



SUBDIVISION REPORT - CONCEPT

▶ FILE #:	6-SG-23-C	AGENDA ITEM #:	20
POSTPONEMENT(S):	6/8/2023	AGENDA DATE:	7/13/2023
▶ SUBDIVISION:	THE WOODS AT LONAS DRIVE		
▶ APPLICANT/DEVELOPER:	ADAM SCHMEING		
OWNER(S):	David Cheban		

TAX IDENTIFICATION:	107 B A 018,018.01	107GB025, 107GB004	<u>View map on KGIS</u>
JURISDICTION:	City Council District 2		
STREET ADDRESS:	0 YOSEMITE TRL (0 LANCE DR; 0, 4933 LONAS DR)		
▶ LOCATION:	Eastern terminus of Lance Dr, eastern terminus of Yosemite Trl, western terminus of Farland Dr, north side of Lonas Dr		
SECTOR PLAN:	Northwest City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
WATERSHED:	Fourth Creek		
▶ APPROXIMATE ACREAGE:	26.47 acres		

▶ ZONING:	RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
▶ EXISTING LAND USE:	Agriculture/Forestry/Vacant Land, Single Family Residential		
▶ PROPOSED USE:	Detached residential subdivision		
SURROUNDING LAND USE AND ZONING:	North: Single family residential, office - OP (Office Park), I-G (General Industrial), HP (Hillside Protection Overlay) South: Single family residential - RN-1 (Single-Family Residential Neighborhood) East: Multifamily residential, single family residential - RN-3 (General Residential Neighborhood), RN-5 (General Residential Neighborhood) West: Single family residential, rural residential - RN-3 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		

▶ NUMBER OF LOTS:	7		
SURVEYOR/ENGINEER:	Adam Schmeing Adam Schmeing Land Surveying		
ACCESSIBILITY:	Access is via Lonas Dr, a major collector with a 18-ft pavement width within a 41-ft right-of-way. Access is via Lance Dr, a local street with a 26-ft pavement width within a 50-ft right-of-way. Access is via Yosemite Trl, a local street with a 26-ft pavement width within a 50-ft right-of-way. Access is via Farland Dr, a local street with a 26-ft pavement width within a 50-ft right-of-way		
▶ SUBDIVISION VARIANCES REQUIRED:	None.		

STAFF RECOMMENDATION:

▶ **Approve the concept plan subject to 6 conditions.**

1. Connection to sanitary sewer and Knox County Health Department approval for septic fields and meeting any other relevant utility provider requirements.
2. Confirm that the proposed land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
3. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
6. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, within the existing natural gas line easement.

COMMENTS:

This proposal is for a 7-lot residential subdivision on this 26.47-acre property. The property is zoned RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay). The RN-1 zone requires a minimum lot size of 10,000 sqft. The proposed lots are large, ranging from 1.98 acres to 7.4 acres.

