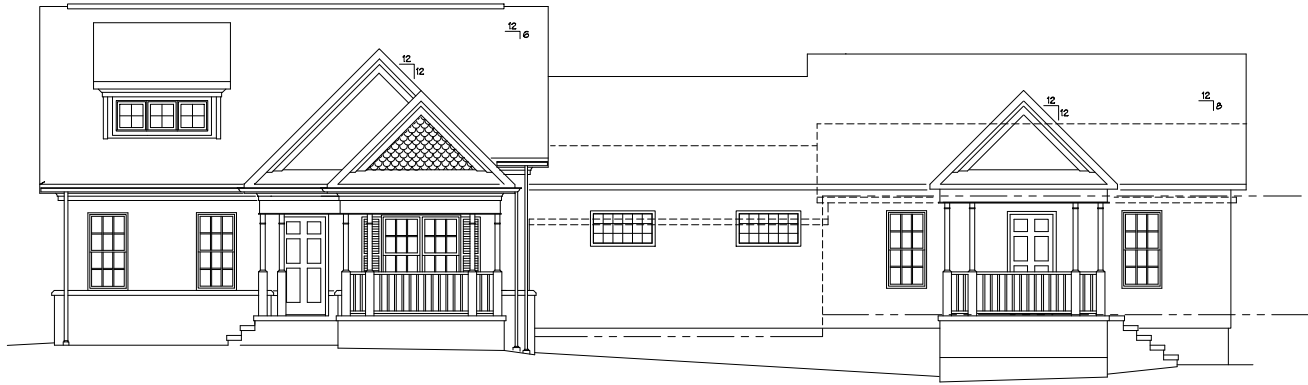
**5201 LONAS ROAD DUPLEX**  
 DEVELOPED BY DAVID CHEIRAN  
 KNOXVILLE, TENNESSEE



DRAWN	R/C
CHECKED	R/C
DATE	04-01-22
SCALE	
JOB NO.	1016-22051
SHEET	
<b>A-1</b>	
OF	SHEET 3

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① UNIT A FRONT ELEVATION  
SCALE 1/4" = 1'-0"

② UNIT B FRONT ELEVATION  
SCALE 1/4" = 1'-0"

6-D-22-SU  
4/26/22

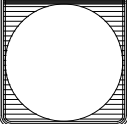
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NO	REVISION	DATE

**WYSTWYND DESIGNS, INC**  
ERIC NIXON, AIA  
401 FOREST PARK BOULEVARD  
KNOXVILLE, TENNESSEE 37919  
PHONE: 865-594-6712 FAX: 865-590-5519  
E-MAIL: eric@wystwynd.com

**5201 LONAS ROAD DUPLEX**  
DEVELOPED BY DAVID CHEEBA  
KNOXVILLE, TENNESSEE



DRAWN Ric
CHECKED Ric
DATE 04-01-22
SCALE
JOB NO. 106220081
SHEET
<b>A-2</b>
OF SHEETS

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# 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

Ric Mixon

Architect

Applicant Name

Affiliation

04/25/22

05/09/22

File Number(s)

Date Filed

Meeting Date (if applicable)

**6-D-22-SU**

### 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

Ric Mixon

WystWynd Designs

Name

Company

401 N Forest Park Blvd

Knoxville

TN

37919

Address

City

State

ZIP

(865) 584-6712

drm@wystwynd.com

Phone

Email

### CURRENT PROPERTY INFO

David Cheban

5331 Cain Rd., Knoxville, TN, 37921

(865) 816-4099

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5201 LONAS DR, Knoxville, TN, 37909

107GB008

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

North side of Lonas Drive, east of Starmont Trail

22,292 sqft

General Location

Tract Size

City  County

2nd  
District

RN-1  
Zoning District

Single family  
Existing Land Use

Northwest City

LDR

N/A

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) \_\_\_\_\_  
 [Two-family dwelling]

Other (specify) **Owner wishes to create and addition to an existing single family house and change it into a duplex**

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels   
  Divide Parcel   
 Total Number of Lots Created

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
402	Special Use	<b>\$450</b>
Fee 2		
Fee 3		

MR

## AUTHORIZATION

  
 Applicant Signature

Ric Mixon

04/25/22

Please Print

Date

(865)584-6712

drm@wystwynd.com

Phone Number

Email



David Cheban

04/25/22

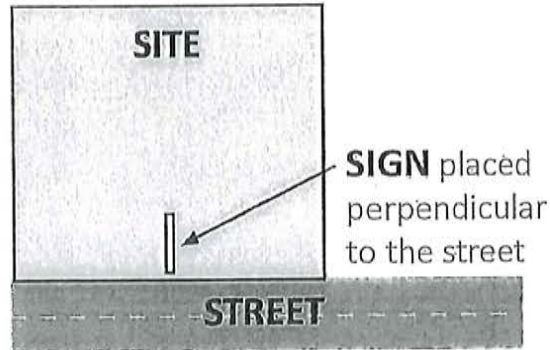
Property Owner Signature

Please Print

Date

**4/26 EK**

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### TIMING

The sign(s) must be posted **not less than 12 days prior** to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

May 25th (applicant or staff to post sign) and June 10th (applicant to remove sign)

Applicant Name: Ric Mixon

Date: 4-26-22

File Number: 6-D-22-SU

Sign posted by Staff  
 Sign posted by Applicant