



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 12-SB-23-C

**AGENDA ITEM #:** 16

**AGENDA DATE:** 12/14/2023

▶ **SUBDIVISION:** NATHAN'S COVE

▶ **APPLICANT/DEVELOPER:** NORTSHORE CONSTRUCTION, INC.

OWNER(S): Rainier Services, LLC

TAX IDENTIFICATION: 107 C B 035, 034 01

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4425 LONAS DR (4501 LONAS DR)

▶ **LOCATION:** North of side Lonas Dr, south side of Kim Watt Dr

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 3.37 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood) (pending on parcel 107CB035, Case 11-D-23-RZ)

▶ **EXISTING LAND USE:** Single Family Residential, Rural Residential

▶ **PROPOSED USE:** 14-lot subdivision of detached single-family dwellings

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant Land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
South: Rural residential, single family residential - RN-1 (Single-Family Residential Neighborhood)  
East: Single family residential - RN-1 (Single-Family Residential Neighborhood)  
West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Garrett M. Tucker, PE, RLS, Robert Campbell and Associates

ACCESSIBILITY: Access is via Lonas Drive, a major collector with a pavement width of approximately 19 ft within a right-of-way that varies from 40 ft to 56 ft. Kim Watt Drive, a local street with a 20-ft pavement width within 38-ft of right-of-way, is located on the north side of the property.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES:**  
1) Reduce the minimum intersection separation between Nathan's Cove Way and Shirley Way from 300 ft to 125 ft.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

- 1) Reduce the minimum private right-of-way width on Nathan's Cove Way and Nathan's Spring Way from 50 ft to 40 ft.
- 2) Reduce the minimum pavement width on Nathan's Cove Way and

**STAFF RECOMMENDATION:**

- ▶ **Approve the requested variance to reduce the minimum intersection separation between Nathan's Cove Way and Shirley Way from 300 ft to 125 ft based on the following evidence of hardship.**
  - a. **The reduction in the intersection separation is warranted due to the topography and location of the property. Providing access via Kim Watt Drive is challenging because of grade changes along the northern side of the property and a potential sight distance issue due to the horizontal curve of the local road.**
  - b. **The topography and location of the property with respect to the adjacent streets create a situation that is unique to the property. The farthest point of the property along Lonas Drive is less than 300' from Shirley Way, so it is impossible to meet the requirement.**
  - c. **Based on information submitted as part of the application, the purpose of this variance does not appear to be based exclusively upon a desire for financial gain but is the result of physical attributes of the property.**
  - d. **The proposed road layout will not be detrimental to public safety or welfare, or injurious to other property or improvements in the neighborhood because left turn conflicts are not anticipated due to the low traffic volumes of Shirley way and the anticipated low traffic volumes of this 14-lot subdivision.**

**Approve the requested alternative design standards based on the recommendations of the City of Knoxville Engineering Department.**

**Approve the concept plan subject to 7 conditions.**

1. Approval of the RN-2 rezoning request by the City Council for the western parcel (11-D-23-RZ).
2. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
3. Certifying that the required sight distance is available along Lonas Drive in both directions, with documentation provided to the City of Knoxville Department of Engineering for review and approval during the design plan phase. The sight distance shall be certified using design grades at the driveway entrances before grading permits are issued for the site.
4. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the City of Knoxville Department of Engineering, including, but not limited to, providing a revised drainage plan during the design plan phase.
6. Providing the mail kiosk in a location and configuration that meets all applicable requirements of the United States Postal Service and City of Knoxville Department of Engineering requirements.
7. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage system.

**COMMENTS:**

This proposal is for a 14-lot subdivision for single-family houses. It consists of two existing parcels - 107CB03401 and 107CB035. The eastern parcel was rezoned from RN-1 to RN-2 earlier this year (7-V-23-RZ). The western parcel received approval from the Planning Commission for a similar rezoning request in November 2023 (11-D-23-RZ), but City Council approval is still pending. Final approval of this rezoning request is anticipated on 1/9/2024. Since the lots are designed with the dimensional standards of the RN-2 district (setbacks, minimum lot size of 5000 sf, minimum lot width of 50 ft), the concept plan will be valid only if the rezoning is approved.

The sight distance along Lonas Drive has been noted on the concept plans, but the City of Knoxville Engineering Department has determined this needs to be reevaluated based on certain AASHTO standards. The sight distance shall be revised and certified during the design phase, and this is a condition of the concept plan approval.

