



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 1-SB-24-C
1-D-24-SU

AGENDA ITEM #: 10
AGENDA DATE: 1/11/2024

▶ **SUBDIVISION:** 5117 LONAS DRIVE

▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): IKO Properties

TAX IDENTIFICATION: 107 G B 006 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 5117 LONAS DR

▶ **LOCATION:** North side of Lonas Dr, southwest of Holman Rd

SECTOR PLAN: Northwest City

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

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 4.2 acres

▶ **ZONING:** RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Townhouse subdivision of 29 dwelling units

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

▶ **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Lonas Drive, a major collector with a pavement width of 19-ft within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES: None**

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

- 1) Reduce the minimum private right-of-way width on Road 'A' and Road 'B' from 50 ft to 40 ft.
- 2) Reduce the minimum pavement width on Road 'A' and Road 'B' from 26 ft to 24 ft.
- 3) Increase the maximum right-of-way grade on Road 'A' from 12% to 12.33%.

STAFF RECOMMENDATION:

- ▶ **Approve the requested alternative design standards as recommended by the City of Knoxville Engineering Department.**

Approve the concept plan subject to 9 conditions.

- 1) Providing a turnaround at the north end of Road 'B' during the design plan phase, subject to review and approval by the City of Knoxville Engineering Department.
 - 2) Obtaining approval from the City of Knoxville Engineering Department during the design plan phase to increase the maximum intersection grade from 1 percent to up to 3 percent on Road 'A' at its intersection with Road 'B'.
 - 3) Confirming that the land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
 - 4) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 - 5) Meeting all applicable requirements of the City of Knoxville Engineering Department.
 - 6) Connection to sanitary sewer and meeting any other relevant utility provider requirements.
 - 7) Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
 - 8) 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.
 - 9) Placing a note on the final plat that lot 1 shall have access only to the internal street system.
- ▶ **Approve the special use request for a townhouse development in the RN-3 district, subject to 3 conditions.**
 - 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to principal Use Standards for townhouses (Article 9.3.1).
 - 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
 - 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

COMMENTS:

BACKGROUND: This proposal is for a 29-lot subdivision for a townhouse development. Eight individual structures are proposed, comprising 29 dwelling units in total. Each unit has an open living/dinning area and a one-car garage on the ground floor and three bedrooms on the upper floor. The property was rezoned from RN-1 to RN-3 in November 2021 (10-F-21-RZ) and had a concept plan approved for an 18-lot single-family subdivision in June 2023 (4-SB-22-C). However, the property was not developed according to the previously approved concept plan, and it now requires a special use approval for townhouses in the RN-3 zone.

HP OVERLAY: There are 1.3 acres of this 4.2-acre site within the Hillside Protection (HP) Overlay district. The HP overlay allows a maximum of 0.7 acres (53.4%) of the 1.3 acres in the HP area to be disturbed. This proposal disturbs 0.7 acres. Staff is recommending a condition that during the design plan phase, the land disturbance in the HP overlay be confirmed. If it exceeds 0.7 acres, a level 2 Hillside Protection application will be required to request additional land disturbance. This would require Planning Commission approval.

TURNAROUND ON ROAD 'B': Section 3.03.E.1.f of the Subdivision Regulations requires a dead-end private right-of-way be provided with a suitable turnaround meeting AASHTO guidelines and Knoxville Fire Prevention Bureau requirements. However, per Section D103.4 of the International Fire Code, a turnaround is not required if the distance of the dead-end right-of-way is less than 150 ft. The proposed Road 'B' does not have a turnaround on the north end, but the distance between the north end of Road 'B' and its intersection with Road 'A' is less than 150'. Staff is recommending a condition that this should be provided during the design plan phase. If the City of Knoxville Engineering Department approves a layout without the turnaround during the design plan phase, a variance will be required during the final plat phase.

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

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
 - A. The proposed use is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
 - B. The use is also consistent with the General Plan's development policy 9.3, which encourages that the

context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The two-story townhouses will be similar in scale and height to the nearby multifamily developments.

C. The Northwest City Sector Plan recommends the MDR (Medium Density Residential) land use with densities up to 12 du/ac in the City if a property does not have any sidewalk connections to a nearby transit service. The proposed subdivision has an approximate density of 6.6 du/ac.

D. The proposed use is consistent with the One Year Plan's MDR (Medium Density Residential) land use classification.

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

A. The RN-3 district is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form.

B. The site plan and building elevation as provided conform to the dimensional standards (Article 4.3) and Principal Use Standards (Article 9.3.1) for townhouses in the RN-3 district. Although the floor plan and elevation show a 2-unit structure, the proposed townhouses with 3-5 dwelling units can be built through a repetition of the typical floor plan. Each structure shall comply with the Principal Use Standards, as mentioned in the condition of this special use approval.

C. The property has an HP (Hillside Protection) overlay which intends to protect hillsides and hillside development. According to the slope analysis, the proposed site plan is compatible with the Density and Land Disturbance Limitations (Article 8.9.C., Table 8.6).

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 several multifamily developments within 0.5-mile south of the property on properties zoned RN-3, RN-5, and RN-6, including a higher-density apartment complex accessed via Papermill Drive.

B. The surrounding area is characterized by one- and two-story houses. The proposed two-story structures will be compatible in size and scale with the neighboring single-family houses.

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. Townhouses are compatible with the surrounding residential uses and the proposal is not anticipated to injure the value of any nearby properties.

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

A. Loans Drive is a major collector street and it should be able to handle the additional traffic generated from this 29-unit subdivision. The road layout has been reviewed by the City of Knoxville Engineering Department and the subdivision entrance has adequate sight distance.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 314 (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.

