SUBDIVISION REPORT - CONCEPT

FILE #:	**9-SB-26-C**	**AGENDA ITEM #:**	**9**
POSTPONEMENT(S):	9/10/2026	**AGENDA DATE:**	**11/12/2026**
SUBDIVISION:	**LOT 4 OF THE FINAL PLAT OF THE WOODS AT LONAS DRIVE**		
APPLICANT/DEVELOPER:	**ZEB BEASON**		
OWNER(S):	Seth and Tara Thacker, Jon West, Joseph Trott		
TAX IDENTIFICATION:	107 B A 018 (PARTIAL)	**View map on KGIS**	
JURISDICTION:	City Council District 2		
STREET ADDRESS:	0 YOSEMITE TRL		
LOCATION:	**Northeastern terminus of Yosemite Trl, north of Lonas Dr**		
SECTOR PLAN:	Northwest City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Third Creek		
APPROXIMATE ACREAGE:	**6.78 acres**		
ZONING:	**RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**		
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**		
PROPOSED USE:	**Detached residential subdivision**		
SURROUNDING LAND USE AND ZONING:	North: Rural residential, office - OP (Office Park), I-G (General Industrial), HP (Hillside Protection Overlay) South: Agriculture/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: Single family residential, private recreation - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
NUMBER OF LOTS:	**4**		
SURVEYOR/ENGINEER:	Zeb Beason MBI Companies, Inc.		
ACCESSIBILITY:	Access is via Yosemite Trail, a local street with 26 ft of pavement width within a 50-ft right-of-way.		
SUBDIVISION VARIANCES REQUIRED:	**None.**		

STAFF RECOMMENDATION:

- **Table the concept plan as requested by the applicant.**

COMMENTS:

This request is to subdivide this 6.78-acre site into 4 lots. The lots will be accessed from an access easement that extends from the northeastern terminus of Yosemite Trail.

ESTIMATED TRAFFIC IMPACT: 52 (average daily vehicle trips)

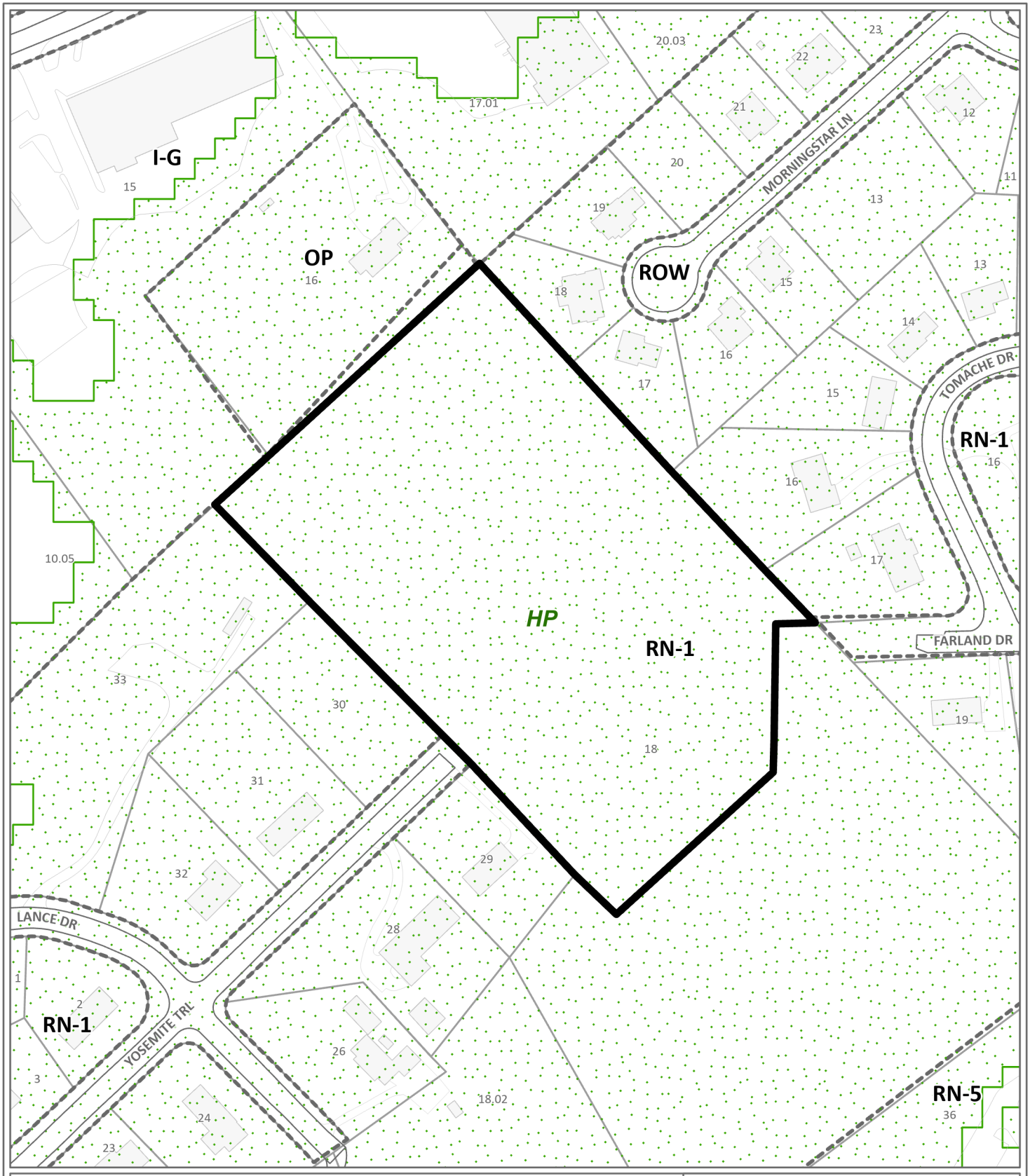
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