The parking area for the mail kiosk is shown to be located within the private right-of-way, which per Engineering comments, is not permitted. The parking area for the mail kiosk should have a 26-ft wide drive aisle and support a functional turnaround space on its own lot. However, this can be reconfigured during the design plan phase.

A preliminary grading and drainage plan was submitted as part of the initial submission. However, a revised

plan was not submitted after modifications to the lot layout and roadway. This can also be handled during the final plan phase.

#### VARIANCE

The applicant is requesting a reduction of the minimum intersection separation from 300 ft to 125 ft from the development entry to Shirley Way. The entire property is less than 300' from Shirley Way, so it is impossible to meet the requirement. Shirley Way is a local street with low traffic volumes. Similarly, this 14-lot subdivision is anticipated to have low traffic volumes. Given the low traffic volumes expected, left turn conflicts are not anticipated. As stated previously, sight distance will be approved by City Engineering during the design plan process and a note verifying the certified distance shall be added to the plans.

#### ALTERNATIVE DESIGN STANDARDS TO REDUCE THE MINIMUM PAVEMENT WIDTH

The applicant is requesting a reduction of the minimum pavement width on the proposed private right-of-way from 26 ft to 20 ft. Adequate guest parking is provided within driveways (each lot has two parking spaces in the driveway and two parking spaces in the garage).

ESTIMATED TRAFFIC IMPACT: 165 (average daily vehicle trips)

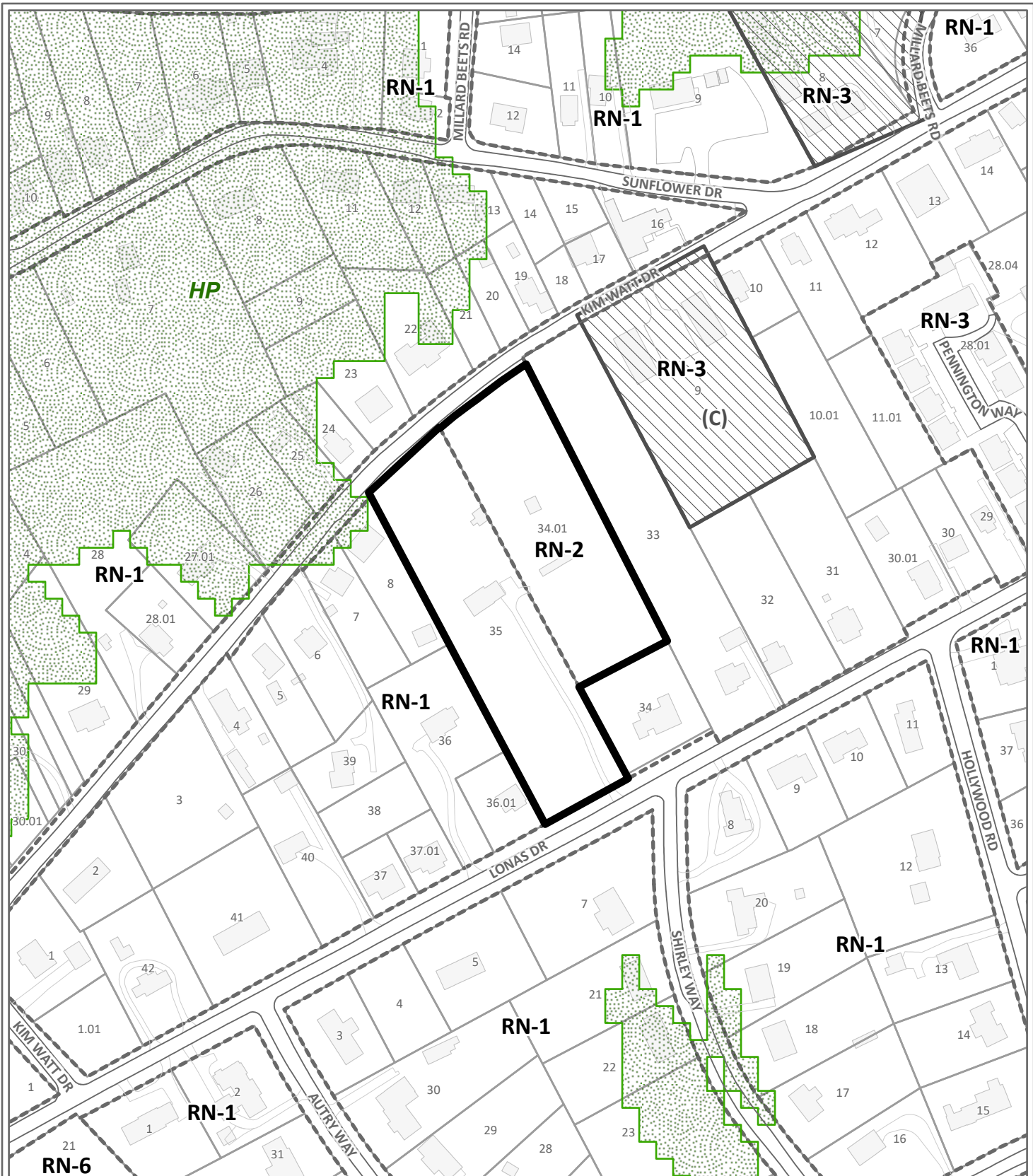
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Pond Gap Elementary, Northwest 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.