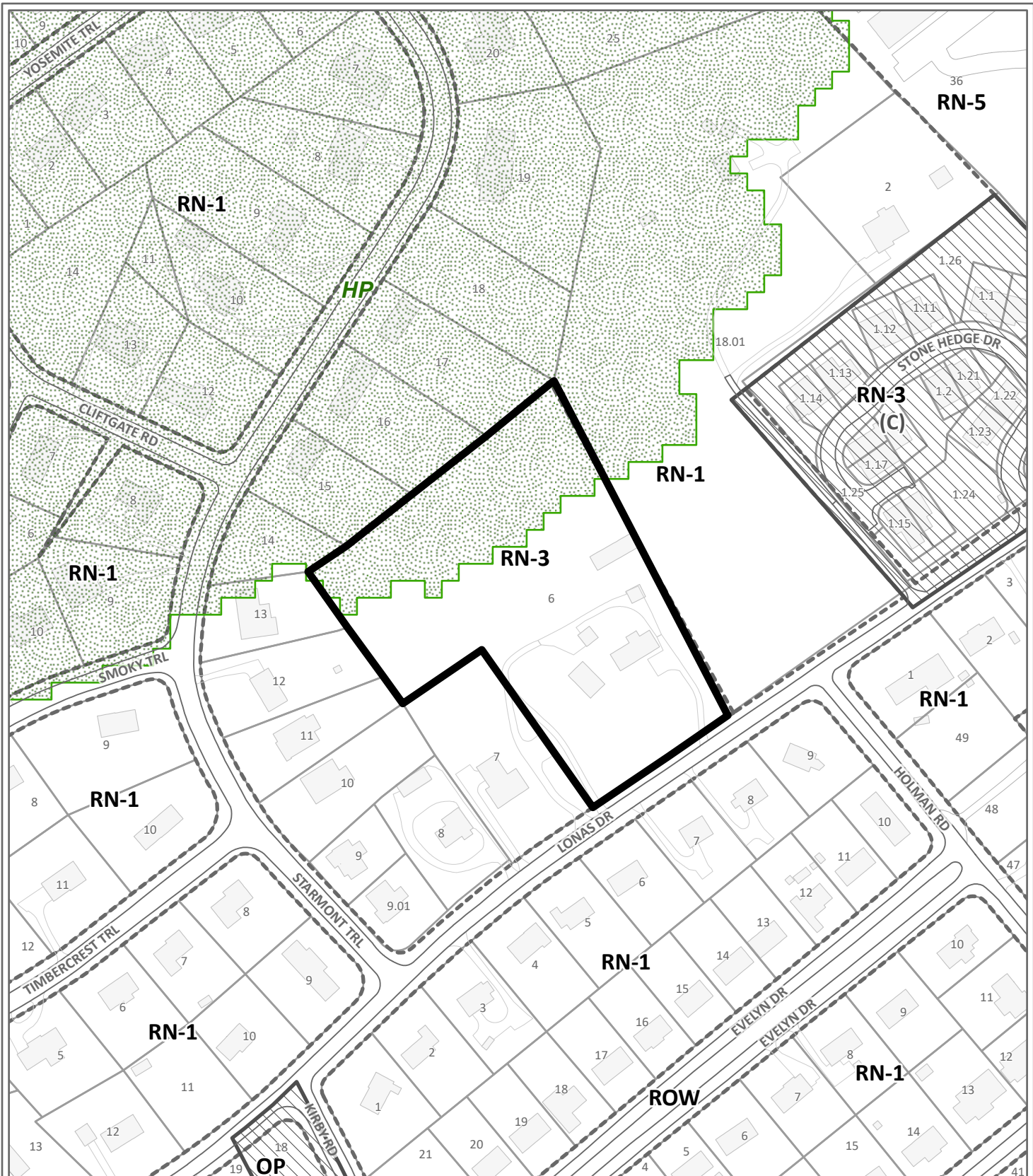
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this 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.

Knoxville-Knox County Planning Commission's approval or denial of this special use 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.



CONCEPT PLAN / DEVELOPMENT PLAN

1-SB-24-C / 1-D-24-SU

Petitioner: Urban Engineering, Inc.



