



SPECIAL USE REPORT

▶ **FILE #:** 2-A-25-SU

AGENDA ITEM #: 35

AGENDA DATE: 2/13/2025

▶ **APPLICANT:** IURA BORDEI

OWNER(S): Iura Bordei

TAX ID NUMBER: 80 J B 005

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 4918 KINGMAN DR

▶ **LOCATION:** North of Kingman Dr, east of Pleasant Ridge Rd

▶ **APPX. SIZE OF TRACT:** 29.91 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access would be via Kingman Drive, a local road with a pavement width which varies from 26 to 28 ft within a 50 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **ZONING:** RN-3 (General Residential Neighborhood), (C) (Previously Approved Plan District), HP (Hillside Protection Overlay)

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

▶ **PROPOSED USE:** Single Family Home

HISTORY OF ZONING: In 1985, a large portion of the property was rezoned from R-2 (General Residential) to RP-1 (Planned Residential) up to 5.99 du/ac (8-J-85-RZ). In 2001, the remaining portion of the property was rezoned from R-1 (Single Family Residential) & A-1 (General Agricultural) to RP-1 (Planned Residential) up to 2.8 du/ac (8-I-01-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, multifamily - RN-1 (Single Family Residential Neighborhood), AG (General Agricultural), HP (Hillside Protection) Overlay

South: Single family residential, agricultural/forestry/vacant land - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection) Overlay

East: Single family residential - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection) Overlay

West: Public/quasi-public land (church) - AG (General Agricultural), HP (Hillside Protection) Overlay

NEIGHBORHOOD CONTEXT: This part of the Norwood neighborhood area is primarily characterized by single family houses. There is a large church complex southwest of the

STAFF RECOMMENDATION:

- ▶ **Postpone the application for 30 days to be heard at the March 13, 2025 Planning Commission meeting as requested by the applicant.**

COMMENTS:

The subject property is connected to an unbuilt 50-ft long public right-of-way stub off of Kingman Drive. The applicant would either need to build the right-of-way as a City street or propose an alternate access via an easement agreement with an abutting property owner(s). The postponement would allow time for required revisions.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

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

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



Request to Postpone • Table • Withdraw

Iura Bordei

2/3/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

February 13, 2025

File Number(s)

Scheduled Meeting Date

2-A-25-SU

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 march 13 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.

Iura Bordei

Applicant Signature

Please Print

(865) 253-5796

GatewayProtn@gmail.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

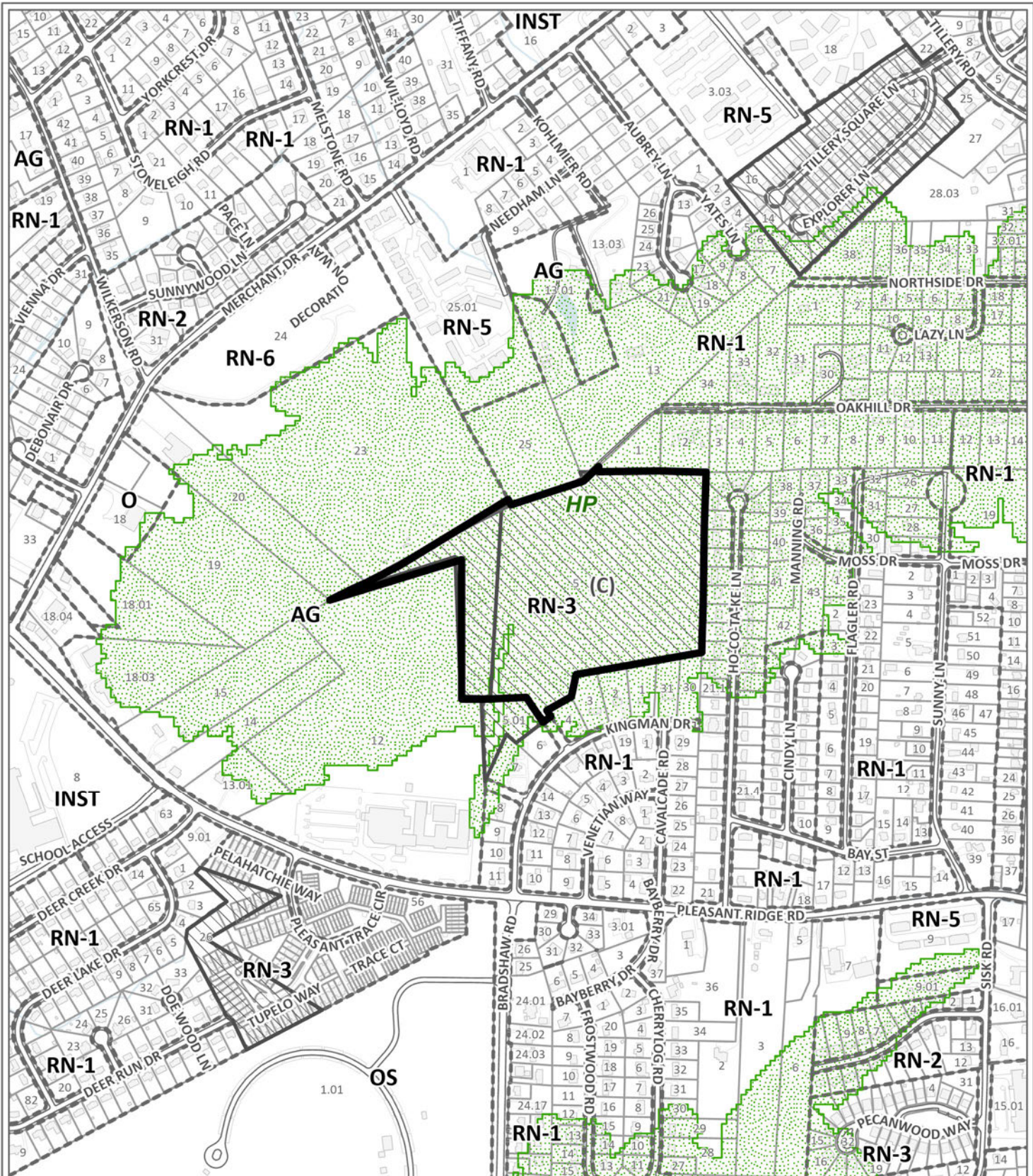
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