**CONCEPT PLAN**

**12-SB-23-C**

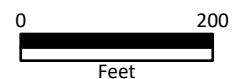
**Petitioner:** Northshore Construction, Inc.



15 units detached single-family dwellings in RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential

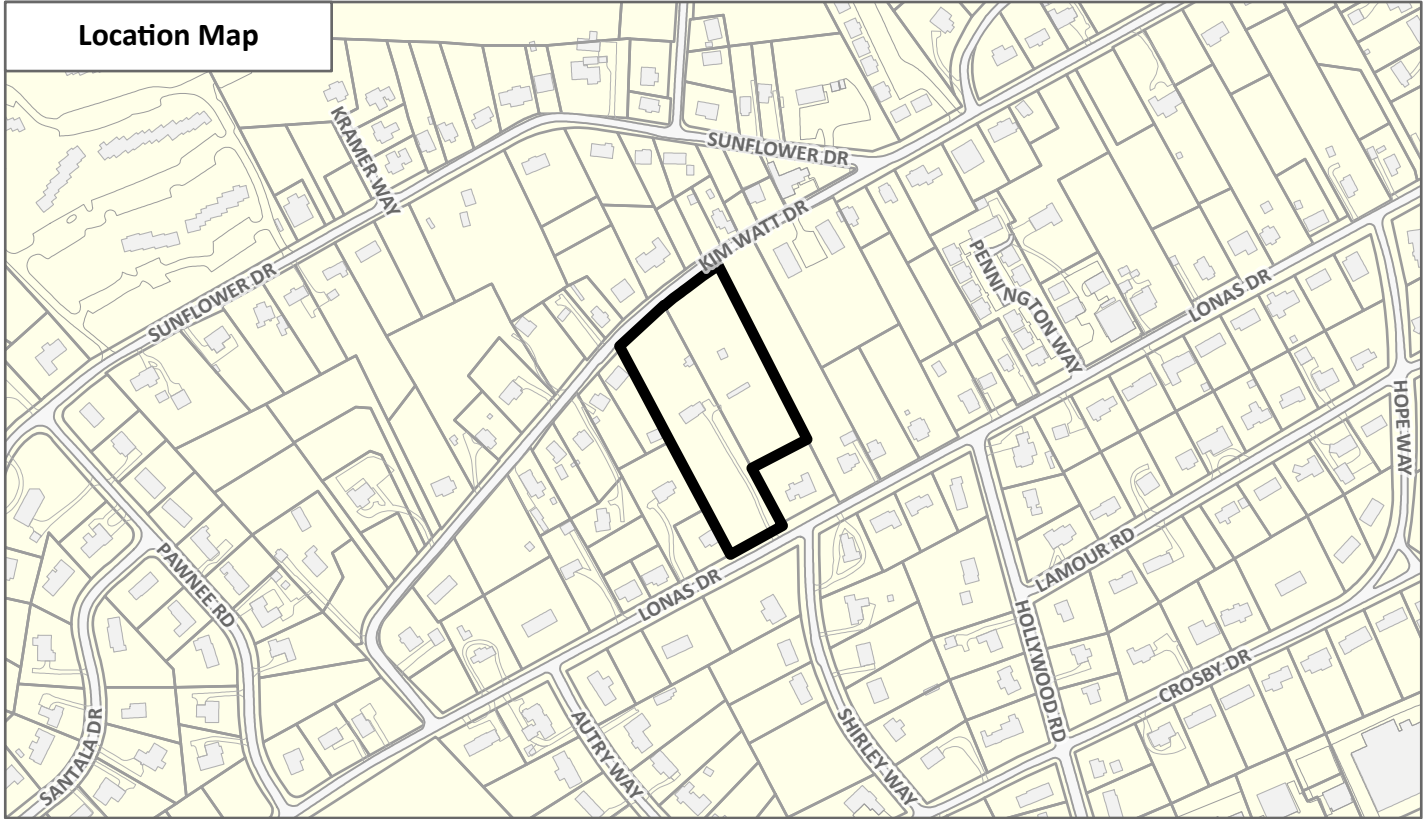
**Map No:** 107  
**Jurisdiction:** City

