



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 9-SB-23-C

AGENDA ITEM #: 26

9-A-23-DP

AGENDA DATE: 9/14/2023

▶ **SUBDIVISION:** IGOR CHEBAN - SCHAAD ROAD

▶ **APPLICANT/DEVELOPER:** IGOR CHEBAN

OWNER(S): Igor Cheban

TAX IDENTIFICATION: 91 161.01

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BALL RD

▶ **LOCATION:** Northwest of Schaad Road, southeast of Ball Road

SECTOR PLAN: Northwest County

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

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 7.357 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)
South: Agriculture/forestry/vacant - A (Agricultural), PR (Planned Residential) up to 3 du/ac
East: Rural residential - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant - A (Agricultural)

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via Schaad Road (under construction), a minor arterial street with 4 travel lanes and median within 102 ft of right-of-way.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

VARIANCES

1. Reduce the minimum vertical curve on Road 'A' from K=25 to K=15 at STA 0+52
2. Reduce the minimum intersection spacing from 400 ft to 377 ft from the centerline of Road A to Lobetti Road.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Increase the maximum grade of a street from 12 percent to 15 percent.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

STAFF RECOMMENDATION:

- ▶ **Approve the variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 7 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) No building permits may be issued until the Schaad Road improvements are completed between Lobetti Road and the terminus of Schaad Road to the east, as determined by Planning staff and Knox County Engineering and Public Works staff.
- 4) Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream located in the northeast corner of the property. If it is determined that this is a stream, the required stream buffers must be provided and lots may have to be eliminated. Changes to the location of dwelling units or the internal road system may require a new Concept Plan and Development Plan approval by the Planning Commission.
- 5) Providing a road stub-out to the property to the east with notification of future connection provided per section 3.04.C.2 of the Subdivision Regulations. The realignment of lots and the road alignment can be administratively approved by Planning staff and Knox County Engineering and Public Works during the design plan phase. If the potential stream referenced in condition #4 is determined to be a stream, the stub-out is not required.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

- ▶ **Approve the development plan for a residential subdivision with up to 33 attached houses on individual lots, as shown on the plan, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.
- 3) Providing a Type 'C' Landscape screening along the west and north boundaries outside of the 50 ft stream buffer. The existing healthy trees along these shared boundaries must be maintained and may count toward the required landscape screening. A landscape plan must be reviewed and approved by Planning staff before grading and clearing activities commence.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a residential subdivision with up to 33 attached houses on individual lots on approximately 7.357 acres (4.49 du/ac). The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in February 2023 (1-F-23-RZ).

ROAD STUB-OUT

Staff is recommending that a road stub-out be provided to the adjacent property to the east, 6140 Ball Road (parcel 091 16501). If approved, this condition is only applicable if the potential stream referenced in condition #4 is determined to be a wet weather conveyance. If it is determined to be a stream, a road connection between the two properties becomes less feasible. Extending Road 'A' to the northern lot line is not preferred as a stub-out because the adjoining lot is not large enough to be subdivided into enough lots to require a public right-of-way and, therefore, would not create the intended connectivity.

Access to the proposed subdivision is not ideal. It is right-in / right-out only because of the central median in Schaad Road and comes in at a 75-degree angle to Schaad Road to assist with traversing the steep grade down to the buildable area of the site. The stub-out will provide connectivity between adjacent developments and secondary access to both properties. The adjacent property has frontage on Ball Road and Schaad Road.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

Variance #1: The connecting vertical curve ("k value") is the transition of the grade of Road 'A' from 15 percent to 2 percent as it approaches the Schaad Road intersection. The lower the k value, the more abrupt the transition between the two road grades. At intersections with a classified street (collector or arterial), the

minimum k value is 25, allowing a smoother transition from the smaller local road to the larger classified street. This larger k value also allows the classified street to be expanded in the future and to tie in grades of side streets more easily. For this request, the County does not anticipate the need for additional right-of-way acquisition and expansion of Schaad Road once it is complete, and the k value of 15 should not be a safety concern.

Variance #2: The minimum intersection spacing along an arterial street is 400 ft. Road 'A' is 377 ft from Lobetti Road to the west. Schaad Road is being constructed with a center median, making Road 'A' intersection function as right-in, right-out only. Oncoming traffic can only come from the east (westbound), rendering the 400 ft intersection separation less necessary for safety purposes.

Alternative Design Standard #1: The maximum road grade is 12 percent for local street, but the Planning Commission can approve up to 15 percent with the recommendation of Knox County Engineering and Public Works. The increased road grade is approximately 200-300 ft of the entry road. The road grade is less than 12 percent at the first residential lot.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

a) The PR zone allows houses and attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B) This PR zone district is approved for a maximum of 5 du/ac. The proposed density for the subdivision is 4.49 du/ac.

C) The maximum height for any use other than houses and duplexes is determined by the Planning Commission. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Policy 4.2, Require vehicular and pedestrian connections between subdivisions to encourage safe access to community facilities and to reduce reliance on the automobile. – Staff is recommending a road stub-out be provided to the eastern property boundary (Concept Plan condition #5).

B) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – The proposed attached houses are 2 stories with front-facing garages, consistent with most newer houses constructed in the area.

C) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – The existing residential development in the area consists predominantly of detached houses. This development will help diversify the housing stock in the general area.

D) Policy 10.11, Allow higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments. In exchange, deeper setbacks, wider lots or landscape buffers shall be provided where the new development abuts lower density housing. – Staff is recommending the installation of a landscape buffer on the west and north boundary lines (Development Plan condition #3).

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified as MU-SD (Mixed Use Special District), NWCO-9 (Hines Valley/Amherst), which allows consideration of LDR (Low Density Residential) and MDR (Medium Density Residential). These classifications allow consideration of up to 5 du/ac and 12 du/ac. The proposed density is 4.49 du/ac.

B) There are approximately 2.75 acres of Hillside Protection (HP) area on the southern portion of the property, along the Schaad Road frontage. The slope analysis recommends disturbing up to 1.8 acres in the HP area. The Schaad Road construction project disturbed approximately 0.55 acres of the HP area. According to the preliminary grading plan, approximately 0.43 acres will remain undisturbed. If the area disturbed for the Schaad Road project is not counted against the developer, the proposed disturbance is very close to the recommended maximum disturbance.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the

public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 352 (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.