CONCEPT PLAN **9-SB-26-C**

Petitioner: Zeb Beason

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

Map No: 107
Jurisdiction: City

0 170
Feet

N

Original Print Date: 8/12/2026

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

Exhibit A. Contextual Images



AERIAL MAP

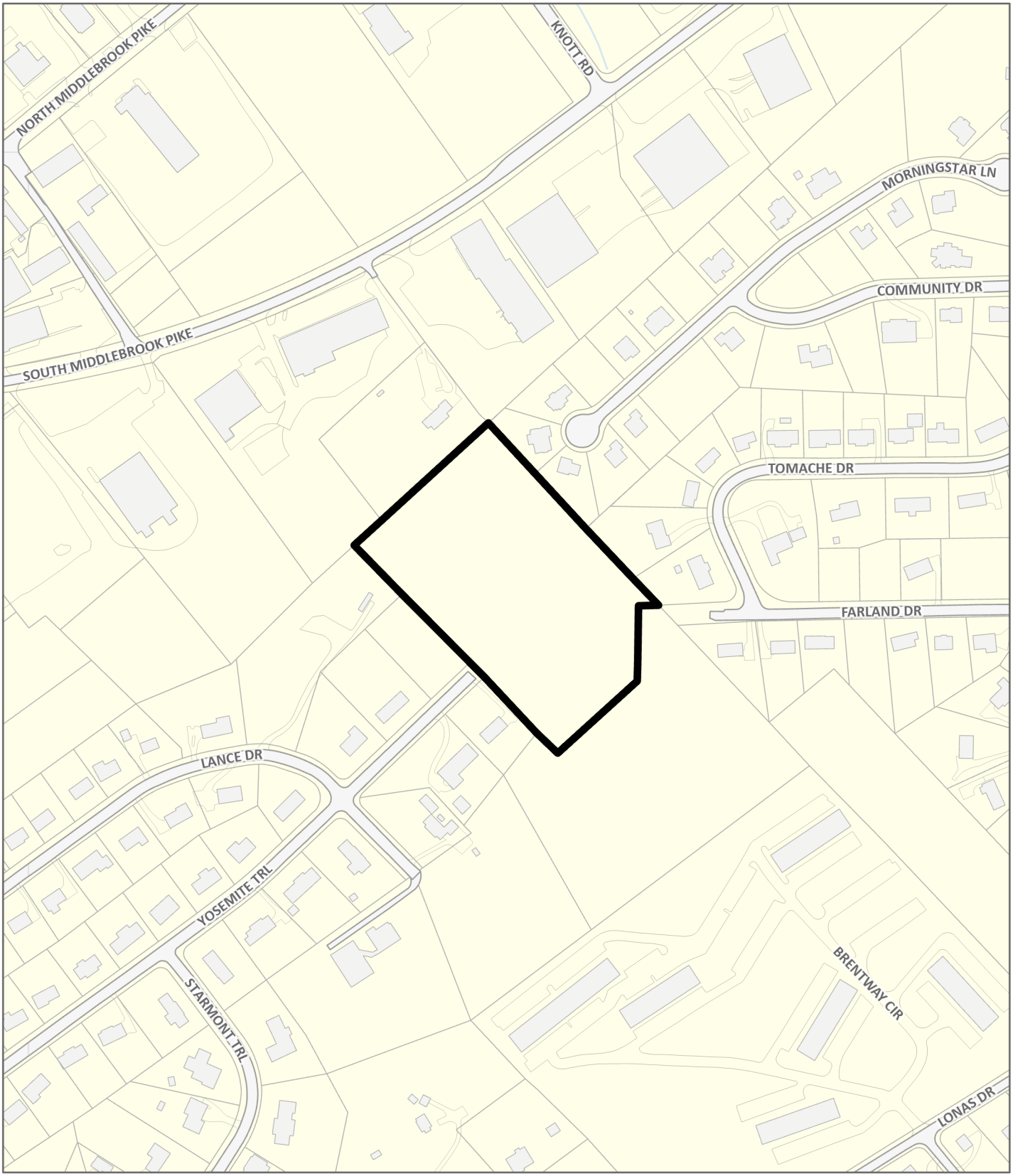
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **9-SB-26-C**