**Original Print Date:** 11/6/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

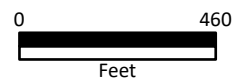


CONTEXTUAL MAPS 1

12-SB-23-C



Case boundary





CURVE DATA

CURVE NATHN-1  
 P.I. 10+98.74  
 PC 10+60.87  
 PT 11+35.47  
 Δ 24° 25' 29" (RT)  
 D 32' 44' 26"  
 R 175.000  
 L 74.601  
 T 37.876

CURVE NATHN-2  
 P.I. 12+48.11  
 PC 12+10.23  
 PT 12+84.84  
 Δ 24° 25' 29" (LT)  
 D 32' 44' 26"  
 R 175.000  
 L 74.601  
 T 37.876

Certification of Concept Plan.  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Robert G. Campbell  
 Tennessee Certificate No.: 104281

I HEREBY CERTIFY THAT THE RECOMMENDED SIGHT DISTANCE OF 250 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG LONAS DRIVE FROM THE PROPOSED ENTRANCE

AASHTO STANDARDS:

LONAS DRIVE (35 MPH SPEED LIMIT)  
 STOPPING SIGHT DISTANCE = 250 FEET  
 INTERSECTION SIGHT DISTANCE = 330 FEET

MEASURED SIGHT DISTANCE  
 RIGHT = 640 FEET  
 LEFT = 723 FEET

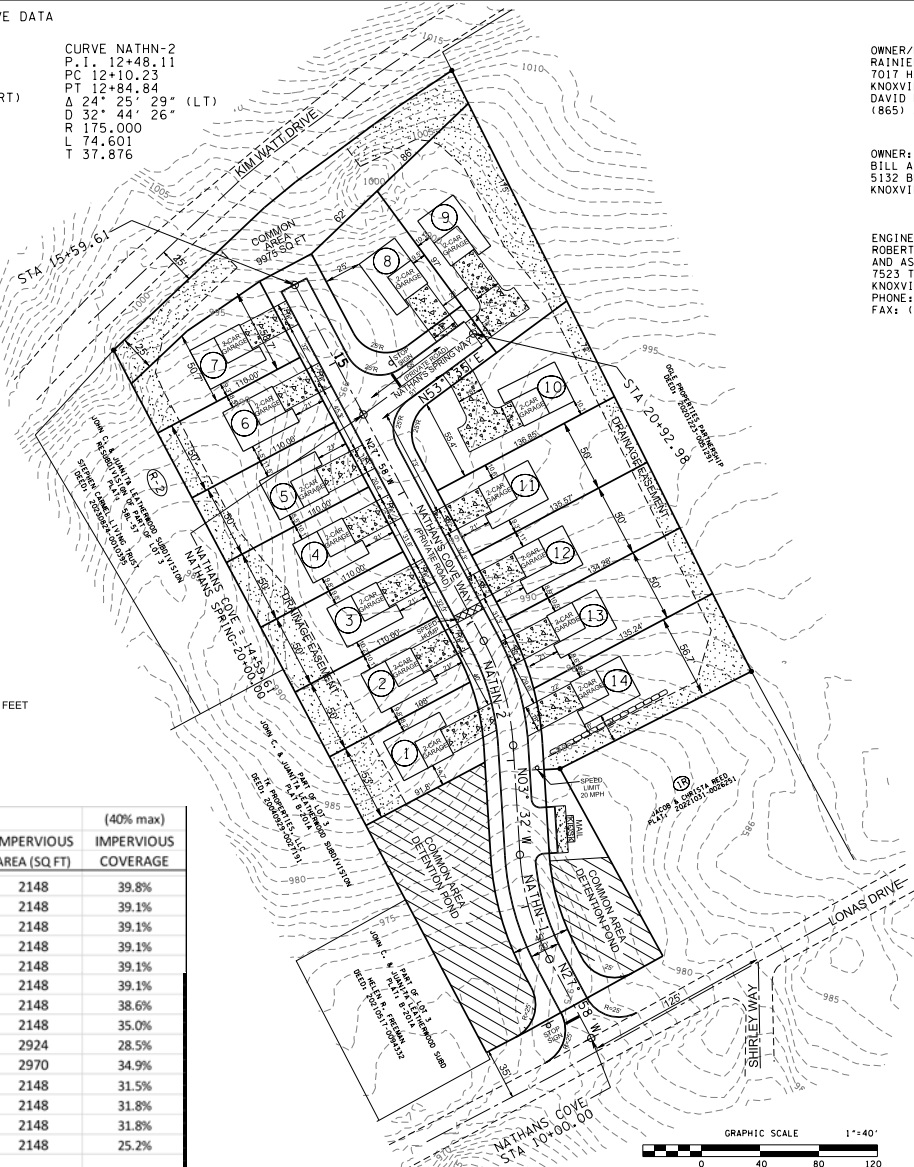
PROPOSED PRIVATE ROADS (20 MPH SPEED LIMIT)  
 STOPPING SIGHT DISTANCE = 115 FEET  
 INTERSECTION SIGHT DISTANCE = 225 FEET