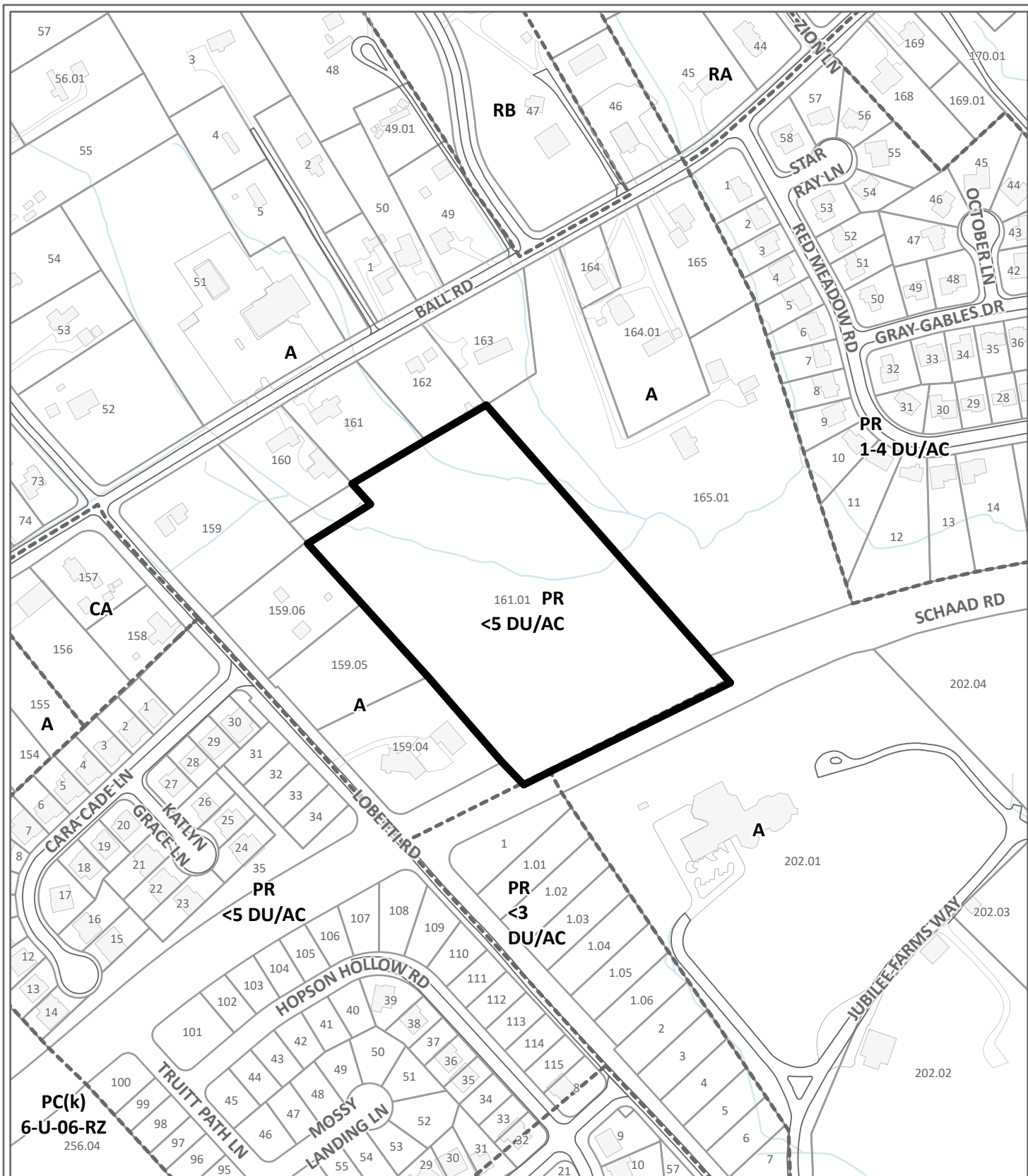
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

9-SB-23-C / 9-A-23-DP

Petitioner: Igor Cheban

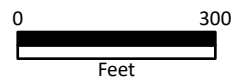


Attached residential subdivision in PR (Planned Residential)

Original Print Date: 8/18/2023

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

Map No: 91
Jurisdiction: County



Requested Variances & Alternative Design Standards

9-SB-23-C / 9-A-23-DP – IGOR CHEBAN – SCHAAD ROAD

VARIANCES

1. Reduce the minimum vertical curve on Road 'A' from K=25 to K=15 at STA 0+52
2. Reduce the minimum intersection spacing from 400 ft to 377 ft from the centerline of Road A to Lobetti Road.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Increase the maximum grade of a street from 12 percent to 15 percent.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

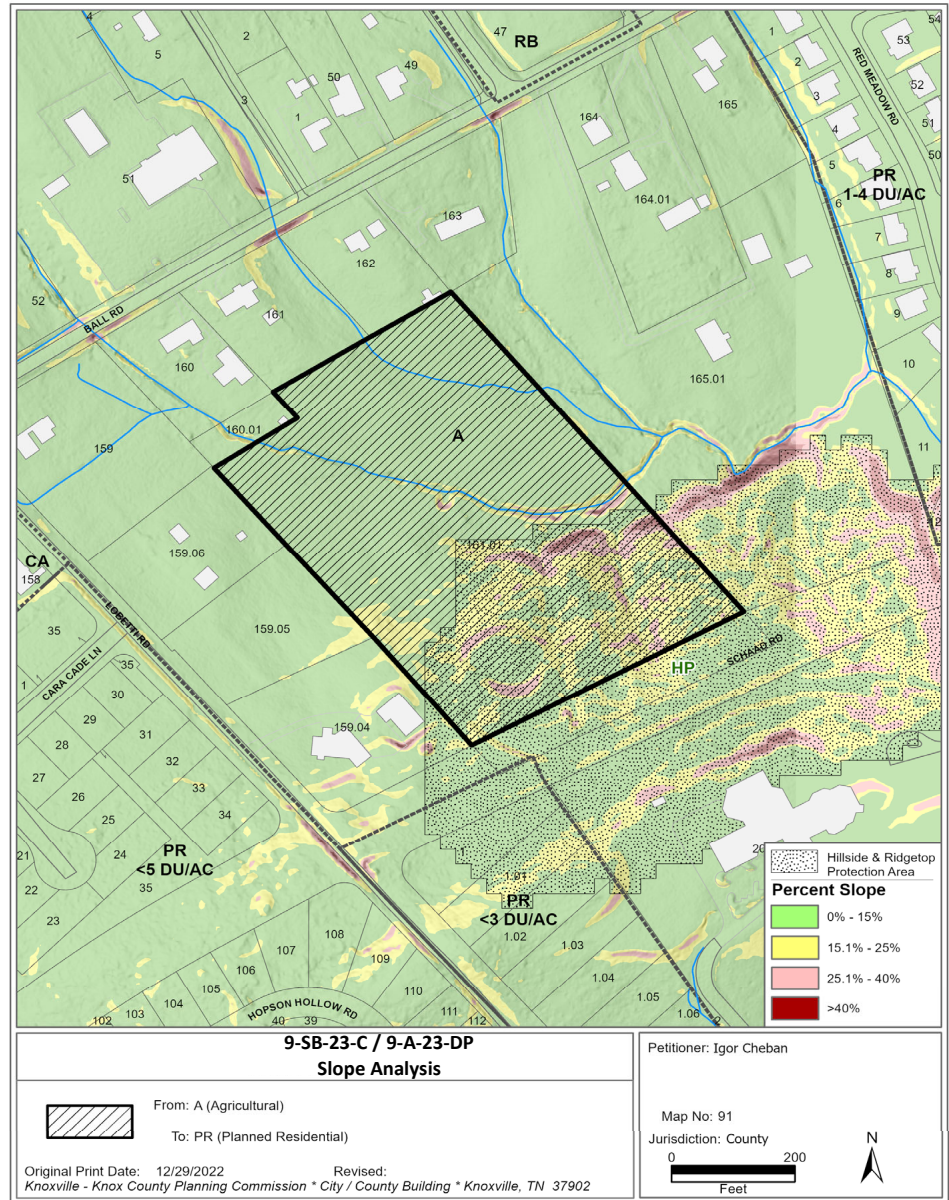
1. Increase the maximum intersection grade from 1 to 2 percent on Road A at the Schaad Road intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road B at the Road A intersection.
3. Reduce the minimum intersection right-of-way radius from 25 ft to 15 ft on the east side of Road A at Schaad Road.

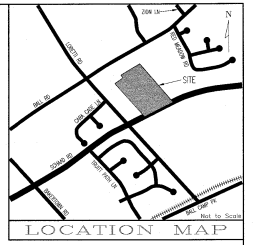
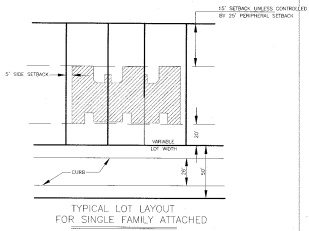
KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve since these variances do not create any unsafe conditions.

Steve Elliott 9/7/2023

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	7.59		
Non-Hillside	4.83	N/A	
0-15% Slope	1.15	100%	1.15
15-25% Slope	1.23	50%	0.61
25-40% Slope	0.32	20%	0.06
Greater than 40% Slope	0.05	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	2.75	Recommended disturbance budget within HP Area (acres)	1.8
		Percent of HP Area	0.7





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS FROM ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 7.357 ACRES SUBDIVIDED INTO 33 SINGLE FAMILY ATTACHED LOTS AND 4 COMMON AREAS.
 5. THIS PROPERTY IS ZONED RFR.
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS COORDINATES.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. VARIANCES APPROVED BY KNOXVILLE PLANNING ARE AS FOLLOWS:
a) VERTICAL CURVE LENGTH FROM 525' TO 180' STA. 1+400 ROAD "A" (K VALUE FROM 25 TO 150)
b) ROADWAY GRADE FROM 12% TO 15%, STA. 1+650 TO STA. 1+810 ROAD "A"
c) INTERSECTING SPRINGS FROM 400' TO 300' FROM CENTERLINE ROAD TO ROAD "A"
d) INTERSECTING PROPERTY LINE RADII FROM 25' TO 15' ON EAST SIDE OF ROAD "A"
 10. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
a) CROSS AT AN INTERSECTION FROM 14' TO 20' STA. 0+00 TO STA. 1+00 ROAD "A"
b) GRADE AT AN INTERSECTION FROM 1% TO 2% STA. 0+15 TO STA. 1+00 ROAD "A"
 11. GEOTECHNICAL ENGINEER SHALL VERIFY THE SOLE STABILITY ON ALL FILL SLOPES.