2-A-25-SU

Petitioner: Iura Bordei



Single Family Home in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

Map No: 80
Jurisdiction: City

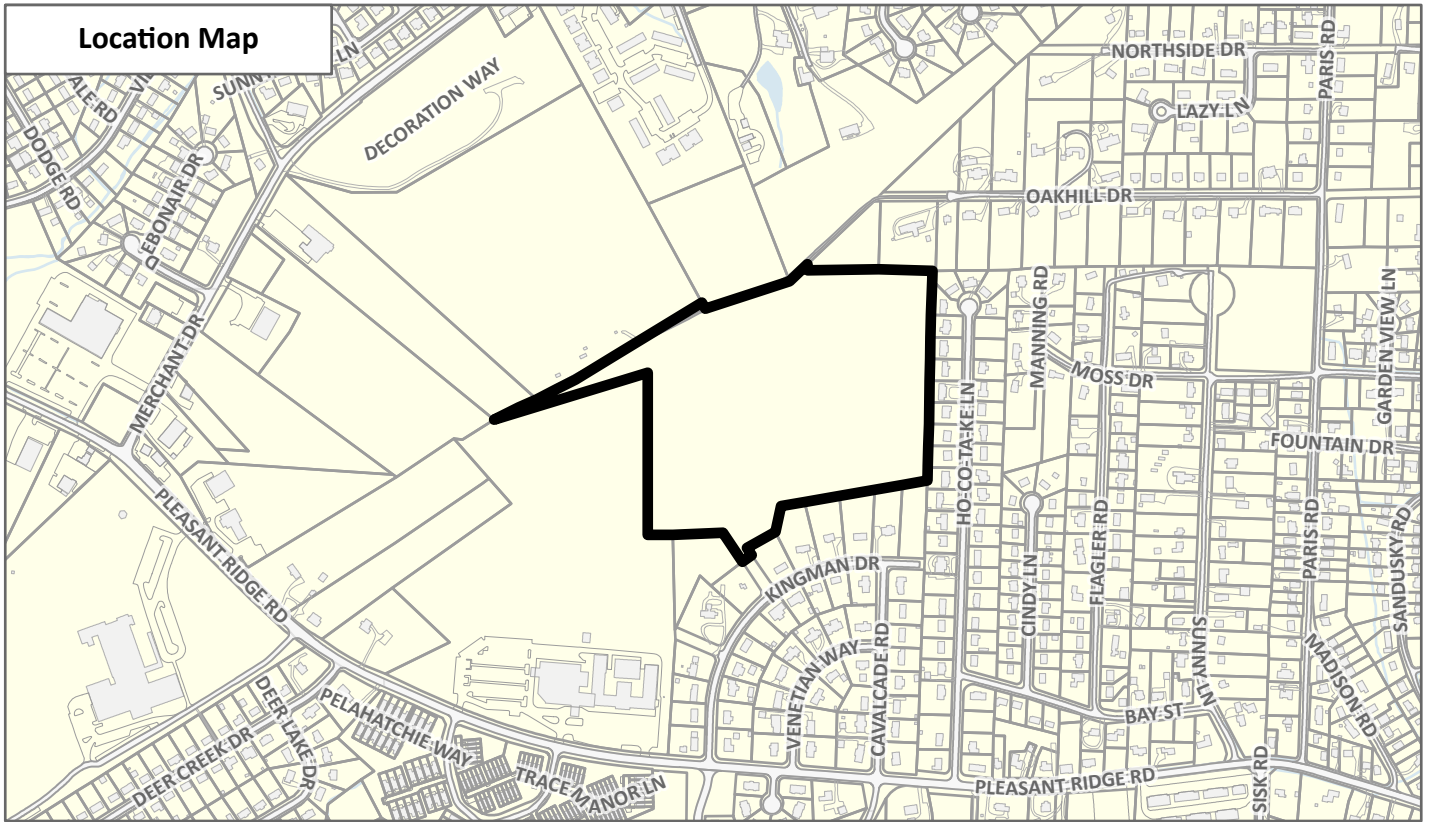