ALTERNATIVE DESIGN STANDARDS:  
 1) PRIVATE ROAD WITH 40' R.O.W. AND 20" PAVEMENT  
 2) INTERSECTION GRADE FROM 1% TO 3% AT LONAS DRIVE AND NATHAN SPRINGS WAY.  
 3) INTERSECTION GRADE FROM 1% TO 3% AT NATHAN'S COVE WAY AND NATHAN SPRINGS WAY.

VARIANCES:  
 1) REDUCTION OF INTERSECTION SPACING FROM 300 FEET TO 125 FEET BETWEEN SHIRLEY WAY AND NATHAN SPRINGS WAY.

WAIVERS:  
 1) CLOSURE OF DRAINAGE AND UTILITY EASEMENTS FOR DETENTION EASEMENTS AND ALONG SOUTH LINE OF LOT 14.

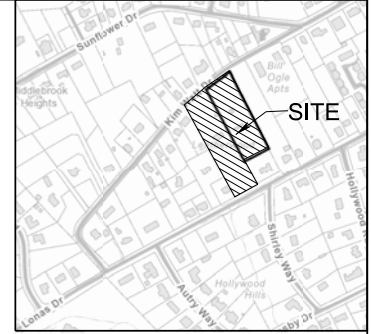
PRELIMINARY LOT AREAS SUMMARY		(30% max)		(40% max)	
LOT NO	TOTAL AREA (SQ FT)	HOUSE AREA (SQ FT)	BUILDING COVERAGE	IMPERVIOUS AREA (SQ FT)	IMPERVIOUS COVERAGE
1	5,397	1200	22%	2148	39.8%
2	5,493	1200	22%	2148	39.1%
3	5,500	1200	22%	2148	39.1%
4	5,500	1200	22%	2148	39.1%
5	5,500	1200	22%	2148	39.1%
6	5,500	1200	22%	2148	39.1%
7	5,570	1200	22%	2148	38.6%
8	6,140	1200	20%	2148	35.0%
9	10,271	1200	12%	2924	28.5%
10	8,513	1200	14%	2970	34.9%
11	6,810	1200	18%	2148	31.5%
12	6,746	1200	18%	2148	31.8%
13	6,759	1200	18%	2148	31.8%
14	8,503	1200	14%	2148	25.2%



OWNER/DEVELOPER:  
 RAINIER SERVICES, LLC  
 7017 HARTWELL LANE  
 KNOXVILLE, TN 37918  
 DAVID DROZHZHIN  
 (865) 200-9521

OWNER:  
 BILL A. KING  
 5132 BUCKHEAD TRAIL  
 KNOXVILLE, TN 37919

ENGINEER:  
 ROBERT G. CAMPBELL  
 AND ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7556



LOCATION MAP - N.T.S.

- NOTES:
- EXISTING CONTOURS FROM K.G.I.S.
  - THE HOMEOWNERS ASSOCIATION OR OTHER LEGAL ENTITY SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE PRIVATE RIGHT OF WAY.
  - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY. ROADWAYS TO BE PRIVATE RIGHT-OF-WAYS. DESIGN SPEED LIMIT FOR SUBDIVISION IS 20 MPH. DETENTION ACCESS TO BE FROM NATHAN SPRINGS WAY.
  - A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
  - LOCATION OF MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
  - BASED ON GEOTECHNICAL INVESTIGATION, THE DEPRESSION AREA LOCATED ON LOTS 8 & 9 IS NOT A KARST FEATURE.
  - STANDARD DRAINAGE AND UTILITY EASEMENT TO BE CLOSED IN THE AREA OF DETENTION POND.
  - EXCAVATE PERMANENT STORMWATER DETENTION PONDS IN ADVANCE OF CONSTRUCTION AND USE AS SEDIMENT BASINS DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURES WHEN THE UPSTREAM DRAINAGE AREAS ARE STABILIZED.
  - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
  - SIGHT DISTANCE HAS BEEN EVALUATED AND DESIGNED PER AASHTO STANDARDS.
  - PAVEMENT STRIPING TO COMPLY WITH CITY OF KNOXVILLE STANDARD SPECIFICATIONS TS40 & TS41.
  - SIGNAGE TO COMPLY WITH MUTCD AND CITY OF KNOXVILLE STANDARDS.