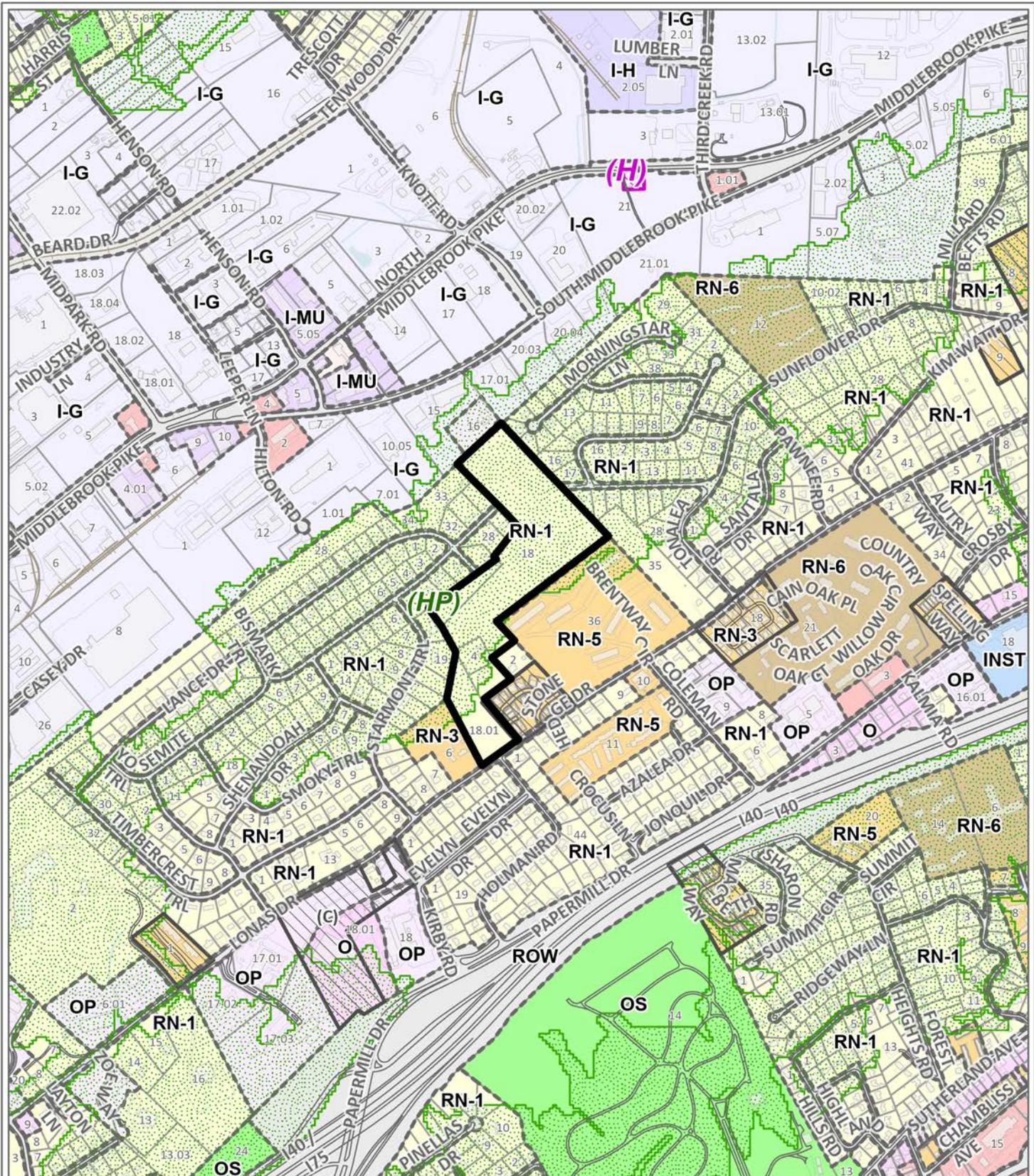
There are no streets or private rights-of-way in this proposed subdivision. Lot 7 has road frontage on Lonas Drive. Three other local streets extend from the existing single family subdivisions and terminate at the subject property. Lots 5 and 6 have frontage on Lance Drive, Lots 3 and 4 have frontage on Farland Drive, and Lots 1 and 2 have frontage on Yosemite Trail. If the distance from the end of the driveway to the end of the nearest accessible turnaround is greater than 150 ft, then sufficient turnaround space at the termination of the driveway must be provided for emergency vehicles.

There is a Tennessee Natural Gas Easement that runs along the frontage of Lots 3, 4, 5, and 6 of the property. Tennessee Natural Gas may restrict improvements within the easement, such as stormwater infrastructure and fences. The majority of the property is within the HP (Hillside Protection Overlay) zone. Compliance with the land disturbance limitations will be confirmed during the design plan phase.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

6-SG-23-C

Petitioner: Adam Schmeing

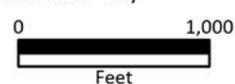


in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 5/17/2023

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

Map No: 107
Jurisdiction: City





Request to Postpone • Table • Withdraw

Applicant Name (as it appears on the current Planning Commission agenda) Adam Schmeing Date of Request 6.1.2023

Scheduled Meeting Date June 8, 2023 File Number(s) 6 - SG - 23 - 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 3:30pm 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 no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

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.