Case boundary

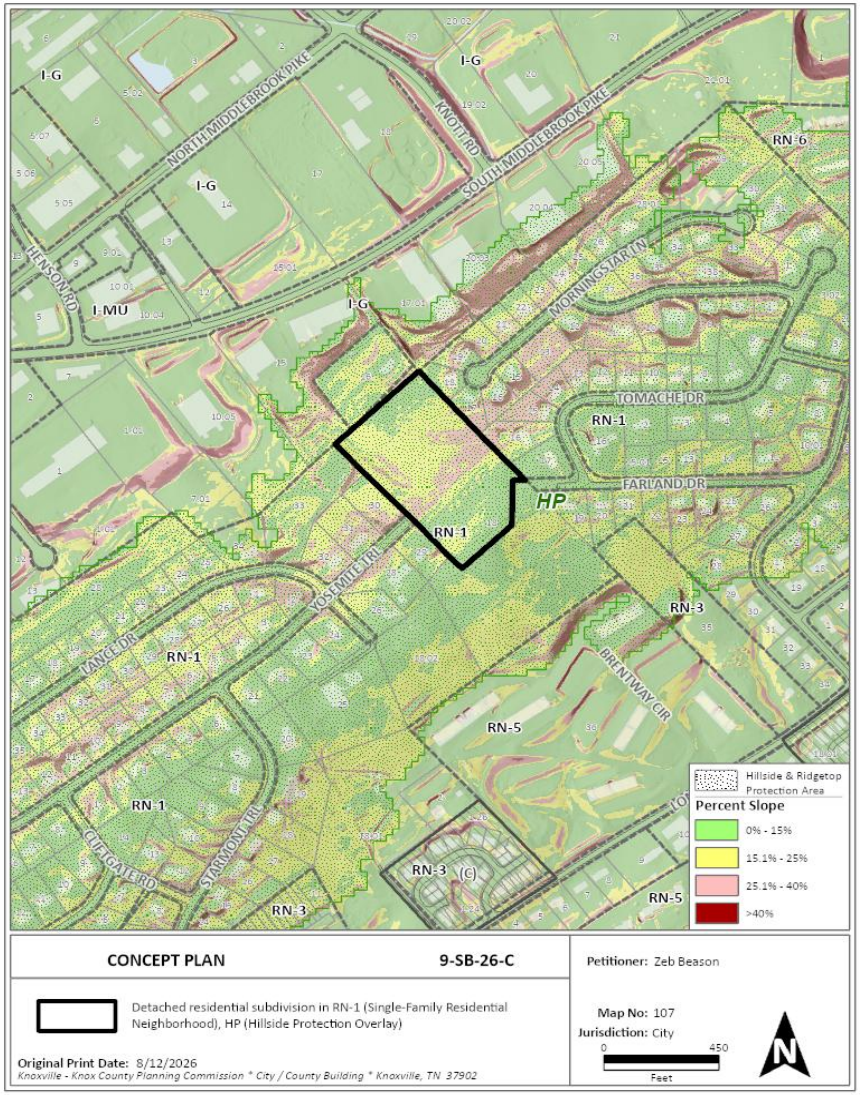
0 360

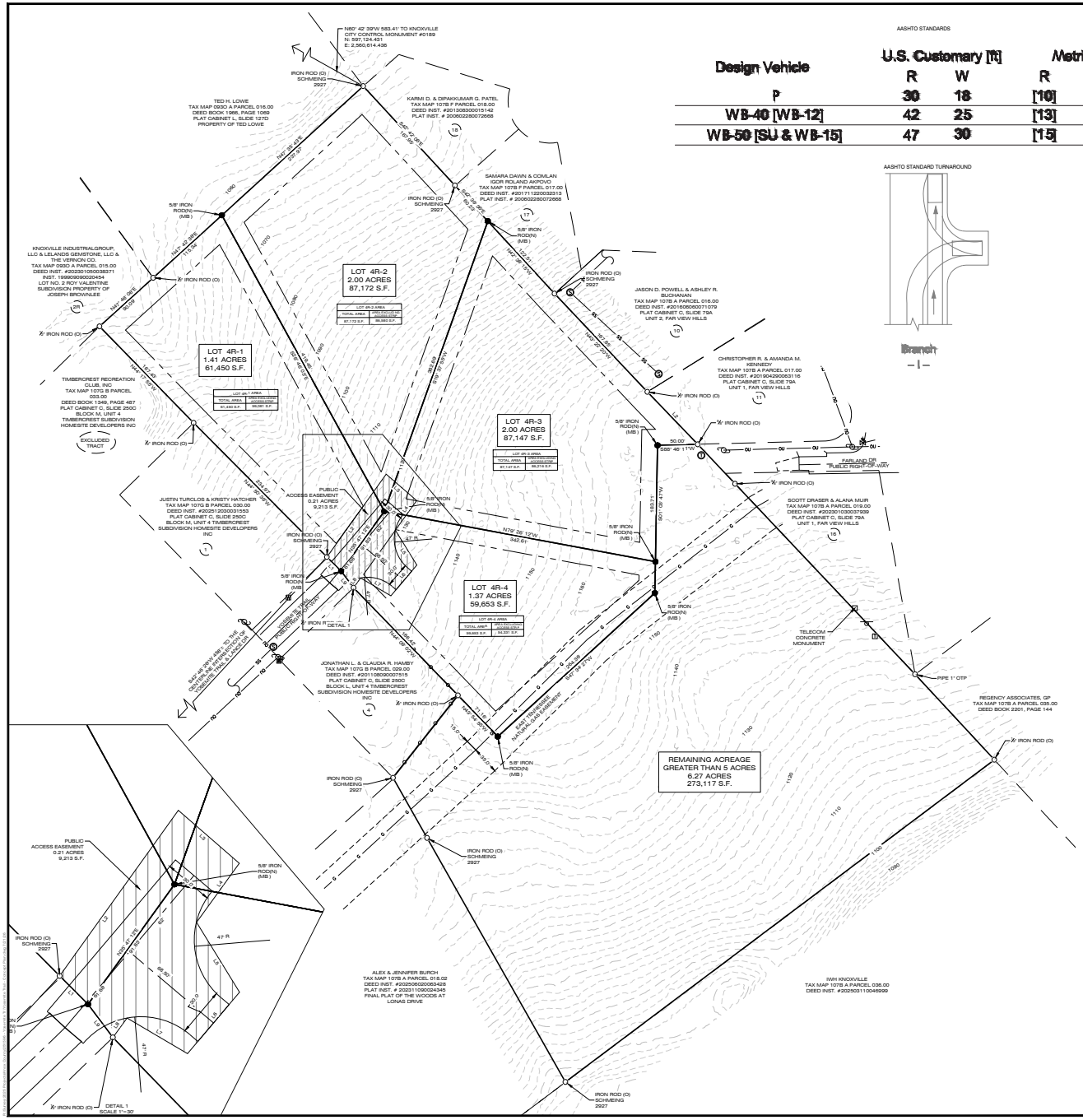
Feet

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Staff - Slope Analysis
Case: 9-SB-26-C

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	**295,418.0**	**6.782**			
Non-Hillside	0.0	0.000	N/A		
0-15% Slope	108,994.8	2.502	100%	108,994.8	2.502
15-25% Slope	138,794.4	3.186	50%	69,397.2	1.593
25-40% Slope	47,628.8	1.093	20%	9,525.8	0.219
Greater than 40% Slope	0.0	0.000	10%	0.0	0.000
Ridgetops					
Hillside Protection (HP) Area	295,418.0	6.782	Recommended disturbance budget within HP Area	**187,917.7**	**4.314**
			Percent of HP Area	**63.6%**	

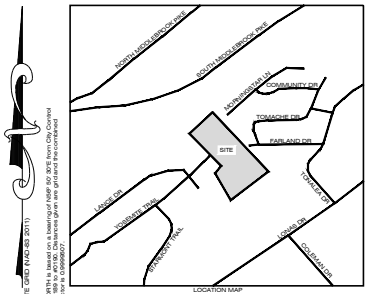




AASHTO STANDARDS

Design Vehicle	U.S. Customary [ft] R	U.S. Customary [ft] W	Metric [m] R	Metric [m] W
P	30	18	[10]	[6]
WB-40 [WB-12]	42	25	[13]	[8]
WB-50 [SU & WB-15]	47	30	[15]	[10]

AASHTO STANDARD TURNAROUND



TN STATE GRID (NAD-83 2011)