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER
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 SPECIFICATIONS SUBMITTED TO THE BOARD OF ARCHITECTURE, ENGINEERING AND SURVEYING CONFORM TO THE BEST OF MY KNOWLEDGE, SKILL AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND WHATSOEVER REGARDING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND WHATSOEVER REGARDING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PROFESSIONAL LICENSEE
DAVID B. HARBIN
TENNESSEE LICENSE NO. 10265, DATE: 9/11/23

Revised: 9/11/2023
9-SB-23-C 9-A-23-DP

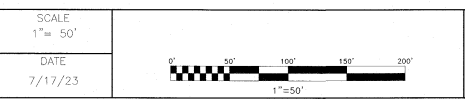
OWNER/DEVELOPER
IGOR CHEBAN
6939 CLINTON HWY
KNOXVILLE, TN 37921
PHONE: (605) 616-4488

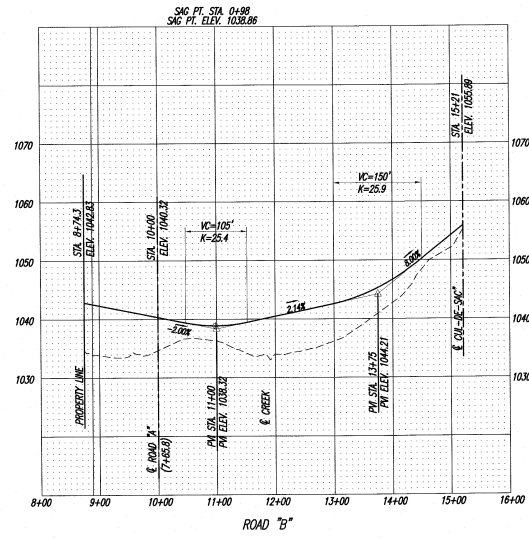
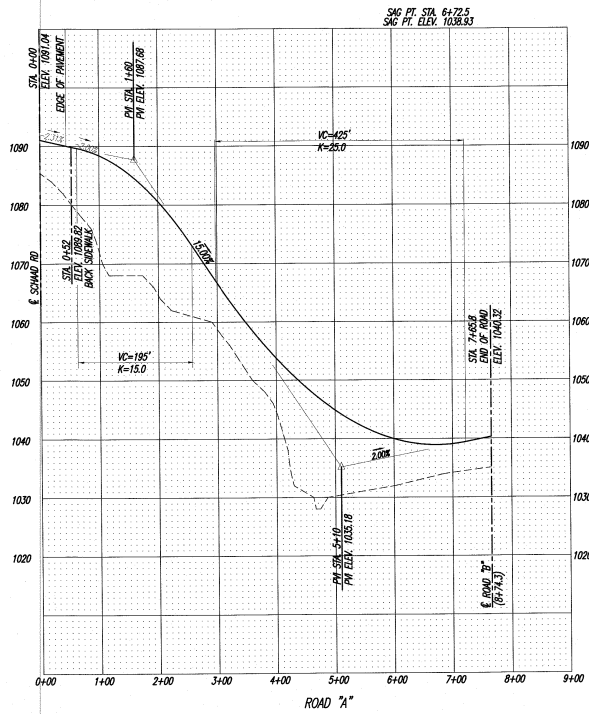
SITE PLAN FOR
IGOR CHEBAN-SCHAAD ROAD
TAX MAP 91 PARCEL 161.01
DISTRICT 6, KNOX COUNTY, TENNESSEE

25402-C6
SHEET 1 OF 1 SHEET(S)

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
334 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 586-6472
FAX: (865) 586-6473
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD	9-11-23	PLANNING COMMENTS					
CHECKED	DBH	8-29-23	PLANNING COMMENTS					





Horizontal Scale=1:100
Vertical Scale=1:10



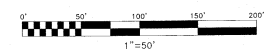
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Revised: 9/11/2023

OWNER/DEVELOPER
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emo@bhn-p.com

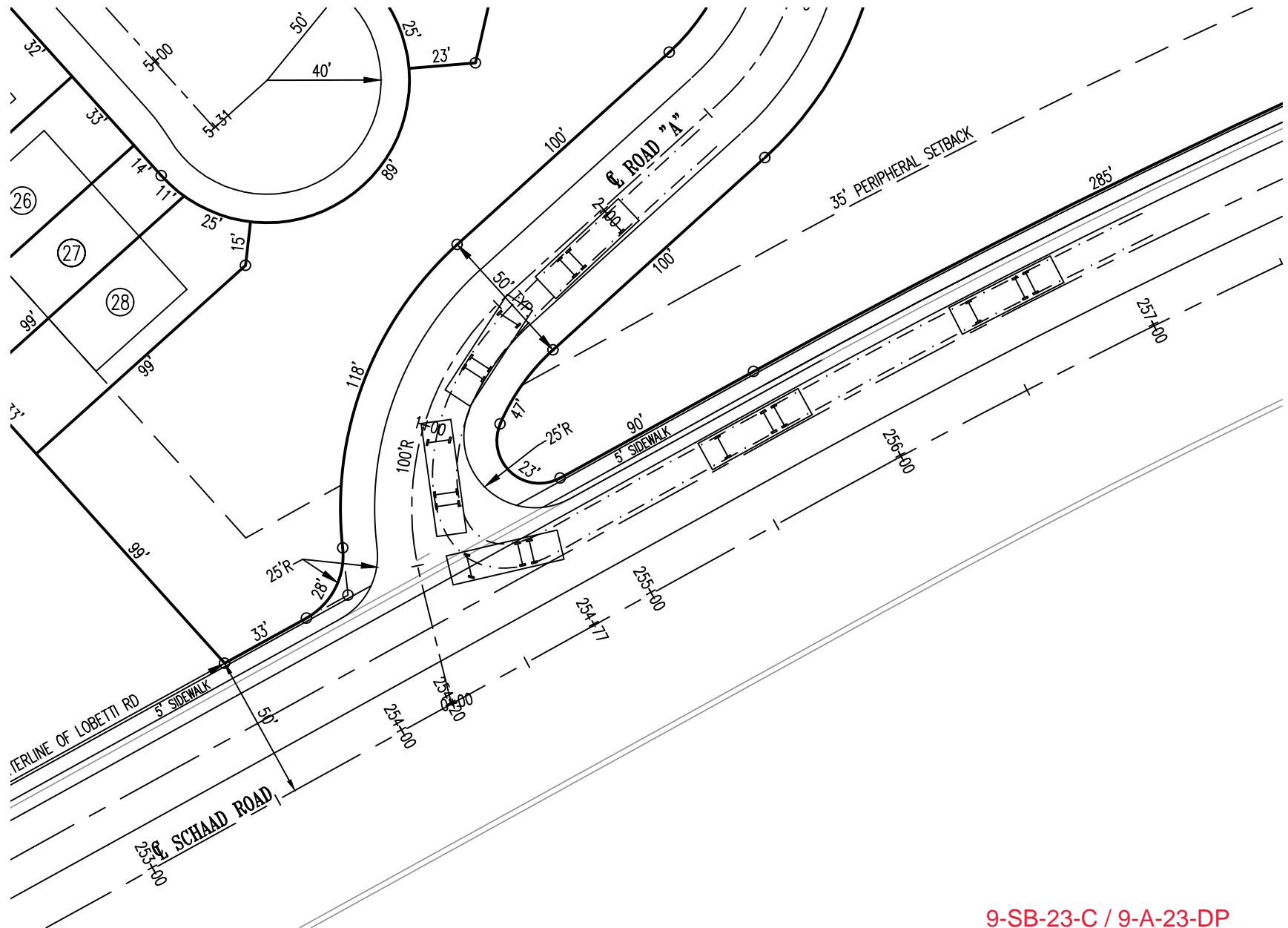
DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD	9-11-23	PLANNING COMMENTS					
CHECKED	DBH	9-20-23	PLANNING COMMENTS					