Original Print Date: 1/7/2025

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

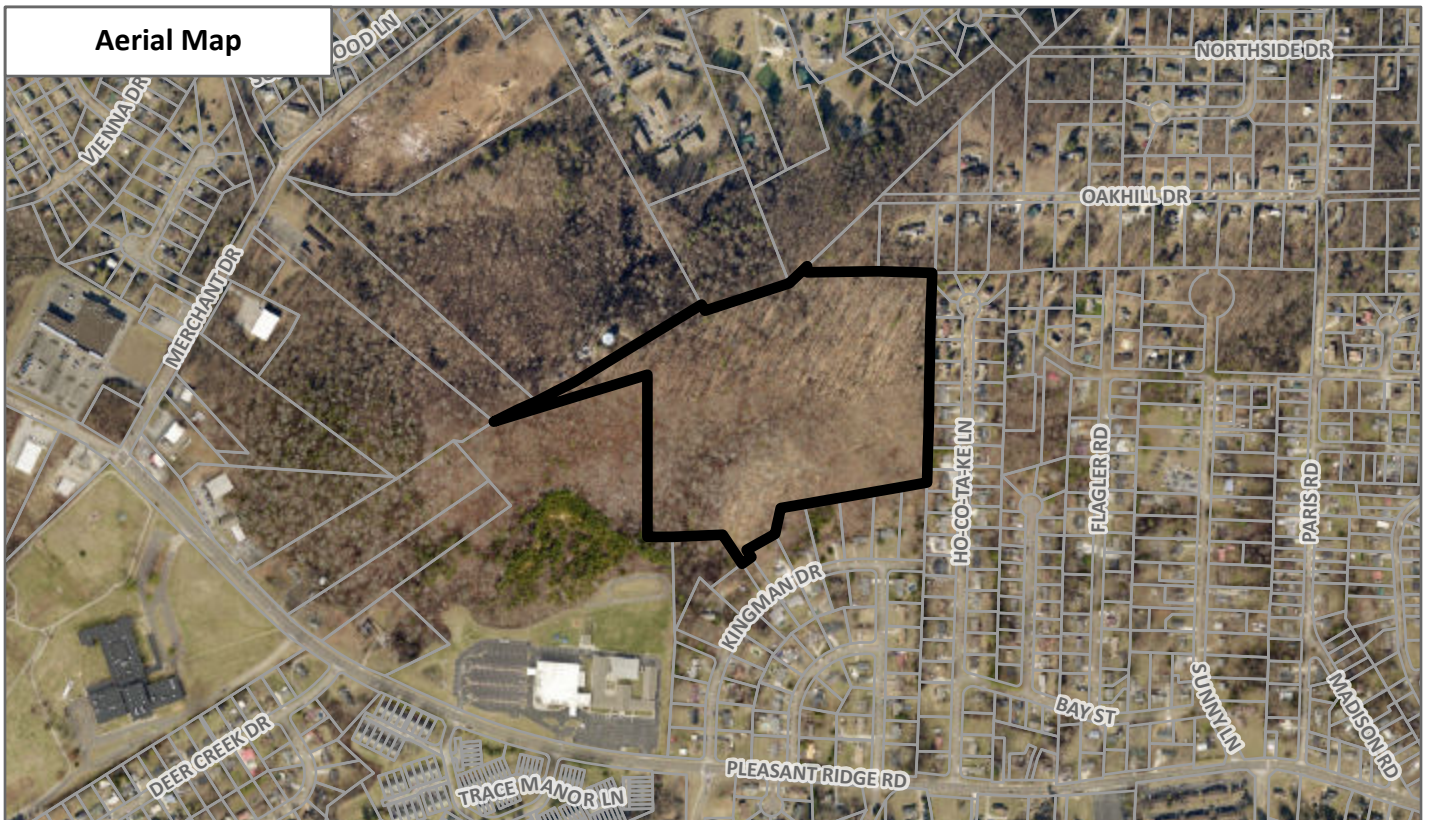


Exhibit A. Contextual Images

Location Map



Aerial Map