CLT MAP: 107C GROUP B  
 PARCELS: 34.01 & 35

PLAT REFERENCE: 202210310026251  
 17-9

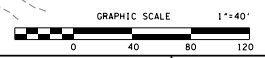
DEED REFERENCE: 202309080033963  
 2172/865

TOTAL AREA: 3.30 ACRES

PRIVATE STREET: 27,120 SQ FT (0.58 AC)

NUMBER OF LOTS: 14  
 PROPERTY ZONED: RN-2 (PENDING)

PLANNING SERVICES FILE NUMBER: 12-SB-23-C



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

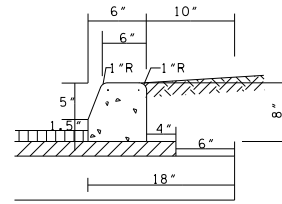


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

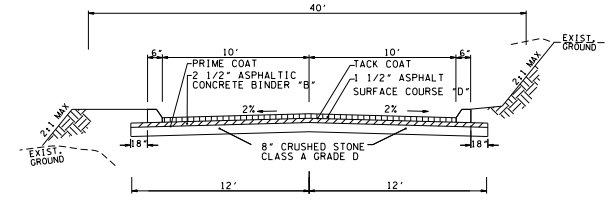
**NATHAN'S COVE  
 CONCEPT PLAN**

**GENERAL LAYOUT  
 PLAN VIEW**

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
GMT	RGC	1" = 40'	NO. 1
DRAWN BY	DATE	FILE NO.	OF
GMT	11-18-23	23137	2 SHEETS