SCALE:
AS SHOWN
DATE:
7/17/23

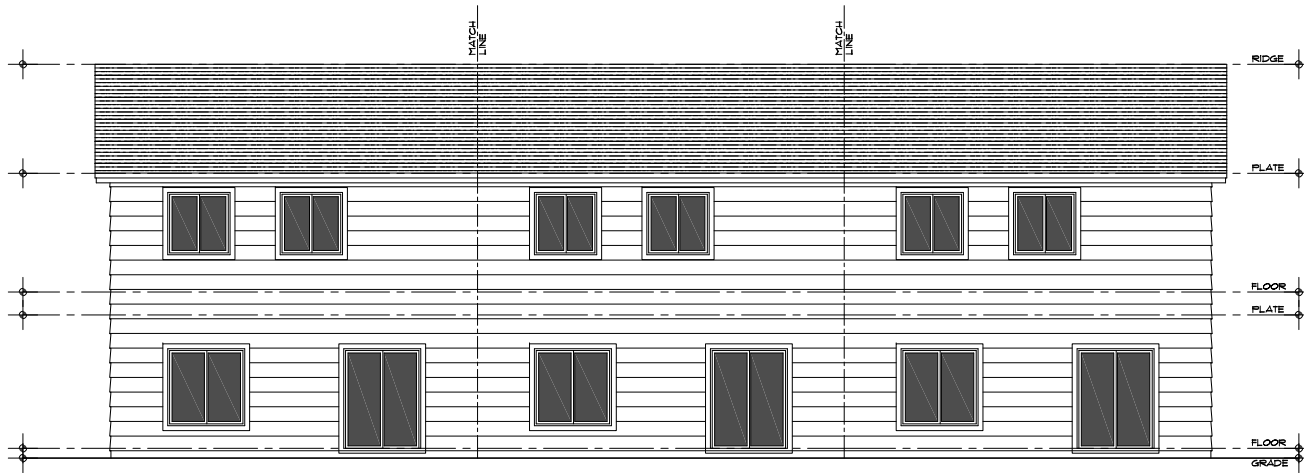


ROAD PROFILES FOR
IGOR CHEBAN-SCHAAD ROAD
TAX MAP 91 PARCEL 161.01
DISTRICT 5, KNOX COUNTY, TENNESSEE

25402-RP
SHEET 2 OF 2 SHEET(S)
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9-SB-23-C / 9-A-23-DP
 Revised: 8/27/2023



3-Unit Rear Elevation Layout

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SCALE: 1/4"=1'-0"



3-Unit Front Elevation Layout

© www.houseplans.pro

SCALE: 1/4"=1'-0"

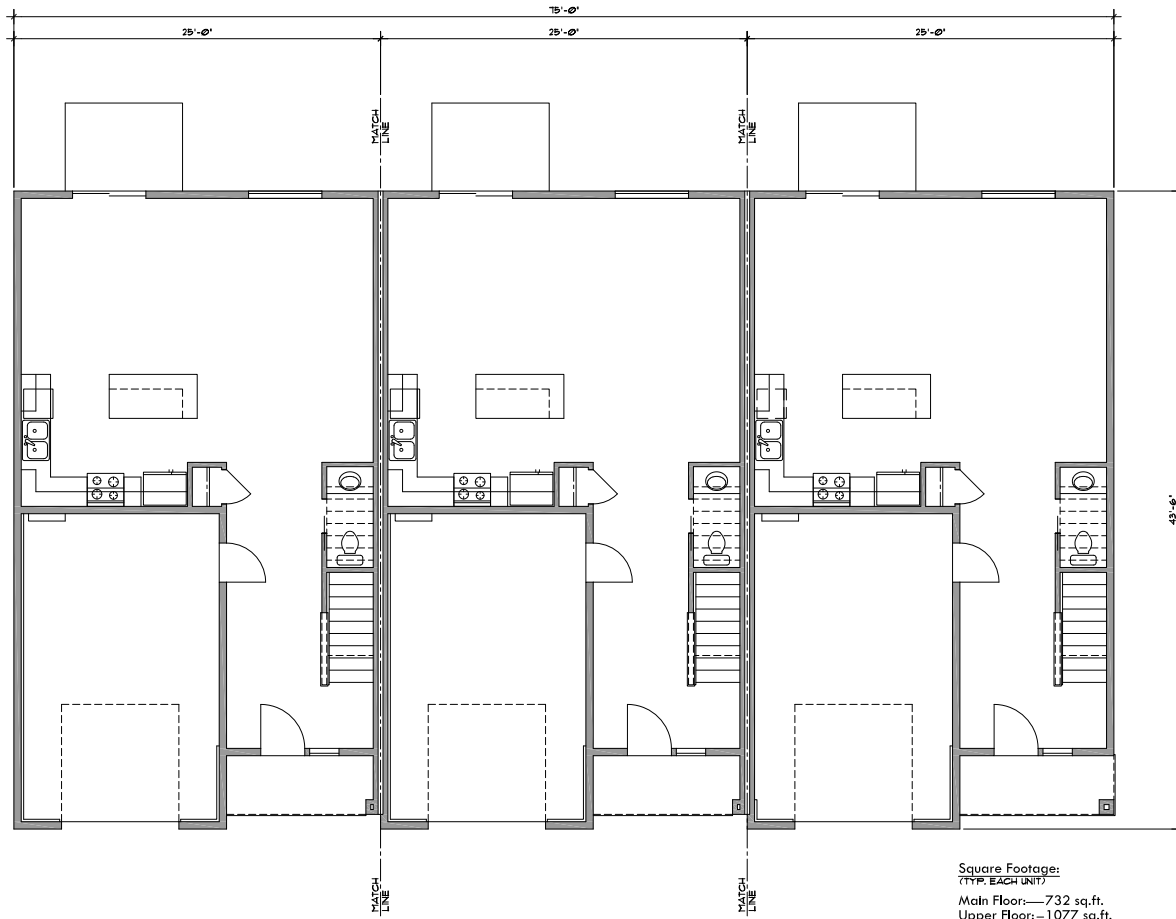
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Revised: 8/27/2023

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building designers 503-246-3022
1324 SW BERTHA BLVD. PORTLAND OREGON 97219

PROJECT	D-3546
DESIGNER	CPB
DATE	DAU
SHEET	L3-1
OF	3
DESIGNED BY	Chekhovskyy



Square Footage:
 (TYP. EACH UNIT)
 Main Floor:—732 sq.ft.
 Upper Floor:—1077 sq.ft.
 Total Living:—1809 sq.ft.
 Garage:—303 sq.ft.