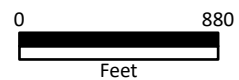


CONTEXTUAL MAPS 1

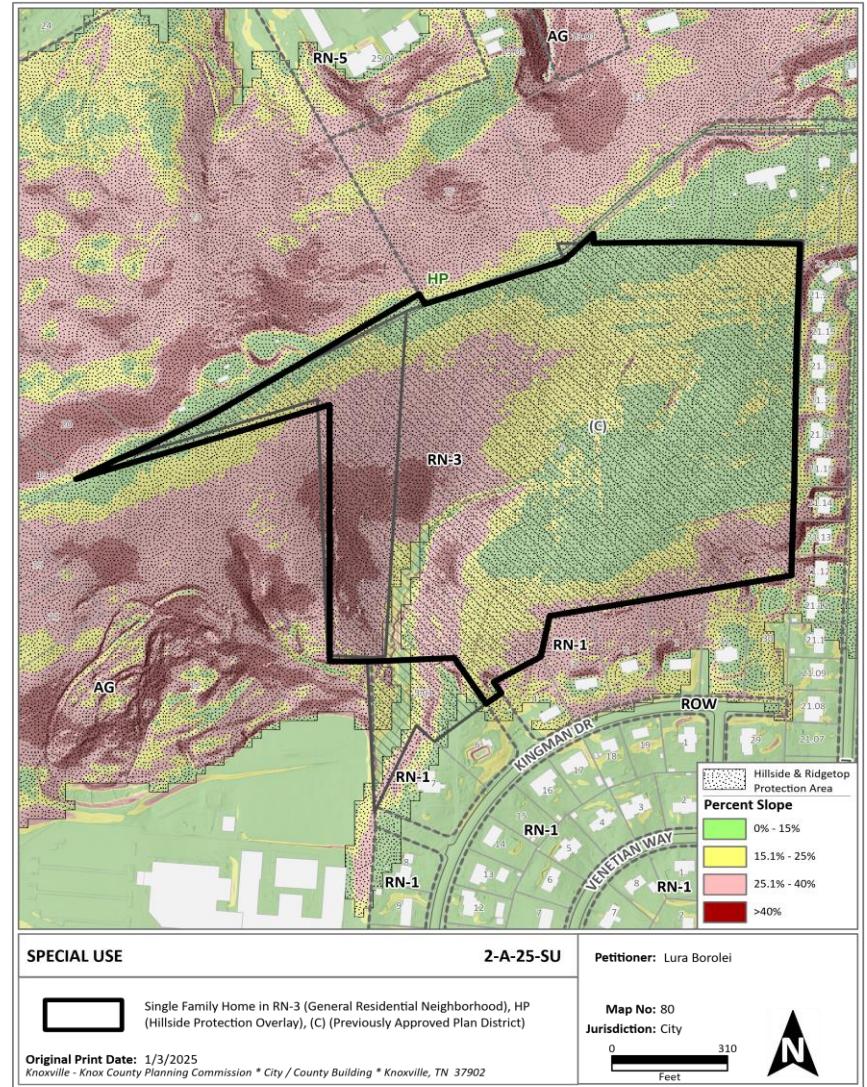
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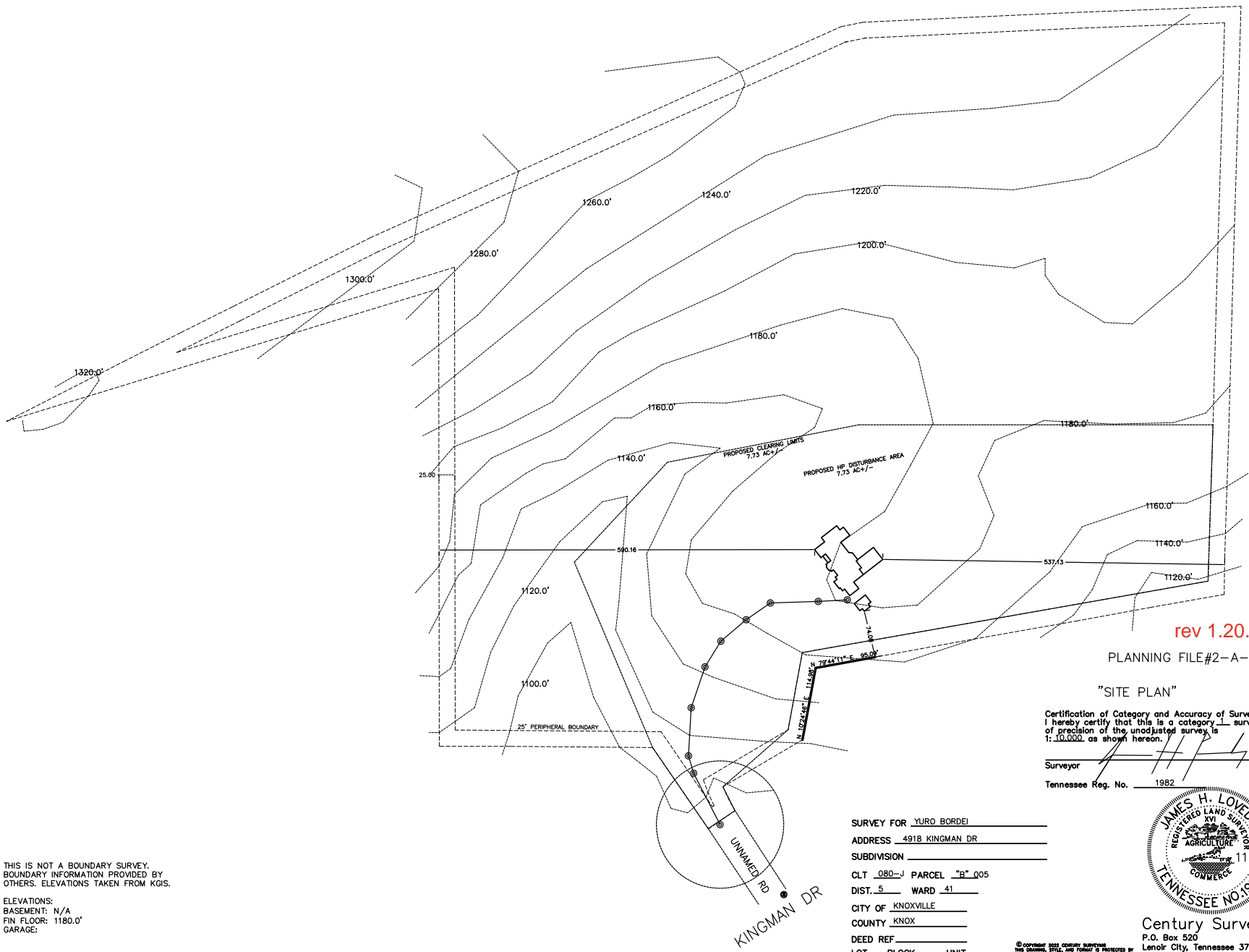