Townhouses in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 12/7/2023

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

Map No: 107
Jurisdiction: City

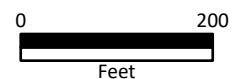
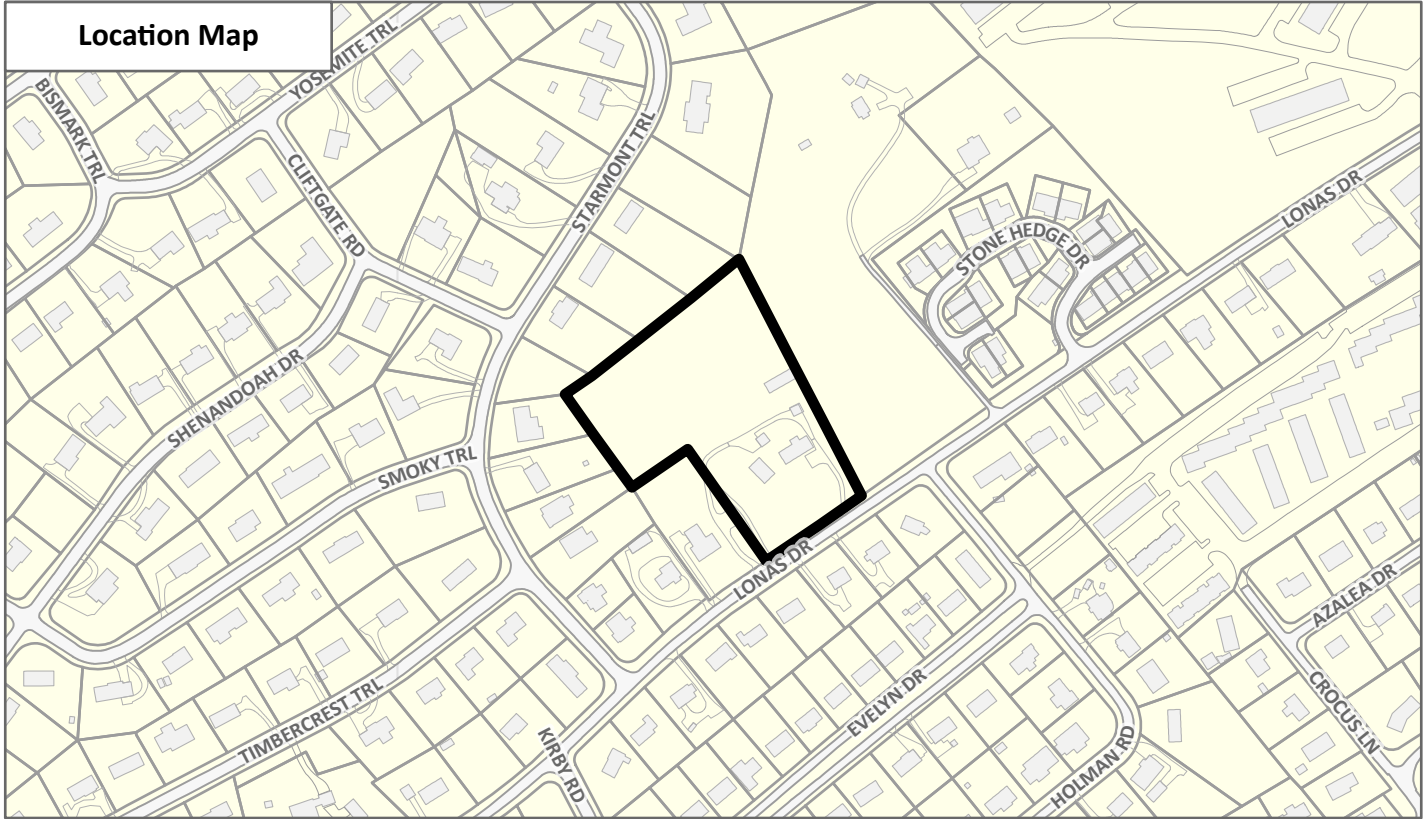
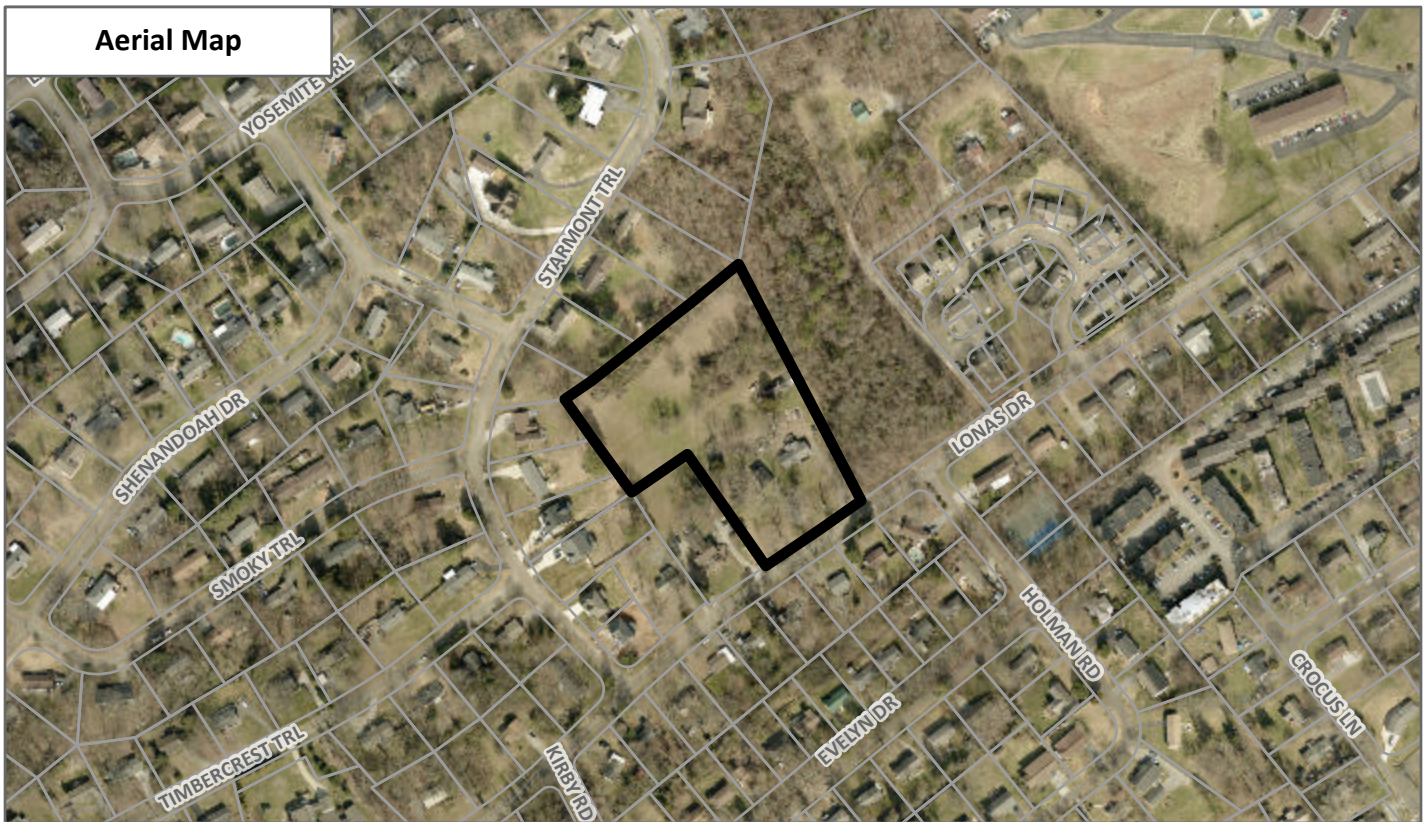