3-Unit Main Floor Layout Plan

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SCALE: 1/4"=1'-0"

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 Revised: 8/27/2023

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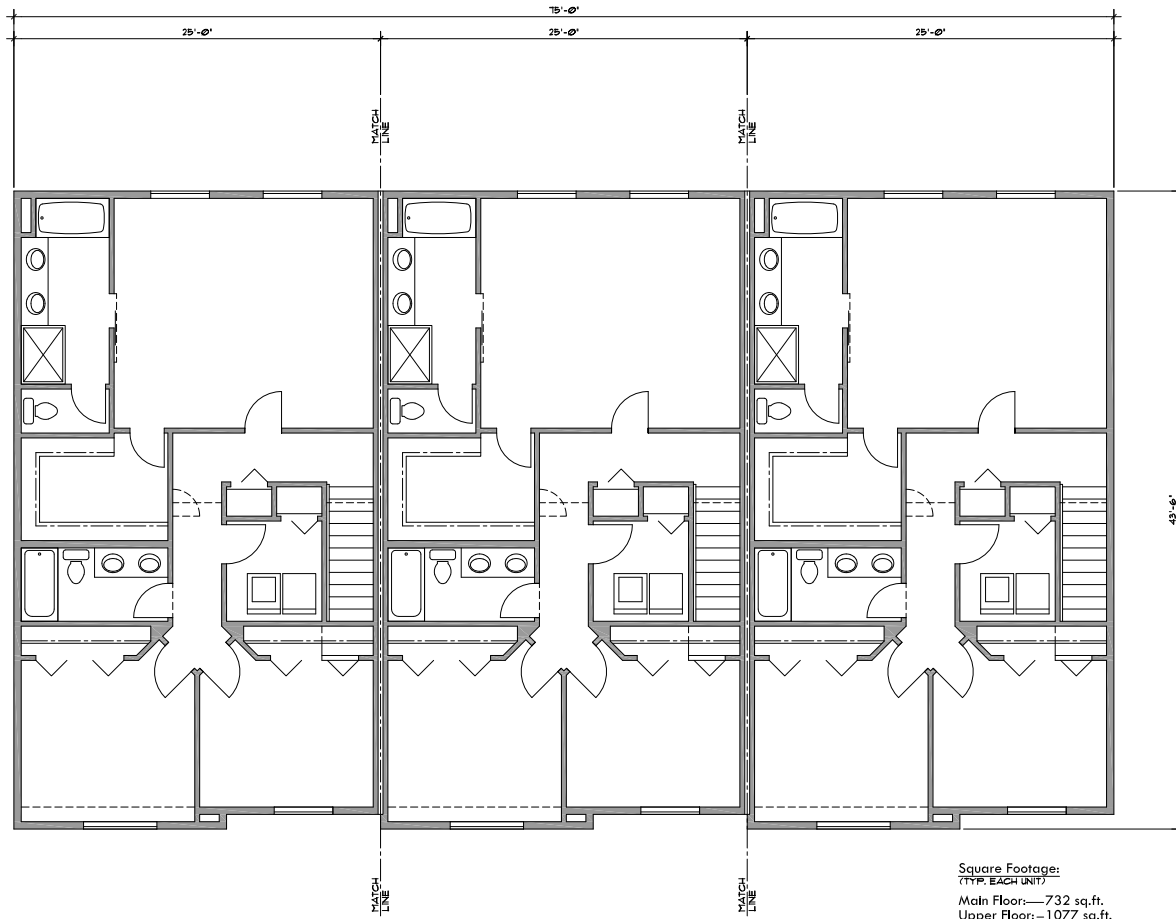
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 Bruhler & associates, inc.
 building designers 503-246-3022
 1304 SW BERTHA BLVD. PORTLAND OREGON 97219

PROJECT: P-3346

DESIGNER: CPB
 DRAWN BY: DAW
 DATE:

SHEET
 L3-2
 OF
 3

Chekhovskyy



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 (TYP. EACH UNIT)
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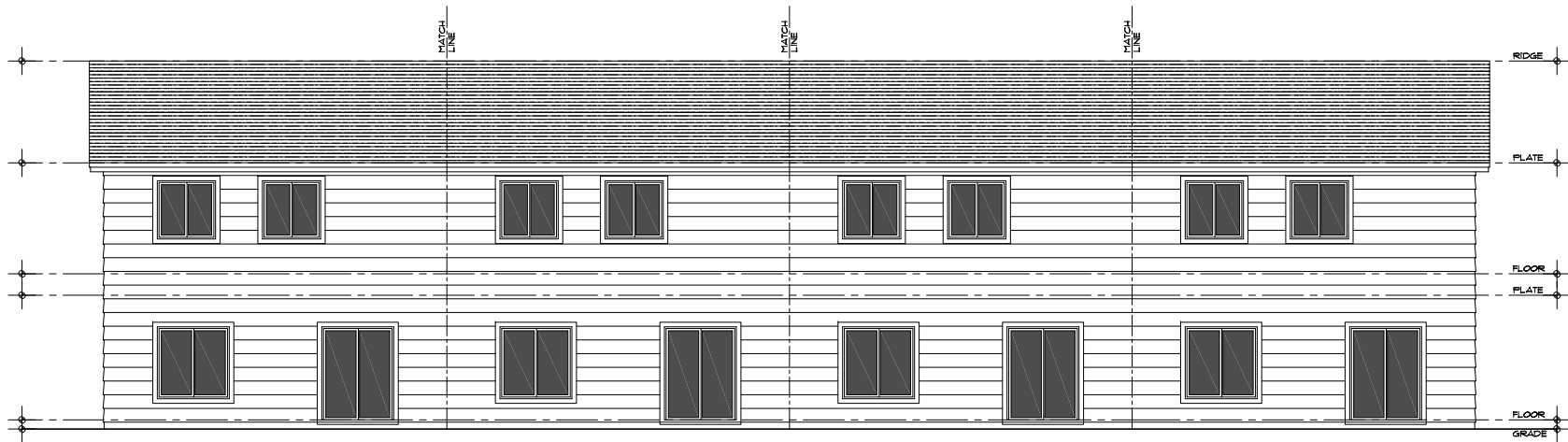
3-Unit Upper Floor Layout Plan

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SCALE: 1/4"=1'-0"

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 Revised: 8/27/2023

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<p>DESIGNER: D-3546</p>	<p>houseplans.pro by Bruhler & associates, inc. building designers 503-246-3022 1344 SW BERTHA BLVD. PORTLAND OREGON 97219</p>
<p>PROJECT: LB36 / KONO / 2x6</p>	<p>DATE:</p>
<p>DESIGNER: CPB</p>	<p>DATE:</p>
<p>DATE:</p>	<p>DATE:</p>
<p>SHEET L3-3</p>	<p>3</p>
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4-Unit Rear Elevation Layout

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SCALE: 1/4"=1'-0"



4-Unit Front Elevation Layout

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SCALE: 1/4"=1'-0"

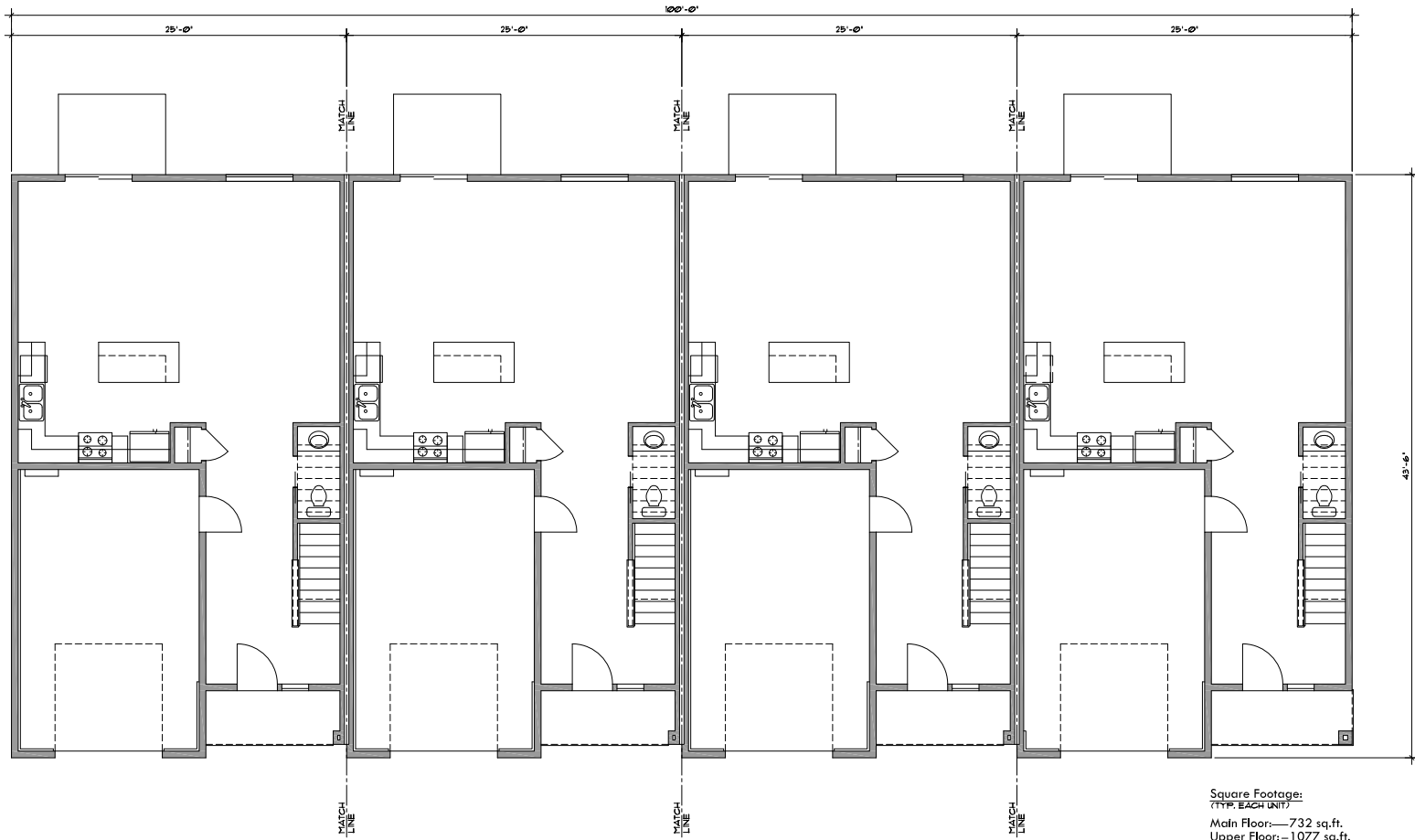
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Revised: 8/27/2023