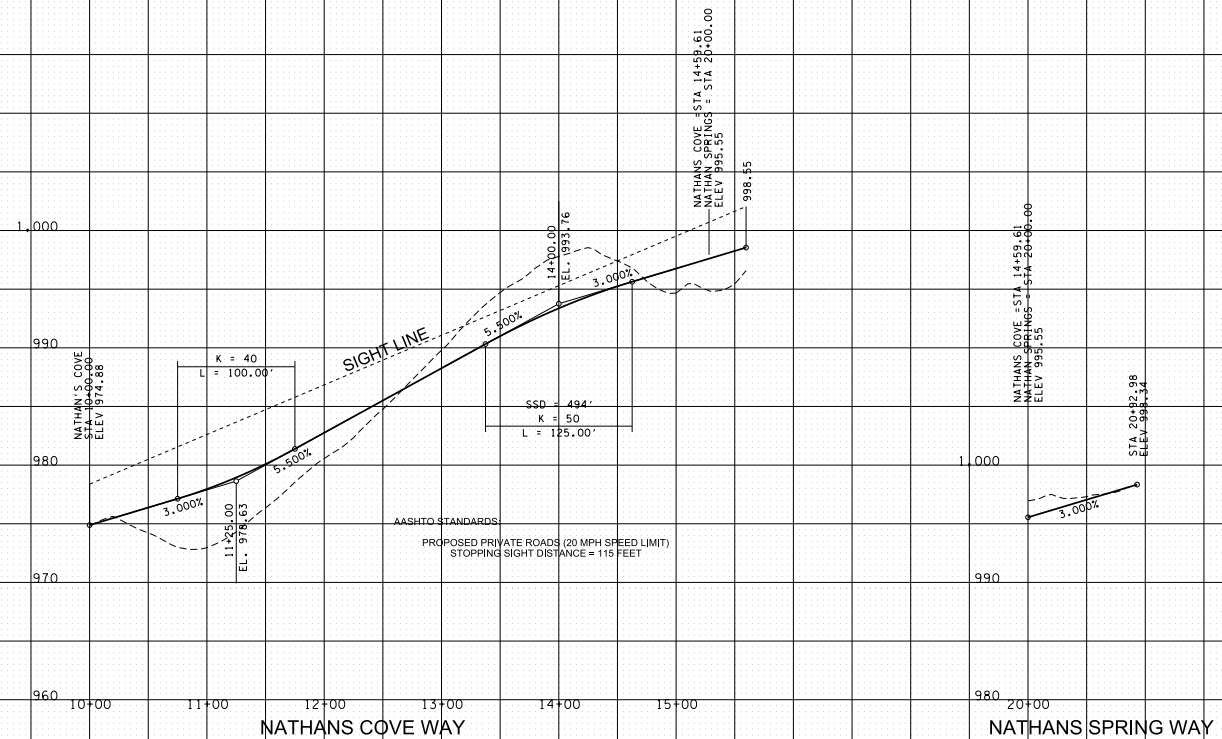
STANDARD DETAIL 6" EXTRUDED CURB



TYPICAL 2 LANE STREET PRIVATE ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.  
 FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

NOTE: INSTALL CONTRACTION JOINTS AT MAXIMUM SPACING OF 10 FEET.  
 INSTALL EXPANSION JOINTS AT MAXIMUM SPACING OF 25 FEET.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

NATHAN'S COVE  
 CONCEPT PLAN

PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
GMT	RGC	AS SHOWN	NO. 2
DRAWN BY	DATE	FILE NO.	OF
GMT	11-18-23	23187	2 SHEETS



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Northshore Construction, Inc.**

Applicant Name Affiliation

**10/24/2023** **12/14/2023** **12-SB-23-C**  
 Date Filed Meeting Date (if applicable) File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Garrett M. Tucker, PE, RLS Robert Campbell and Associates**

Name / Company

**7523 Taggart Ln Knoxville TN 37938**

Address

**865-947-5996 / GTucker@RGC-A.com**

Phone / Email

## CURRENT PROPERTY INFO

**Rainier Services, LLC** **7017 Hartwinn Ln Knoxville TN 37918** **865-200-9521**  
 Owner Name (if different) Owner Address Owner Phone / Email

**4425 LONAS DR / 4501 LONAS DR**

Property Address

**107 C B 035, 034 01** **3.37 acres**  
 Parcel ID Part of Parcel (Y/N)? Tract Size

**Knoxville Utilities Board** **Knoxville Utilities Board** **No**  
 Sewer Provider Water Provider Septic (Y/N)

## STAFF USE ONLY

**North of Lonas Dr., South side of Kim Watt Dr.**

General Location

City **Council District 6** **RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood)** **Single Family Residential, Rural Residential**

County District Zoning District Existing Land Use

**Northwest City** **LDR (Low Density Residential)** **N/A (Within City Limits)**  
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

<b>Nathan's Cove</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>15</b>
_____	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
_____		
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
_____		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$925.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Northshore Construction, Inc.</b>	<b>10/24/2023</b>
_____	Please Print	Date

Phone / Email	<b>Rainier Services, LLC</b>	<b>10/24/2023</b>
Property Owner Signature	Please Print	Date

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# 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

Northshore Construction, Inc.

DEVELOPER

Applicant Name

Affiliation

10/24/2023

12/14/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SB-23-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

Garrett Tucker

Robert Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

gtucker@rgc-a.com

Phone

Email

### CURRENT PROPERTY INFO

Rainier Services, LLC & Bill A. King

7017 Hartwinn Lane, Knoxville, TN 37919

(865) 200-9521

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4425 & 4501 Lonas Drive, Knoxville, TN 37909

CLT 107CB Parcel 034.01 & 035

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

North of Lonas Dr., South side of Kim Watt Dr.

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

## DEVELOPMENT REQUEST

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

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

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

**Nathan's Cove**

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

15  
Total Number of Lots Created

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

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

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

Pending Plat File Number

## 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
0102	\$925.00	
Fee 2		\$925.00
Fee 3		

## AUTHORIZATION

  
Applicant Signature   **David Drozhzhin**

(865) 200-9521

Phone Number

4425 Lonas Drive

Northshore Construction, Inc.