Exhibit A. Contextual Images

Location Map



Aerial Map

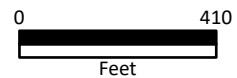


CONTEXTUAL MAPS 1

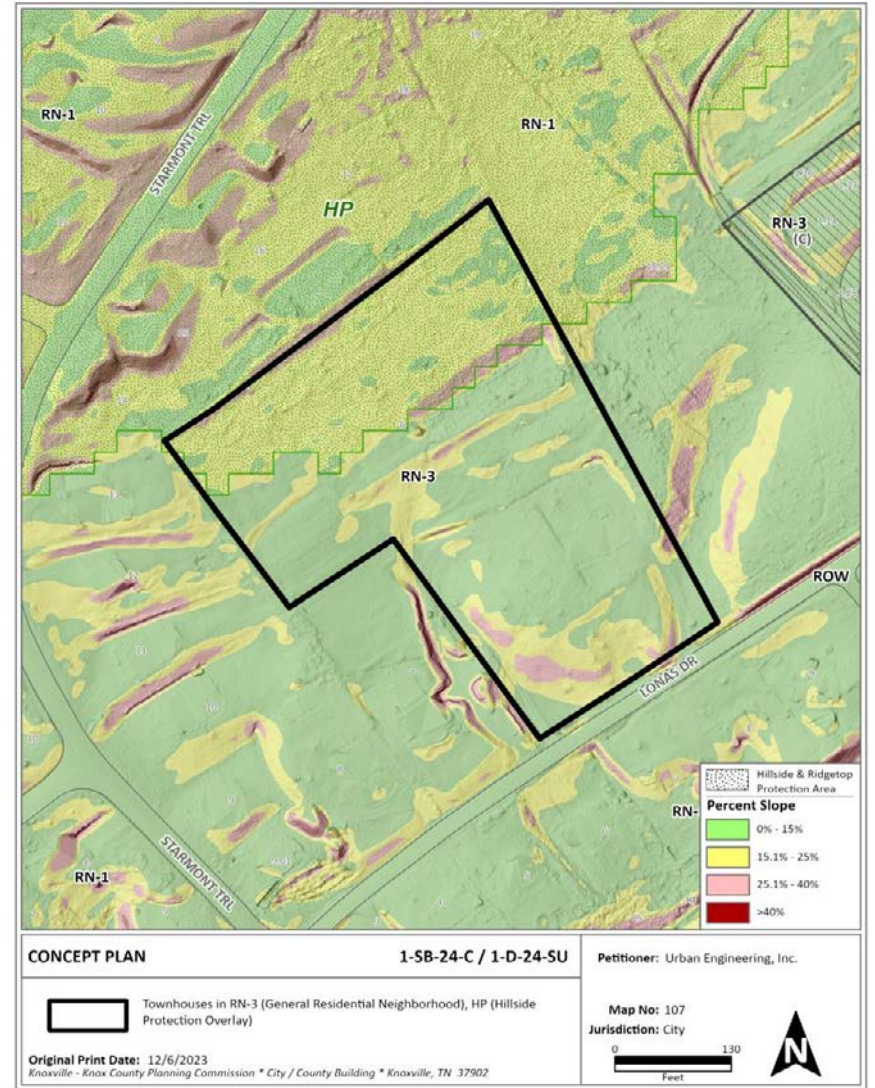
1-D-24-SU / 1-SB-24-C



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	183,565.2	4.2			
Non-Hillside	125,526.1	2.88	N/A		
0-15% Slope	6,895.0	0.16	100%	6,895.0	0.2
15-25% Slope	46,288.9	1.06	50%	23,144.4	0.5
25-40% Slope	4,855.3	0.11	20%	971.1	0.0
Greater than 40% Slope	0.0	0.00	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	58,039.2	1.3	Recommended disturbance budget within HP Area	31,010.5	0.7
			Percent of HP Area	53.4%	



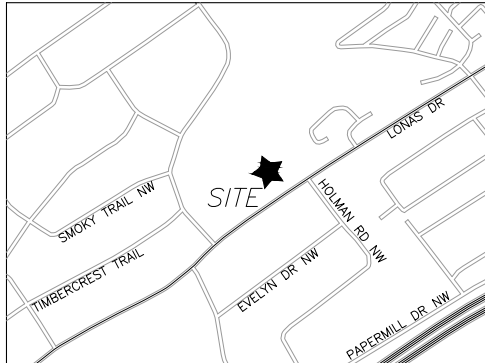
1-SB-24-C / 1-D-24-SU
Revision 12.21.2023

CONCEPT PLAN

U.E.I. PROJECT NO. 2110022

5117 LONAS DRIVE

SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TENNESSEE 37909
CITY BLOCK #48260, PARCEL ID #107GB006



LOCATION MAP
N.T.S

OWNER/DEVELOPER:
IKO PROPERTIES LLC
P.O. BOX 10872
KNOXVILLE, TN 37939
TEL. (865) 558-5507

 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

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

SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
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DEMOLITION PLAN	C-1
SITE PLAN	C-2
ROAD PROFILES	C-4
BUILDING ELEVATION & FLOOR PLAN	C-5

VARIANCE REQUESTS / ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE THE PRIVATE R.O.W. WIDTH FROM 50' TO 40'.
- 2) REDUCE THE PAVEMENT WIDTH FROM 26' TO 24'.
- 3) INCREASE THE INTERSECTION GRADE TO 3% ALONG ROAD 'A' AT ITS INTERSECTION WITH ROAD 'B'.
- 4) INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 12.33% (ROAD 'A')

FILE NO. 1-SB-24-C / 1-D-24-SU

Certification of Concept Plan by Registered Engineer:

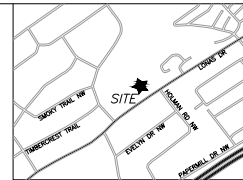
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County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

Registered Engineer 
Christopher A. Sharp, P.E.

Tennessee License No. 108884

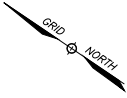
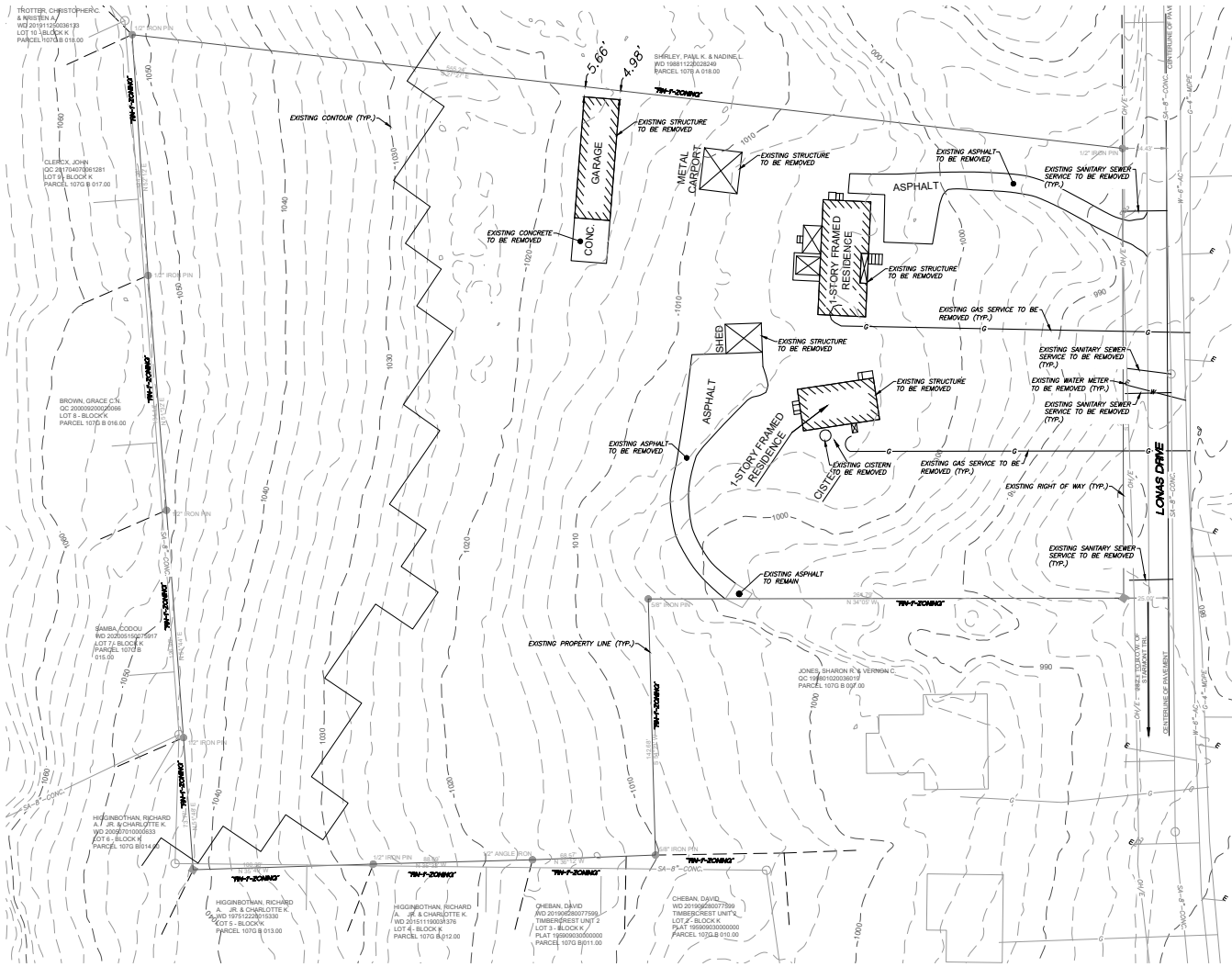
Date: 12/18/2023