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PROJECT	D-3346
DESIGNER	CPB
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SHEET	L4-1
OF	3
DESIGNED BY	Chekhovskyy



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 Total Living:—1809 sq.ft.
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4-Unit Main Floor Layout Plan

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SCALE: 1/4"=1'-0"

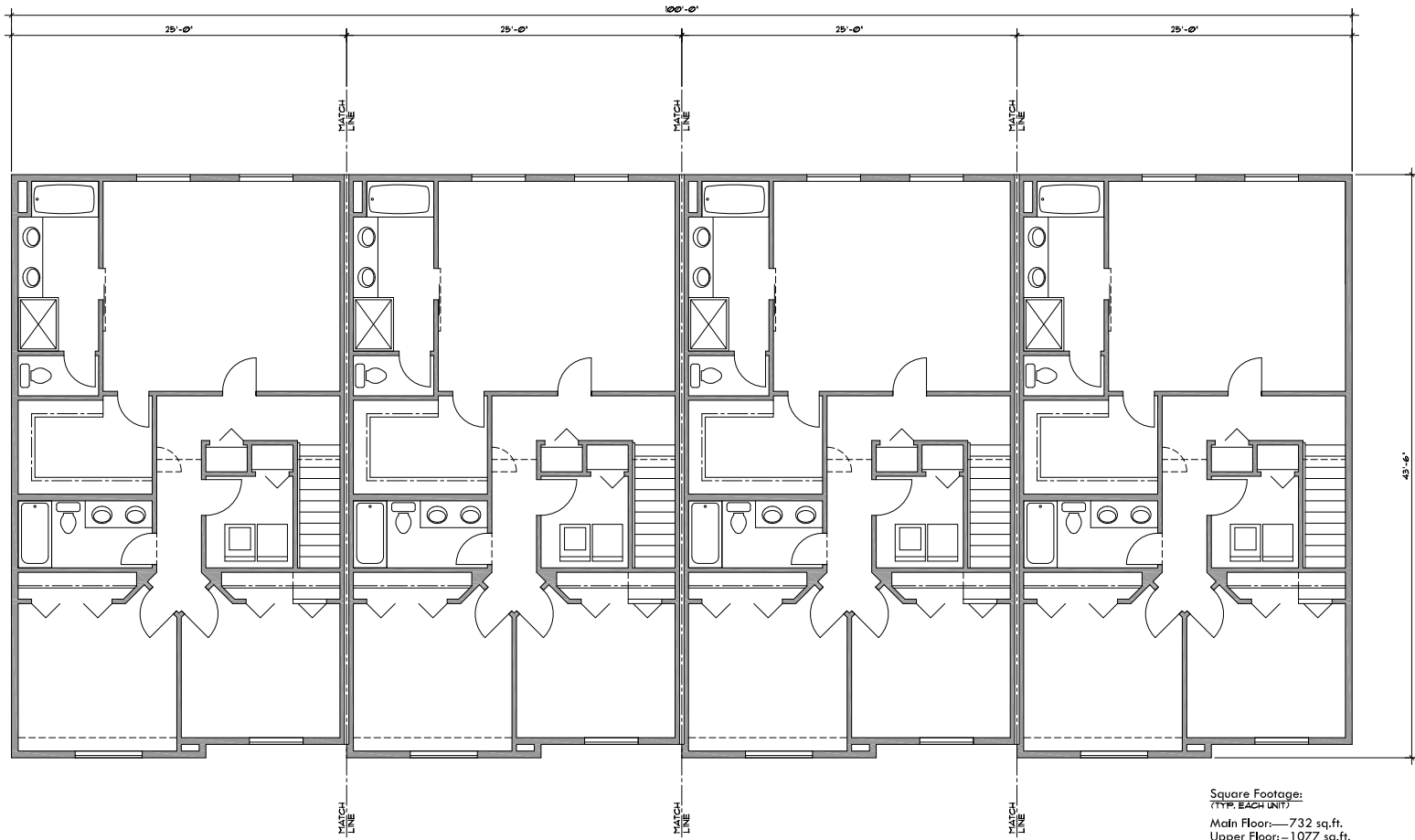
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 Revised: 8/27/2023

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 134 S WERTHA BLVD. PORTLAND OREGON 97219

PROJECT:	D-3546
DESIGNER:	CPB
DATE:	DAU
SHEET:	L4-2
OF	3



Square Footage:
 (TYP. EACH UNIT)
 Main Floor:—732 sq.ft.
 Upper Floor:—1077 sq.ft.
 Total Living:—1809 sq.ft.
 Garage:—303 sq.ft.

4-Unit Upper Floor Layout Plan

© www.houseplans.pro

SCALE: 1/4"=1'-0"

9-SB-23-C / 9-A-23-DP
 Revised: 8/27/2023

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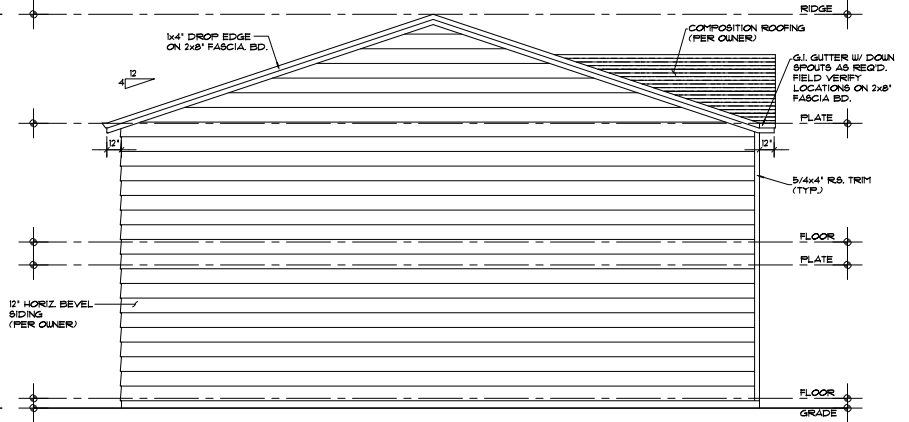
PROJECT:	D-3546
DESIGNER:	CPB
DATE:	DAU
SHEET:	L4-3
OF	3