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	1,302,885.3	29.9			
Non-Hillside	14,848.4	0.3	N/A		
0-15% Slope	466,320.8	10.7	100%	466,320.8	10.7
15-25% Slope	413,998.8	9.5	50%	206,999.4	4.8
25-40% Slope	329,552.5	7.6	20%	65,910.5	1.5
Greater than 40% Slope	78,164.7	1.8	10%	7,816.5	0.2
Ridgetops					
Hillside Protection (HP) Area	1,288,036.8	29.6	Recommended disturbance budget within HP Area	747,047.2	17.1
			Percent of HP Area	58.0%	





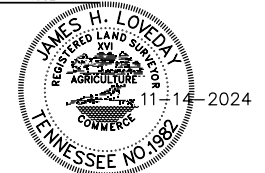
rev 1.20.2025

PLANNING FILE #2-A-25-SU

"SITE PLAN"

Certification of Category and Accuracy of Survey
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor [Signature]
Tennessee Reg. No. 1982

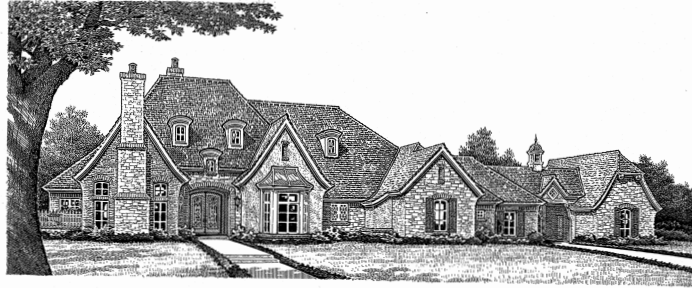


SURVEY FOR YURO BORDEI
ADDRESS 4918 KINGMAN DR
SUBDIVISION _____
CLT .080 PARCEL "B" Q05
DIST. 5 WARD 41
CITY OF KNOXVILLE
COUNTY KNOX
DEED REF _____
LOT _____ BLOCK _____ UNIT _____
SCALE 1"=100' DATE 11-14-2024

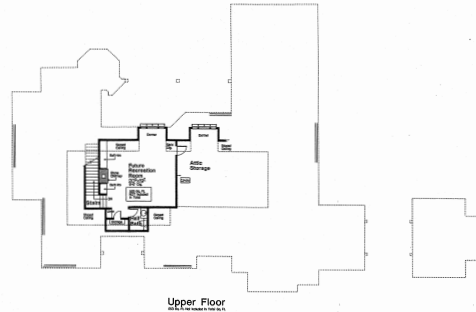
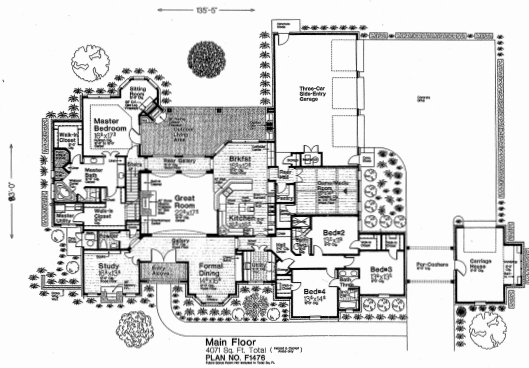
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Century Surveying
P.O. Box 520
Lenoir City, Tennessee 37771
(865) 986-1982
jlloveday@gmail.com JOB # 24171

THIS IS NOT A BOUNDARY SURVEY.
BOUNDARY INFORMATION PROVIDED BY
OTHERS. ELEVATIONS TAKEN FROM KGIS.
ELEVATIONS:
BASEMENT: N/A
FIN FLOOR: 1180.0'
GARAGE: _____



F1476



DESIGN LOADS:

Floor: 40 p.s.f. live load Roof: 30 p.s.f. live load
 10 p.s.f. dead load 10 p.s.f. dead load

Soil Pressure 2000 p.s.f.