Please Print

Date

**Oct 23, 2023**

david@daviddro.com

Email

**Pd., 10/24/2023, SG**

  
Property Owner Signature

Bill A. King   4501 Lonas Drive

Please Print

Date

**Oct 23, 2023**

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

# PACKAGE CERTIFICATE

## DEVELOPMENT APPLICATION

2 pages

Concept Plan Application-2.pdf

2 pages

## E-SIGN INFO



Status:

**SIGNED**

Originator:

William Zayets  
will@northshoretn.com  
IP: 69.228.203.171  
Domain: my.brokermint.com  
Date: Oct 23, 2023 09:54 AM

Package ID:

3808E3E77C0F32D4981D820F362AB352

Time zone:

EDT (UTC-4)

Signers:

<b>BK</b>	Bill King Bill King	baking1959@gmail.com IP: 199.38.52.12	Signed	Oct 23, 2023 05:45 PM id: 1886f1512dc5daba7e9d3dedf16cd01e	
<b>DD</b>	David Drozhzhin David Drozhzhin	david@daviddro.com IP: 69.228.203.171	Signed	Oct 23, 2023 10:21 AM id: af608c4eeb1f961f47a9f82e32547dac	

## HISTORY

Oct 23, 2023	10:21 AM	<b>DD</b>	David Drozhzhin	david@daviddro.com	IP: 69.228.203.171	Viewed
Oct 23, 2023	10:21 AM	<b>DD</b>	David Drozhzhin	david@daviddro.com	IP: 69.228.203.171	Signed
Oct 23, 2023	05:33 PM	<b>BK</b>	Bill King	baking1959@gmail.com	IP: 174.161.6.168	Viewed
Oct 23, 2023	05:45 PM	<b>BK</b>	Bill King	baking1959@gmail.com	IP: 199.38.52.12	Signed
Oct 23, 2023	05:45 PM		Package has been fully signed and sealed			Completed

# VARIANCES

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## Hardship conditions to be met:

1. **Conditions Required.** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may grant, by way of application, variations to the Subdivision Regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
2. **Evidence of Hardship Required.** The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The purpose of the variation is not based exclusively upon a desire for financial gain.
  - d. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

## Variances Requested:

For each variance requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. The purpose of the variation is not based exclusively upon a desire for financial gain.

d. The variation will not be detrimental with regard to the public , property, or improvements in the neighborhood. Adequate sight distance will be maintained, flow of traffic will not be adversely affected, and stormwater will be controlled per the applicable regulations.

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Variance is subject to approval of Site Distance Validation for Lonas Dr Intersection.

---

2. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

3. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

4. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

5. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

6. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

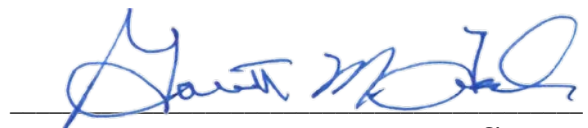
d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.



Signature

---

Printed Name

---

Date

# ALTERNATIVE DESIGN STANDARDS

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D. as identified below or as permitted through Article 4 Alternative Design Standards and Required Improvements (Subdivision Regulations, 3.01.D).

## Alternative Design Standards Requested:

For each alternative design standard requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Alternative design standard requested: \_\_\_\_\_

\_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Alternative design standard requested: \_\_\_\_\_

\_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Guest Parking provided within driveways (2 vehicles in garage, 2 vehicles in driveway).

\_\_\_\_\_

\_\_\_\_\_

3. Alternative design standard requested: \_\_\_\_\_

\_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_



4. Alternative design standard requested: \_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. Alternative design standard requested: \_\_\_\_\_

Approval required by: Planning Commission  Engineering

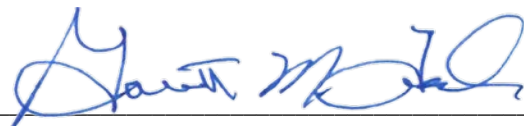
Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

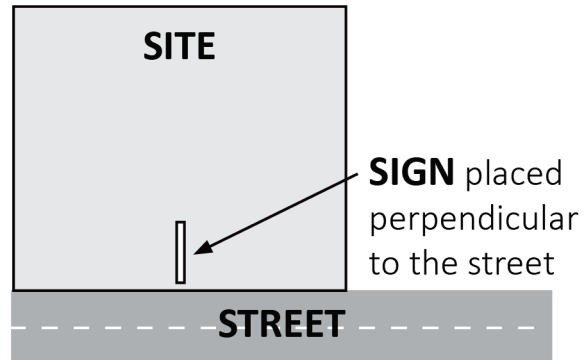
By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

  
\_\_\_\_\_  
Signature

Garrett M. Tucker, PE  
\_\_\_\_\_  
Printed Name

11/20/2023  
\_\_\_\_\_  
Date

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:*

\_\_\_\_\_ 12/01/2023 \_\_\_\_\_ and \_\_\_\_\_ 12/15/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Northshore Construction, Inc.

Date: 10/25/2023

File Number: 12-SB-23-C



Sign posted by Staff



Sign posted by Applicant