ISSUE NO.	DATE	DESCRIPTION
2	12/18/23	SUBMITTAL 2



LOCATION MAP - N.T.S.

- DEMOLITION PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPUTED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
 3. BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
 4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

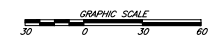


Certification of Concept Plan by Registered Engineer:
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge,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

Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.

Tennessee License No. 108984
 Date: 12/18/2023

FILE NO. 1-SB-24-C / 1-D-24-SU



REVISION	DATE	REVISION PER COK & KNIX PLANNING COMMENTS	BY
1	12/18/23	REVISED PER COK & KNIX PLANNING COMMENTS	BS

SHEET C-1

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

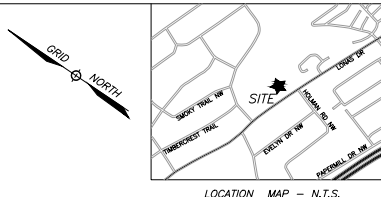
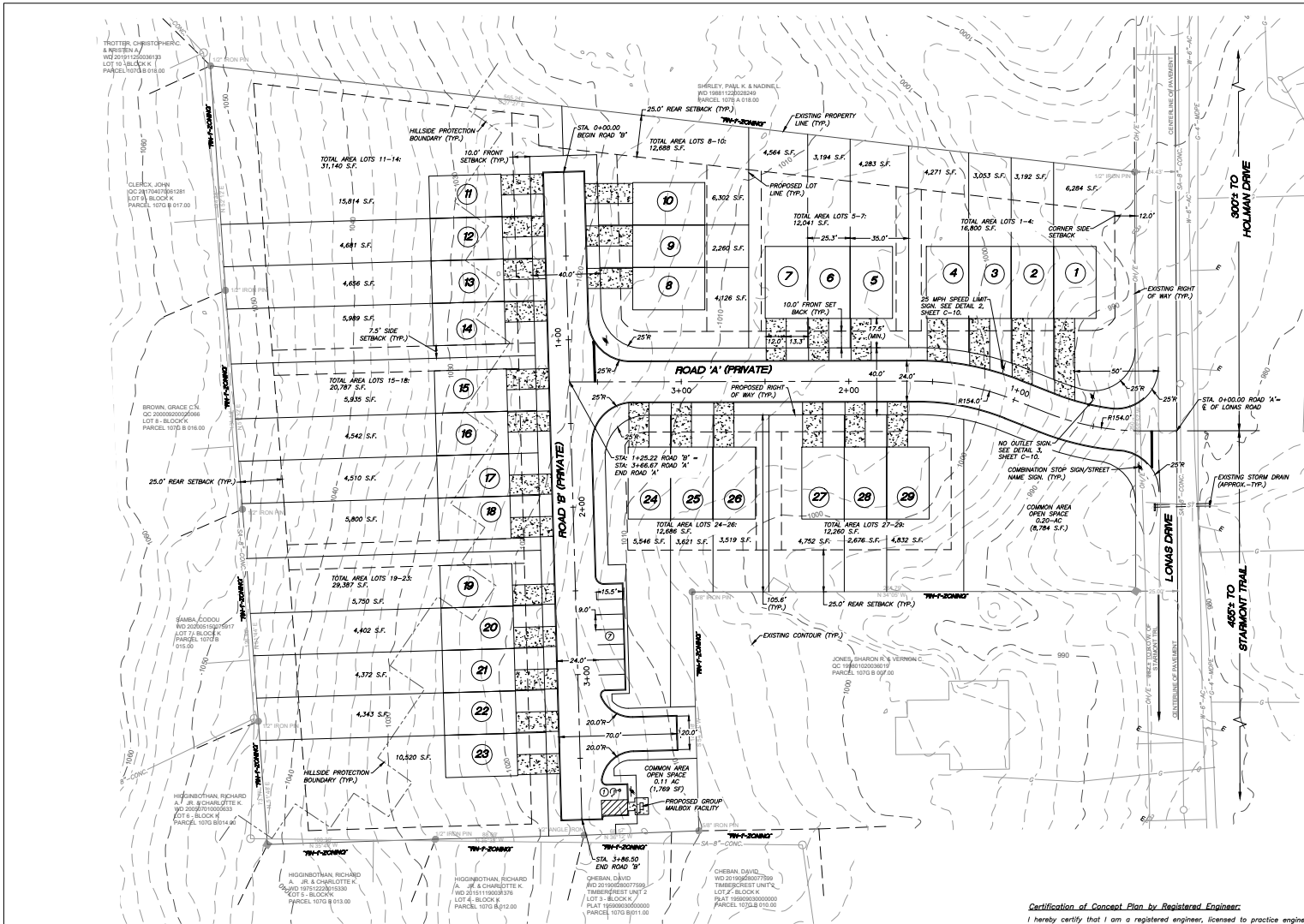
CITY OF KNOXVILLE KNOX CO. TENNESSEE
 WARD NO. 48
 PARCEL ID #107GB006 CITY BLOCK NO. 48260
 SCALE: 1"=30' NOVEMBER 27, 2023