Note: Check with local building officials for design load and site preparation. Check with local building departments for wind, seismic, snow or other loading conditions.
 Drainage: 1" L/s shall be provided with adequate drainage and shall be graded so as to drain all surface away from foundation walls.

CONCRETE:

All concrete slabs on grade shall be of compressive strength at 28 days of not less than 3000 pounds per square inch. Slab shall be on 4" sand or gravel fill with 6x6-10/10W. Thicker slab beams shall be below all loads bearing walls with 5/8" steel rebar. Provide a 1/2" expansion joint at all exterior walls.

FOUNDATIONS:

All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings. They shall be of sufficient design to support safely the loads imposed as determined from the character of the soil and shall always extend below the front line. Minimum sizes shall be as per the local code. Foundation walls shall be constructed of poured concrete or grade 7x9" type 1, hollow load bearing concrete masonry units. Horizontal reinforcing shall be our 0 wall continuous every other block course. Vertical reinforcing shall be with #7 vertical rebar at 4' oc and at each corner and both sides of opening.

Drains shall be provided around foundations located below grade. The top of open joints of drain tiles shall be provided by stripes of building paper and the tiles shall be placed on 2" of washed gravel.

Provide termite protection as required by HUD minimum property standards.

FRAMING:

All framing lumber shall be Douglas fir construction grade. Beams, headers, and floor joists shall have a bending stress of 1200 p.s.i.

Load bearing dimension lumber for studs, plates, and headers shall conform to applicable standards or grading rules. All studs shall be stud grade or better. Double joists under all parallel partitions. Double 2x12 headers with 1/2" plywood between at all door and window openings.

1 x 3 cross bridging at all floor joists.

Floor construction: 1/2" plywood with exterior glue under 5/8" plywood underlayment with building paper between.

FRAMING DETAILS:

Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with gusset plate as a tie. Ridge board shall be at least 1-inch nominal thickness and not less in depth than the cut of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch thickness and not less in depth than the cut end of the rafter. Hip valley rafters shall be supported at the ridge by a brace to a bearing partition. Rafters and ceiling joists shall be provided with lateral support at points of bearing to prevent rotation.

All interior walls and ceilings to be covered with gypsum wallboard in accordance with manufacturers recommendations.

"Micro Lam" beams as shown are by Truss Joist Corp.

MASONRY FIREPLACES:

Fireplaces to be lined with firebrick, a metal damper control are to be installed. A minimum of 12" x 16" clay flue tile to be used in the chimney.

MISCELLANEOUS

R-13 minimum batt insulation stapled to all exterior walls of house only.
 R-38 minimum batt insulation in all floors or ceilings exposed to the outside.
 Rigid insulation at all masonry foundation walls.
 Use insulating double-glazing at all exterior glass areas.

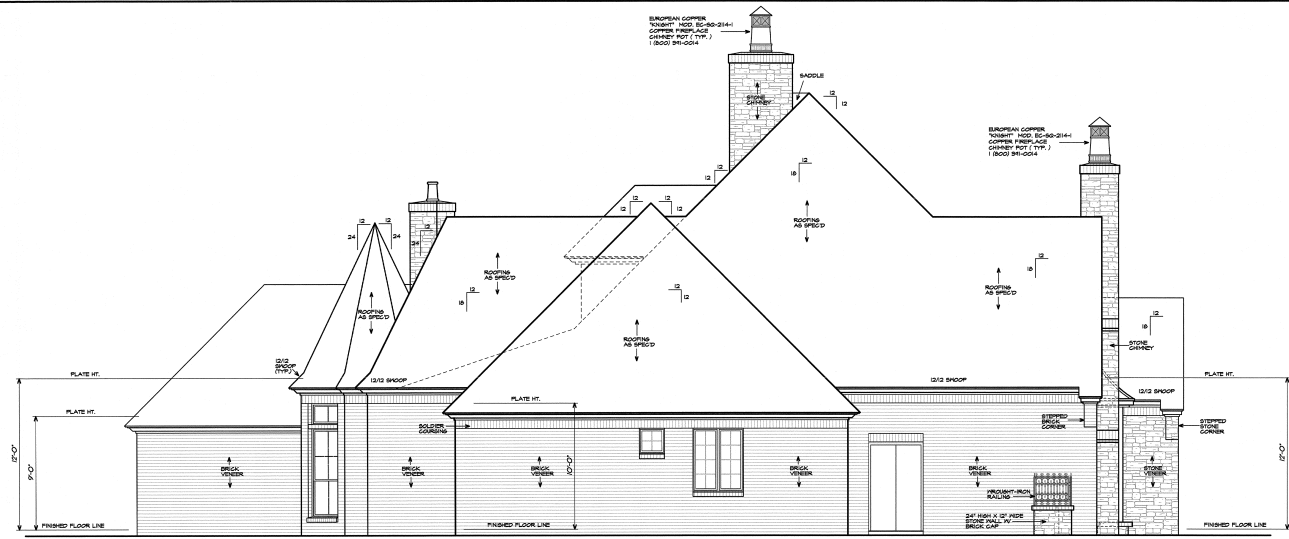
PLANNED & CHAMBERS DESIGN GROUP, 11000 UNIVERSITY
 DRIVE, SUITE 100, OKLAHOMA CITY, OKLAHOMA 73155
 PHONE: (405) 842-2334 FAX: (405) 842-2334
 WWW: WWW.PLANNED.COM