D. Cheban
Applicant Signature

David Cheban
Please Print

865-816-4099
Phone Number

probuiltse@gmail.com
Email

STAFF ONLY

Whitney Warner
Staff Signature

Whitney Warner
Please Print

6/1/23
Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

David Cheban
Payee Name

865-816-4099
Payee Phone

Date:

5331 Cain Rd Knoxville, TN
Payee Address

37921
October 2022



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

Adam Schmeing

Applicant Name

Affiliation

4/25/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-SG-23-C

File Number(s)

CORRESPONDENCE

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

Adam Schmeing Adam Schmeing Land Surveying

Name / Company

6619 Crossgate Dr Knoxville TN 37912

Address

859-391-2601 / adam@aslandsurvey.com

Phone / Email

CURRENT PROPERTY INFO

David Cheban

Owner Name (if different)

5331 Cain Rd. Rd. Knoxville TN 37921

Owner Address

865-816-4099

Owner Phone / Email

0 YOSEMITE TRL / 0 LANCE DR; 0, 4933 LONAS DR

Property Address

107 B A 018,018.01 107GB025, 107GB004

Parcel ID

Part of Parcel (Y/N)?

26.48 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Eastern terminus of Lance Dr, eastern terminus of Yosemite Trl, western terminus of Farland Dr, north side of Lonas Rd

General Location

City

Council District 2

RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land, Single Family Residential

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

N/A (Within City Limits)

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

The Woods at Lonas Drive Proposed Subdivision Name	Related Rezoning File Number

Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	16 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 <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$950.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	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	Adam Schmeing Please Print	4/25/2023 Date
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Property Owner Signature	David Cheban Please Print	4/25/2023 Date
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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

ADAM SCHMEING

Applicant Name

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

SURVEYOR

Affiliation

File Number(s)

6-SG-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

ADAM SCHMEING

Name

6619 CROSSGATE DRIVE

Address

859-391-2601

Phone

ADAM SCHMEING LAND SURVEYING

Company

KNOXVILLE

City

ADAM@ASLANDSURVEY.COM

Email

TN

State

37912

ZIP

CURRENT PROPERTY INFO

DAVID CHEBAN

Property Owner Name (if different)

5331 CAIN ROAD

Property Owner Address

865-816-4099

Property Owner Phone

0 YOSEMITE TRL & 0 LANCE DR & 4933 & 0 Lonas Dr

Property Address

107BA018 / 107GB025
& 018.01 & 004

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

Y & N

Septic (Y/N)

STAFF USE ONLY

Eastern terminus of Lance Dr, eastern terminus of Yosemite Trl, western terminus of Farland Dr, north side of Lonas Rd

General Location

Tract Size 26.5 acres

City County

2nd District

RN-1 and HP
Zoning District

Ag/Forestry/Vacant & Single Family Residential
Existing Land Use

Northwest City

Planning Sector

LDR & HP
Sector Plan Land Use Classification

N/A
Growth Policy Plan Designation

August 29, 2022

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)

SUBDIVISION REQUEST

THE WOODS AT LONAS DRIVE

Related Rezoning File Number

Proposed Subdivision Name

16

Unit / Phase Number

- Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

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
102	Concept Plan	\$950
Fee 2		
Fee 3		

AUTHORIZATION

Adam Schmeing

Digitally signed by Adam Schmeing
DN: c=US, o=adam@aslandsurvey.com, ou=Adam
Schmeing Land Surveying, cn=Adam Schmeing
Date: 2023.04.23 16:57:25-0400

ADAM SCHMEING

04/23/2023

Applicant Signature

Please Print

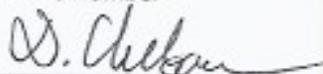
Date

859-391-2601

ADAM@ASLANDSURVEY.COM

Phone Number

Email



David Cheban

4.23.2023

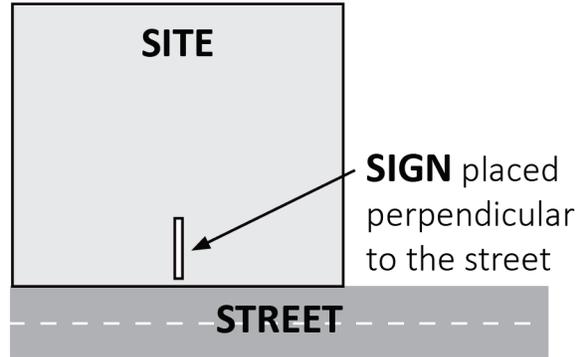
Property Owner Signature

Please Print

Date

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.

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Adam Schmeing

Date: 4/24/2023

File Number: 6-SG-23-C

- Sign posted by Staff
- Sign posted by Applicant