ORIENTATION is based on a bearing of N60° 42' 39"W between Control Point #KCBB in KNOXVILLE and Control Point #KCBC in KNOXVILLE. Distances and grid were grid and ground from Unity Control scale factor is 0.9999967.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GENERAL NOTES

G1 The purpose of this plat is to divide one lot into four lots and a remaining tract greater than five acres.

G2 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.

G3 This survey plat does not warrant title.

G4 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.

G5 By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0278G, which bears an effective date of 8-5-13, and is not in a special flood hazard area.

G6 Property subject to all applicable easements, setbacks, and restrictions of record.

G7 Total Lots = 4 Total Area = 13.05 acres / 568,539 s.f.
Total Tract = 1

G8 Driveway must be built to AASHTO Standards.

legend

- xx (O) - monument (old)
- xx (N) - monument (new)
- utility pole
- overhead utility line
- telephone pedestal
- telephone manhole
- sanitary sewer manhole
- water valve
- water meter
- gas line
- sign
- chainlink fence

9-SB-26-C
submitted 7/22/26

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111

OWNER:
Seth & Tara M. Thacker, Jon B. West and Joseph T. Trott
308 Bona Rd
Knoxville, TN 37914

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PLANNING SERVICE

CONCEPT PLAN OF

LOT 4 OF THE FINAL PLAT OF THE WOODS AT LONAS DRIVE

YOSEMITE TRAIL
KNOXVILLE, TN 37909

Knox County, TN
City of Knoxville, TN

City Ward: 48
City Block: 48250

Tax Map 107B A Parcel 018.00

Deed Ref(s).: Inst. #202506040064051

Plat Ref.(s): Inst. #202311090024345

Crew Chief: B. Pate/B. Satterfield
Drawn By: B. Myhre
Appvd. By: Z. Beason

Field date: 3-13-26
Drawing date: 7-20-26
Last Revision:

Scale: 1" = 60'

Job No. 251596

SHEET NO.:
1 OF 1

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.*

8/29/26 — Date to be Posted

9/11/2026 — 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

Zeb Beason — Applicant Name

7/27/2026 — Date