Cover Sheet

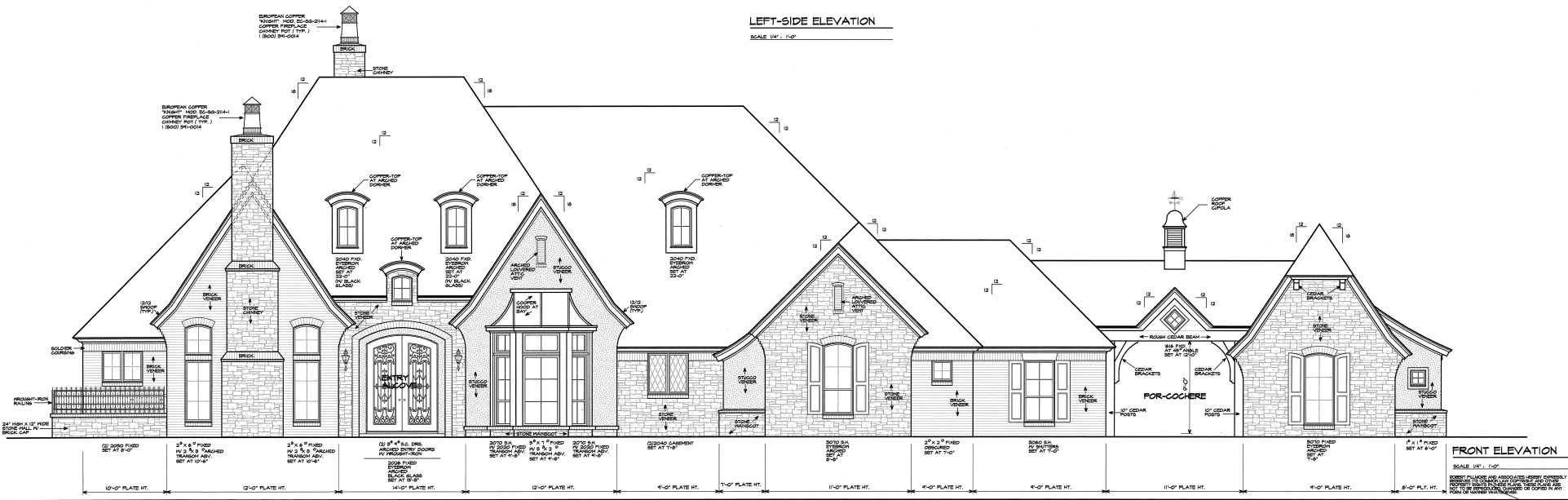
PLAN NUMBER
 F1476

Contact Info:
 Planned & Chambers Design Group
 11000 University Drive, Suite 100
 Oklahoma City, Oklahoma 73155
 Phone: (405) 842-2334
 Fax: (405) 842-2334
 Website: www.planned.com

PLANNED & CHAMBERS DESIGN GROUP



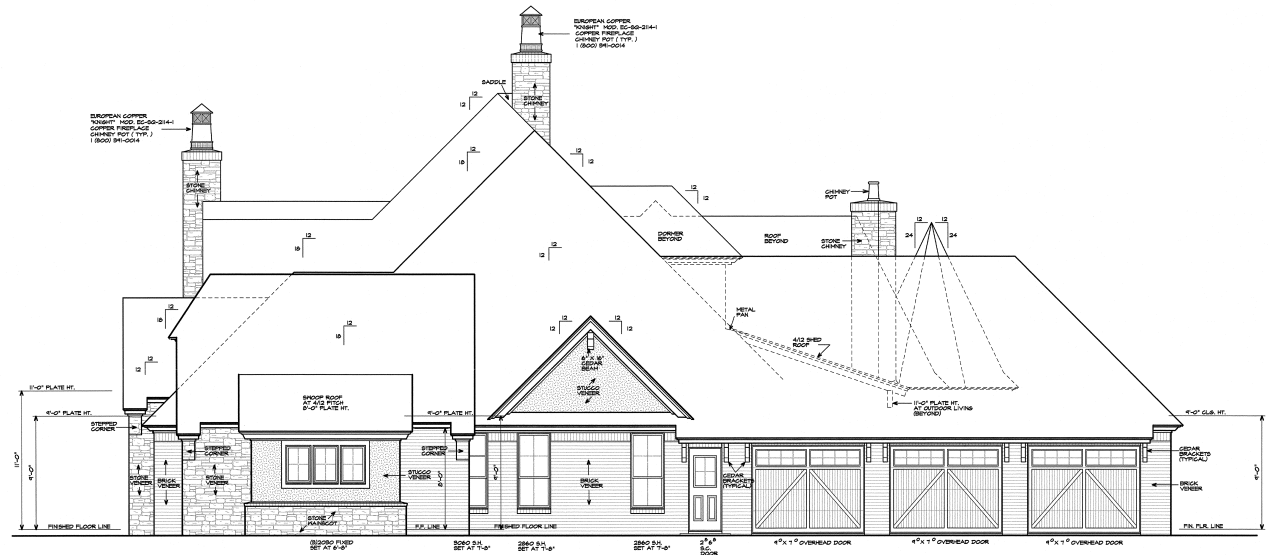
LEFT-SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