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

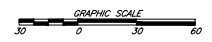
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG: BS COK: GAS DWG NO. 2110022





- SITE PLAN NOTES:**
1. THE PARCEL IS ZONED RM-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT YARD: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS SIDE: 5' OR 1/8 OF LOT WIDTH, WHICHEVER IS LESS, IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN. ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE EXISTENCE OF THE UTILITIES SHOWN AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 4. TOTAL AREA OF THE DEVELOPMENT IS 4.4-ACRES.
 5. PROPOSED OPEN SPACE = 10,551 S.F. (0.58)
 6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
 7. ALL PROPOSED UNITS TO HAVE 1-CAR GARAGES.
 8. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
 9. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.33 ACRES. THE TOTAL AREA OF DISTURBANCE WITHIN THE HILLSIDE PROTECTION AREA IS 0.7 ACRES.
 10. POPULATION DENSITY: 28 DWELLING UNITS / 4.4 AC = 6.8 UNITS / ACRE
 11. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 12. **PARKING SUMMARY:**
REQUIRED: 2.25 SPACES PER DWELLING UNIT = 2.25 x 29 = 65 PARKING SPACES
PROVIDED: 29 1-CAR GARAGES + 29 DRIVEWAYS + 8 OFF-STREET = 66 PARKING SPACES



SHEET C-2

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

CITY OF KNOXVILLE KNOX CO.
WARD NO. 48 TENNESSEE
PARCEL ID #10708006 CITY BLOCK NO. 48260
SCALE: 1"=30' NOVEMBER 27, 2023

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

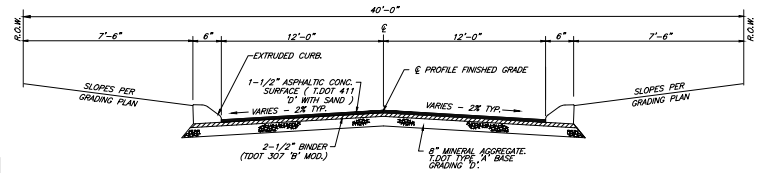
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 866-1924

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 statements conform to the best of my knowledge to all applicable provisions of the Knoxville/Sevier County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

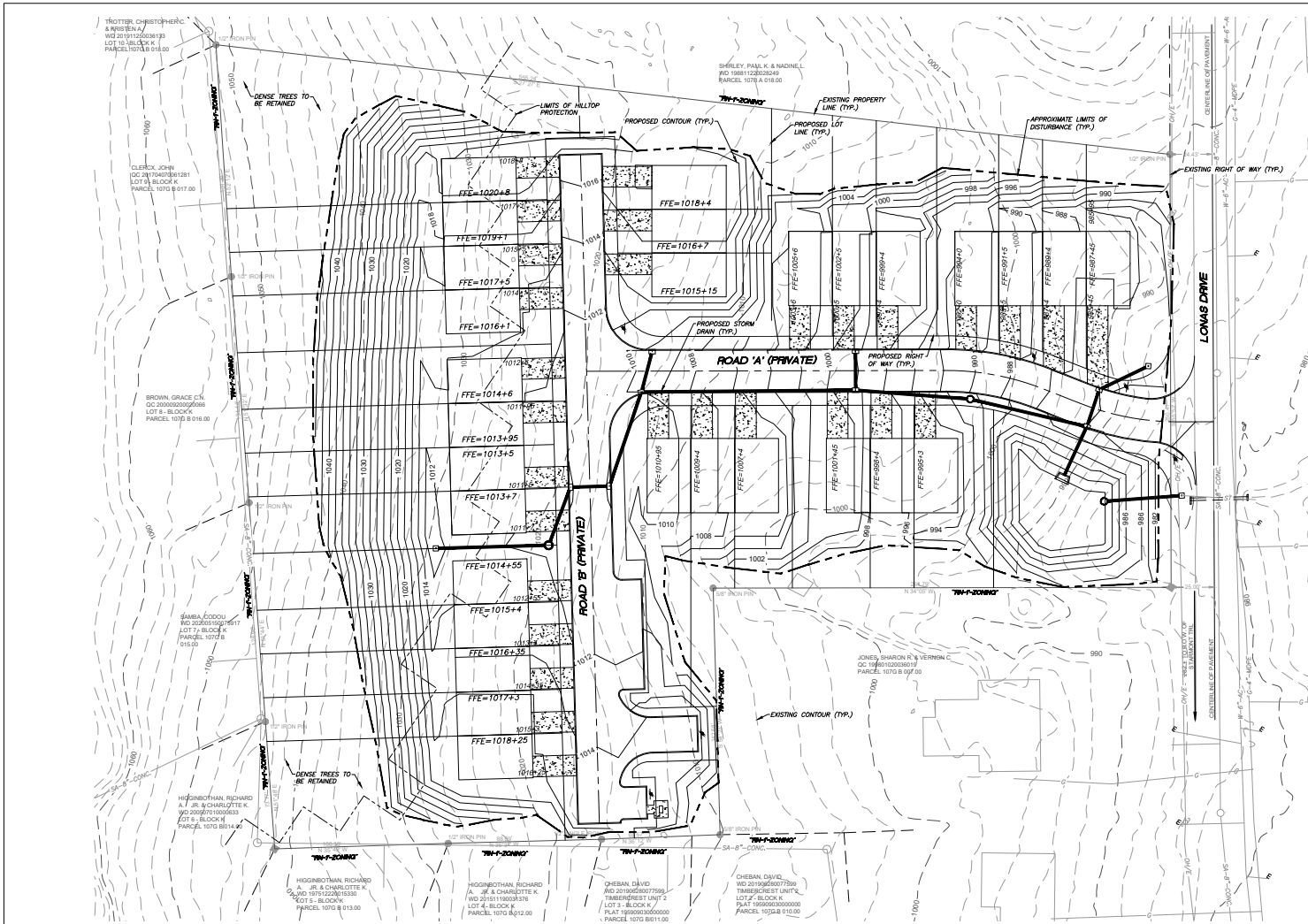
Registered Engineer *Christopher A. Sharp, P.E.*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 12/18/2023

FILE NO. 1-SB-24-C / 1-D-24-SU

REVISION	DATE	DESCRIPTION	BY
2	12/22/23	REVISED PER COK COMMENTS	CAS
1	12/18/23	REVISED PER COK & KNOX PLANNING COMMENTS	BS