Rear Elevation

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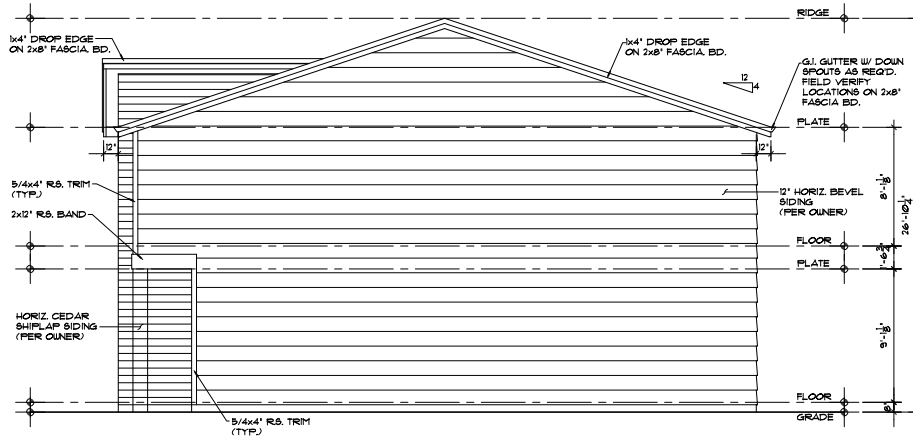
SCALE: 1/4"=1'-0"



Left Side Elevation

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SCALE: 1/4"=1'-0"



Right Side Elevation

© www.houseplans.pro

SCALE: 1/4"=1'-0"



Front Elevation

© www.houseplans.pro

SCALE: 1/4"=1'-0"

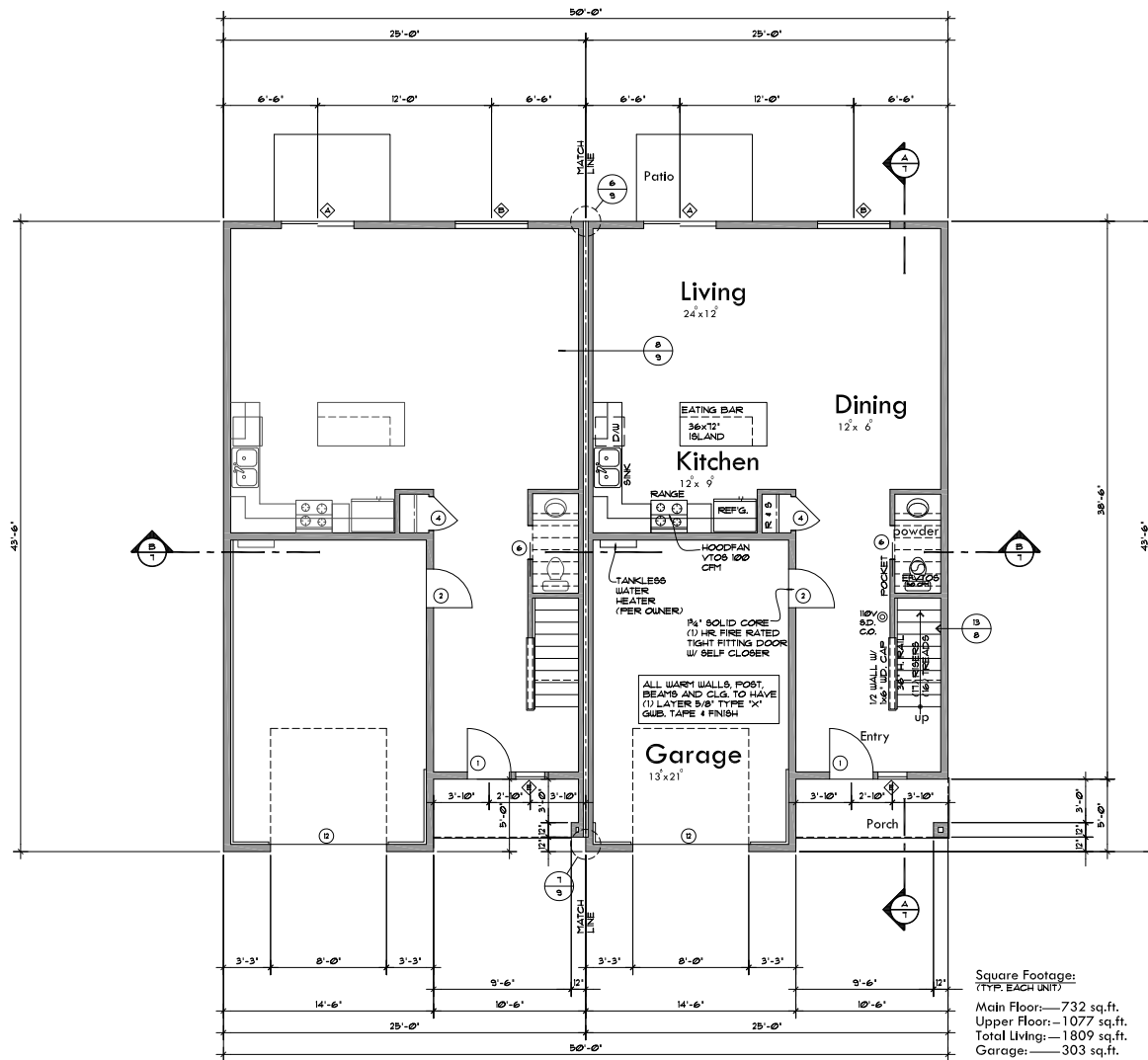
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1324 SW BERTHA BLVD. PORTLAND OREGON 97109

PROJECT	D-3346
DESIGNER	CPB
DATE	DAU
SHEET	1
OF	9

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023



NOTE:
REFER TO DOOR / WINDOW SCHEDULE FOR
CALLOUT REFERENCE SHEET #1 OF #3

○ DOOR
◇ WINDOW

Square Footage:
(TYP. EACH UNIT)

Main Floor:—732 sq.ft.
Upper Floor:—1077 sq.ft.
Total Living:—1809 sq.ft.
Garage:—303 sq.ft.

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

Main Floor Plan

© www.houseplans.pro

SCALE: 1/4"=1'-0"

① smoke/carbon monoxide detector
Provide one smoke/carbon monoxide detector (min) per floor and one in each corridor accessing bedrooms 4 in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

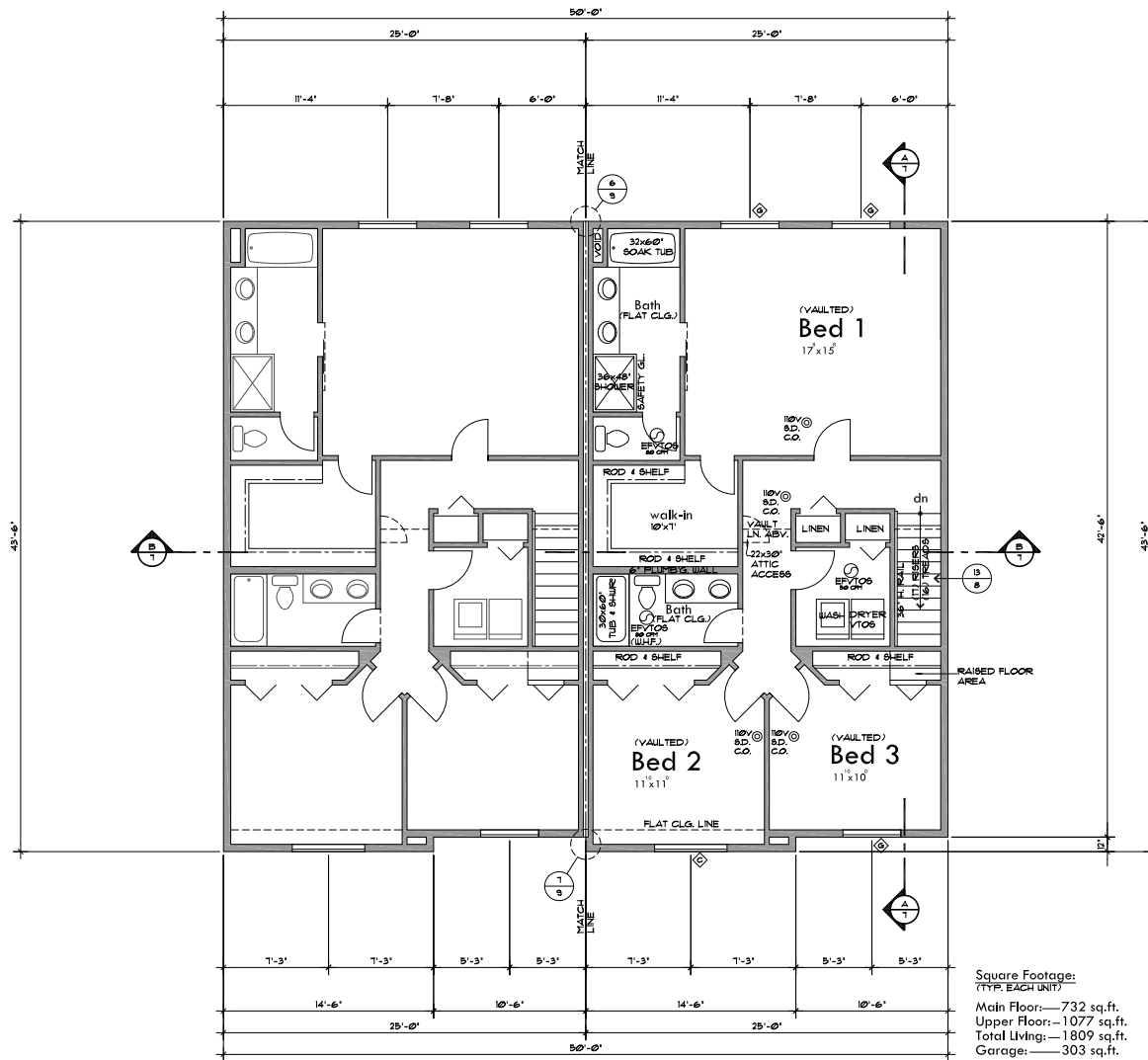
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1304 SW BERTHA BLVD. PORTLAND OREGON 97219