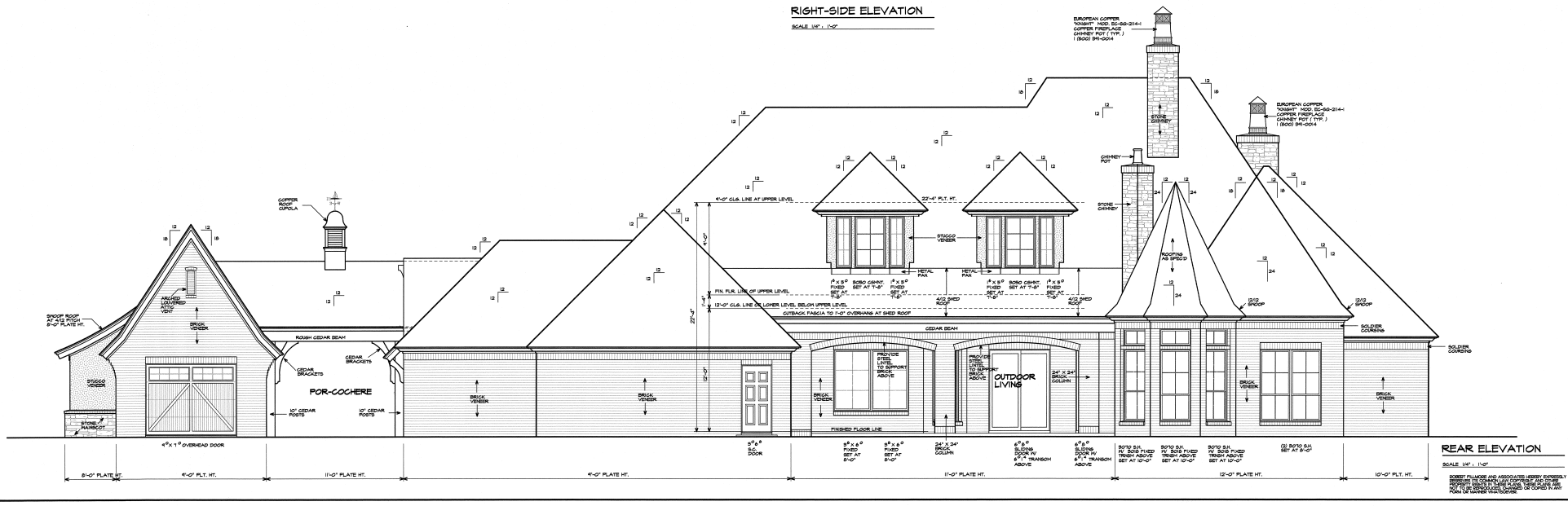
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

SEE PLAN AND ASSOCIATED LAYOUT CORRELATE
 BEFORE CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED. DIMENSIONS OF 1/2" OR 3/4" ARE
 TO FACE UNLESS OTHERWISE NOTED.

Sq. Ft.	
UPPER FRAME	
LOWER FRAME	
TOTAL FRAME	
TOTAL VOLUME	
SHEET	
FIVE	
PLAN	
F1476	



RIGHT-SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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

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Sq. Ft.	
UPPER FRAME	
LOWER FRAME	
TOTAL FRAME	
TOTAL VENEER	
SHEET	SIX
PLAN	
F1476	



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP PA
- Rezoning

Iura Bordei

Applicant Name

Affiliation

12-17-24

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.*

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

Iura Bordei

Name

Company

4819 Kingman Drive

Address

Knoxville

City

TN

State

37912

ZIP

(865) 253-5796

Phone

Email

CURRENT PROPERTY INFO

same

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

086 JB005

Kub

Sewer Provider

Kub

Water Provider

1

Septic (Y/N)

COMMUNITY ENGAGEMENT *Sign and return the Public Notice & Community Engagement form with this application.*

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____
 Other (specify) Single-family home

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) _____
 Proposed Density (units/acre) _____ Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

<p>PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>)</p> <p>ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Fee 1</td> <td style="width: 40%;">Total</td> </tr> <tr> <td style="height: 40px;">04 01 \$450.00</td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right; font-size: 2em;">\$450.0</td> </tr> </table>	Fee 1	Total	04 01 \$450.00		Fee 2		Fee 3			\$450.0
Fee 1	Total										
04 01 \$450.00											
Fee 2											
Fee 3											
	\$450.0										

DECLARATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Iura Bordei		
Applicant Signature	Print Name / Affiliation	Date
865-253-5796		
Phone Number	Email	Date Paid
	Iura Bordei	12-17-24
Property Owner Signature	Please Print	Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/01/2025

02/14/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Inna Bordei

Applicant Name

11-17-24

Date

2-A-25-0R

FILE NUMBER