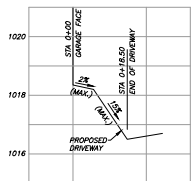


DWG: BS COK: CAS DWG. NO. 2110092



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY BE NEEDED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. ALL WORK SHALL BE SECURED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY THE CITY OF KNOXVILLE.
 4. CLEAR AND GRUB PER SPEC. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA, REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
 5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPAVING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE. STAIN BRUSH. EMPOWER SEEDING OF ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/REMENTATION.
 6. AFTER STOPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TACKER TRUCK FULLY LOADED WITH CATCH BENCHES AND SPREADER. SOFT SPOT YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
 7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM QUOTE OF APPROVED SOURCE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER FINISH GRADE 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW FINISH GRADE 90 PERCENT STANDARD PROCTOR
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 - c. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. HARD FINISHED GRASSES SHOWN AFTER PLACEMENT OF A MINIMUM OF 2 INCHES OF TOPSOIL. FINISHED SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED. FREE FROM PROJECTIONS AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
 9. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (3.88 ACRES) TOTAL AREA DISTURBED WITHIN THE HILLSIDE PROTECTION AREA (3.7-ACRES).
 10. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
 11. A FINAL PLAN SHALL BE REQUIRED TO CREATE TRAVELABLE ACCESS, STORM WATER DETENTION AND WATER QUALITY FACILITIES, AS SHOWN.
 12. IF REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
 13. THE VERTICAL DATUM IS NAVD83. HORIZONTAL INFORMATION IS BASED ON NAD83.
 14. SLOPE POND BOTTOM AT 2% (MIN) TOWARD OUTLET STRUCTURE.
 15. THE VERTICAL DATUM IS NAVD83. HORIZONTAL INFORMATION IS BASED ON NAD83.
 16. TARP REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

- TREE PROTECTION ORDINANCE REQUIREMENTS:**
- 1) WHERE A BUILDING PERMIT FOR NEW CONSTRUCTION OR SUBDIVISION APPROVAL IS REQUIRED, A MINIMUM OF SIX (6) TREES PER ACRE SHALL BE RETAINED ON THE SITE UNLESS BECAUSE OF CUT OR FILL WORK SUCH TREES CANNOT BE SAVED.
 - 2) WHERE TREES CANNOT BE RETAINED PURSUANT TO THE KNOXVILLE TREE PROTECTION ORDINANCE, OR DO NOT EXIST ON THE SITE, THEY SHALL BE PROVIDED WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1 1/4) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.



DRIVEWAY PROFILE (LOT 9)
 1"=20' (HORIZONTAL)
 1"=2' (VERTICAL)

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 statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Sevier County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Chesban David*
 Chesban David, P.E.
 Tennessee License No. 108984
 Date: 12/18/2023

FILE NO. 1-SB-24-C / 1-D-24-SU



REVISION	DATE	DESCRIPTION	BY
2	12/22/23	REVISED PER COX COMMENTS	CAS
1	12/18/23	REVISED PER COX & HINDY PLANNING COMMENTS	BS

SHEET C-3

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

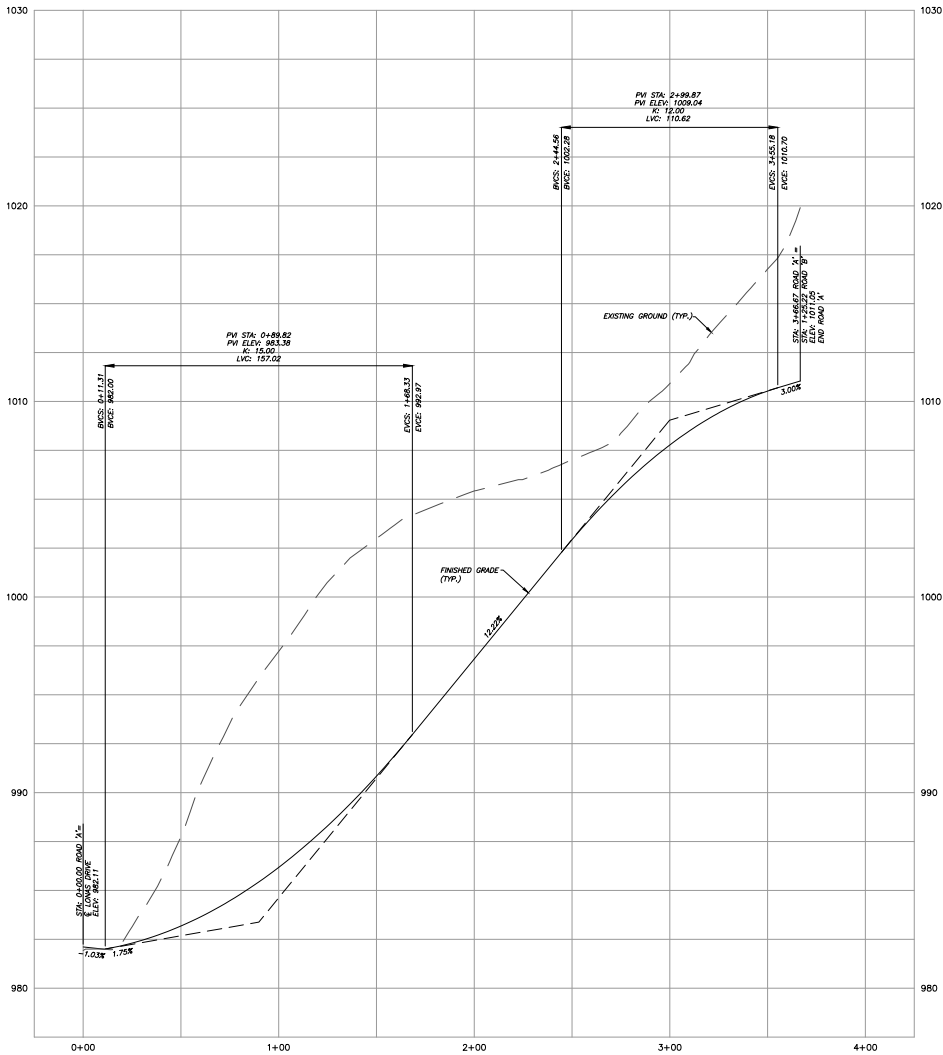
CITY OF KNOXVILLE	KNOX CO.
WARD NO. 48	TENNESSEE
PARCEL ID #10708006	CITY BLOCK NO. 48260
	NOVEMBER 27, 2023