PROJECT: D-B366
DESIGNER: CFB
DRAWN BY: DAW
DATE:

SHEET 3 OF 9
Chekhovskyy

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Upper Floor Plan

© www.houseplans.pro

SCALE: 1/4"=1'-0"

Square Footage:
 (TYP. EACH UNIT)
 Main Floor:—732 sq.ft.
 Upper Floor:—1077 sq.ft.
 Total Living:—1809 sq.ft.
 Garage:—303 sq.ft.

NOTE:
 REFER TO DOOR / WINDOW SCHEDULE FOR
 CALLOUT REFERENCE SHEET #1 OF #3

○ DOOR
 ◇ WINDOW

EXHAUST FAN NOTE	
LOCATION	
KITCHEN FAN	100 CFM
1/2 BATHROOM FAN	50 CFM
BATHROOM FAN	80 CFM
LAUNDRY FAN	50 CFM
(WH.F.)	● 80 CFM (1-3) BEDROOMS
WHOLE HOUSE FAN (choose one)	○ 100 CFM (4) BEDROOMS
	○ 120 CFM (5) BEDROOMS

NOTE:
 SINGLE HOUSE FAN TO HAVE 24 HOUR TIMER
 SWITCH HOT WIRED AND UNDERCUT DOOR
 FOR AIR PASSAGE (TYP.)

100/80 C.O. smoke/carbon monoxide detector
 Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

9-SB-23-C / 9-A-23-DP
 Revised: 8/27/2023

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PROJECT:	D-2306
DESIGNER:	CFB
DATE:	8/27/23
SHEET:	5
OF:	9

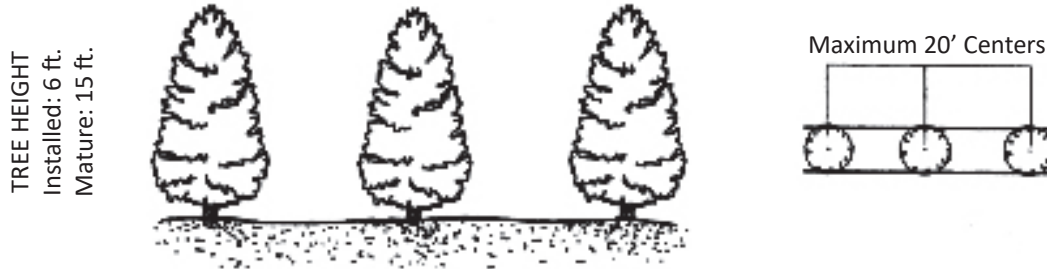
DESIGNED BY: Chekhovskyy

Type “C” Screen: Partial

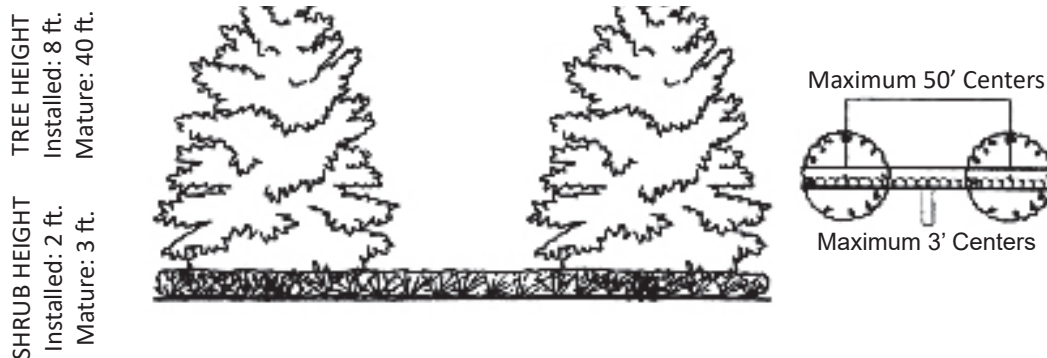
APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)



- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



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

Igor Cheban

Applicant Name

Affiliation

7/25/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-SB-23-C / 9-A-23-DP

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Igor Cheban

Owner Name (if different)

6939 Clinton Highway Knoxville TN 37921

Owner Address

865-816-4488 / 1stchoicheatai

Owner Phone / Email

0 BALL RD

Property Address

91 161.01

Parcel ID

8.38 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest of Schaad Road, southeast of Ball Road

General Location

City **Commission District 6 PR (Planned Residential)**

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District), HP (Hillside Protectio

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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

Igor Cheban - Schaad Road	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	37 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
\$1,475.00	
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	Igor Cheban Please Print	7/25/2023 Date
---------------------	------------------------------------	--------------------------

Property Owner Signature	Igor Cheban Please Print	7/25/2023 Date
--------------------------	------------------------------------	--------------------------



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

J GOR CHEBAN

Applicant Name

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

9-SB-23-C / 9-A-23-DP

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

DAVID HARBIN

Name

BATSON HINES HORVELL & POE

Company

4334 Papermill RD

Address

Knoxville

City

Tn

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

**6939 Clinton Hwy
Knoxville TN 37921**

865-816-4488

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

SCHAAD ROAD

Property Address

TAX MAP 91

Parcel ID

Parcel 161.01

KUB

Sewer Provider

KUB

Water Provider

NO

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

- City
- County

District

Zoning District

Existing Land Use

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) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

33 lots
 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
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

David B. Harbin
Applicant Signature

DAVID HARBIN
Please Print

7.24.23
Date

865-588-6472
Phone Number

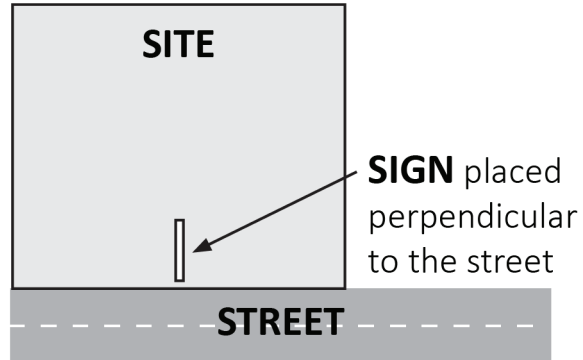
harbin@bhn-p.com
Email

Igor Cheban
Property Owner Signature

IGOR CHEBAN
Please Print

SG, 07/25/2023
Date Paid

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: Igor Cheban

Date: 7/25/2023

File Number: 9-SB-23-C / 9-A-23-DP

- Sign posted by Staff
- Sign posted by Applicant