DEVELOPER / OWNER: IKO PROPERTIES LLC
 P.O. BOX 10873
 KNOXVILLE, TENNESSEE 37939
 (865) 588-5507

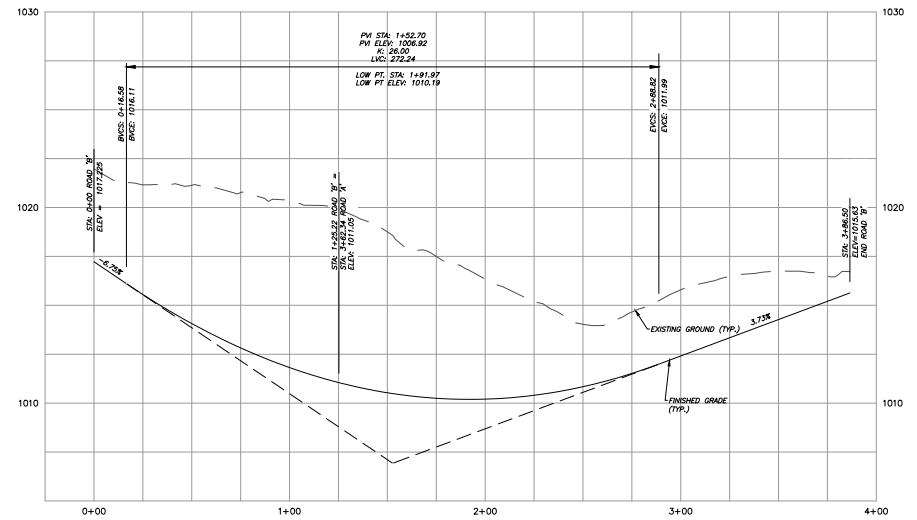
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG: BS CHK: CAS DWG NO: 2110022





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



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

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 statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/18/2023

FILE NO. 1-SB-24-C / 1-D-24-SU

REVISION	DATE	REVISION DESCRIPTION	BY
1	12/18/23	REVISED PER COK & HINDY PLANNING COMMENTS	BS

SHEET C-4

ROAD PROFILES

5117 LONAS DRIVE

SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO.
 WARD NO. 48 TENNESSEE
 PARCEL ID #10768006 CITY BLOCK NO. 48260
 SCALE: AS NOTED NOVEMBER 27, 2023

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



URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

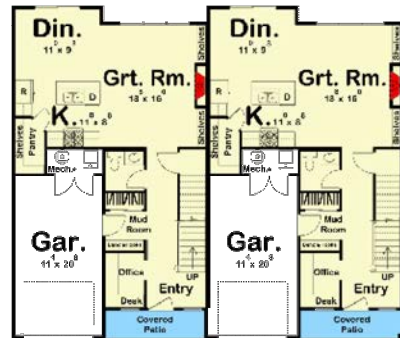
DWN: BS CHK: CAS DWG. NO. 2110022



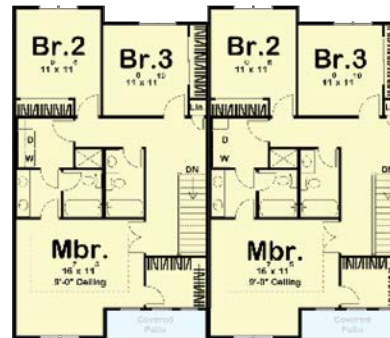
BUILDING ELEVATION

NOTE: TRANSPARENCY ON FRONT FACADE IS APPROXIMATELY 15.5%.

Main Level



2nd Floor



FLOOR PLANS



FILE NO. 1-SB-24-C / 1-D-24-SU

REVISION	DATE	DESCRIPTION	BY
1	12/18/23	ADDED SHEET	BS

SHEET C-5

BUILDING ELEVATION & FLOOR PLAN
5117 LONAS DRIVE
 SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

CITY OF KNOXVILLE	KNOX CO. TENNESSEE
WARD NO. 48	CITY BLOCK NO. 48260
PARCEL ID #1070B006	NOVEMBER 27, 2023
SCALE: N.T.S.	

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

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG: BS	CHK: CAS	DWG. NO. 2110022
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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
 - Sector Plan
 - One Year Plan
- Rezoning

Urban Engineering, Inc.

Applicant Name

Affiliation

11/27/2023

1/11/2024

1-SB-24-C / 1-D-24-SU

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.

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

IKO Properties

P.O. Box 10872 Knoxville TN 37939

865-679-3111

Owner Name (if different)

Owner Address

Owner Phone / Email

5117 LONAS DR

Property Address

107 G B 006

Parcel ID

Part of Parcel (Y/N)?

4.4 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Lonas Dr, southwest of Holman Rd

General Location

City

Council District 2

RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Rural Residential

County

District

Zoning District

Existing Land Use

Northwest City

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

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 checked="" 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) Townhouses	

SUBDIVISION REQUEST

5117 Lonas Drive	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	8 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	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$750.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	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	Urban Engineering, Inc. Please Print	11/27/2023 Date
Phone / Email		
Property Owner Signature	IKO Properties Please Print	11/27/2023 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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

11/27/23

1/11/24

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

IKO Properties

P.O. Box 10872, Knoxville, TN 37939

(865) 679-3111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5117 Lonas Drive, Knoxville, TN 37909

107GB006

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

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) _____

Pending Plat File Number

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

Chris Sharp

Digitally signed by Chris Sharp
Date: 2023.11.21 11:14:04 -05'00'

Urban Engineering, Inc.

11/21/23

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

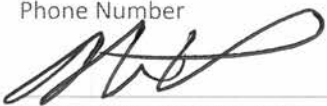
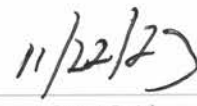
Email

Property Owner Signature

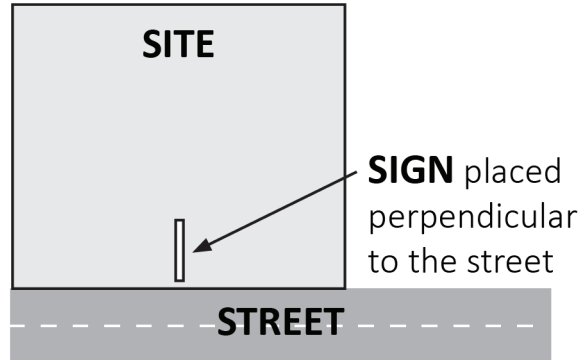
Ken Harrigan

Please Print

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: Urban Engineering, INC.

Date: 11/27/2023

File Number: 1-D-24-SU & 1-SB-24-C

- Sign posted by Staff
- Sign posted by Applicant