

REZONING REPORT

► **FILE #:** 10-D-26-RZ

AGENDA ITEM #: 27

AGENDA DATE: 10/1/2026

► **APPLICANT:** PETER KOMERZAN

OWNER(S): Peter Komerzan

TAX ID NUMBER: 79 N A 01302

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2631 WOODS-SMITH RD

► **LOCATION:** Northwest side of Woods-Smith Rd, southwest of Western Ave

► **APPX. SIZE OF TRACT:** 19713 square feet

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Woods-Smith Road, a minor collector with 19 ft of pavement width within a right-of-way width that varies from 47-48 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **CURRENT ZONING:** AG (General Agricultural), HP (Hillside Protection Overlay)

► **REQUESTED ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Single Family Residential

►
EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood), AG (General Agricultural), HP (Hillside Protection Overlay)

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

East: Single family residential - AG (General Agricultural), HP (Hillside Protection Overlay)

West: Single family residential - AG (General Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in a residential area comprised of single family subdivisions and townhouses. The Western Avenue commercial corridor is approximately 0.2 miles to the northeast, and Ridgedale School lies 0.35 miles to the north.

STAFF RECOMMENDATION:

► **Deny the RN-2 (Single-Family Residential Neighborhood) district due to environmental constraints.**

The HP (Hillside Protection) Overlay district would be retained.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. There has been a notable increase in residential development along this segment of Woods-Smith Road over the last ten years, including the Ridgedale Townhomes development on three parcels at the intersection of Woods-Smith Road and Barnard Road a quarter-mile to the west.
2. Due to the closed counter indicating the potential presence of a sinkhole, the previous property owner conducted a geotechnical study in 2018 (Exhibit B), which allowed the construction of the existing house on the property in 2020. The study found no active sinkhole activity at the only boring location but concluded that there was a risk of future sinkhole activity on this property. Considering the information in the 2018 geotechnical report, staff has concerns about the apparent instability of the site, and additional study is required to determine the site's stability.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The requested RN-2 zoning district is intended to accommodate single-family residential development on relatively small lots with smaller setbacks. The RN-2 district requires a minimum lot size of 5,000 sq ft for a house and 10,000 sf ft for a duplex. The proposed rezoning would allow up to three single-family lots, or one house and a duplex, on this 19,718-sq ft property.
2. The property is nonconforming to the current AG district's minimum lot size requirement of 5 acres.
3. The area is consistent with the intent of the RN-2 zoning district. However, given the environmental challenges of the site, stormwater concerns of the general vicinity, and the options for a minor increase in density under the current zoning district, a rezoning is not warranted here.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. As mentioned previously, there are concerns with the closed contours and potential sinkhole along the southwestern corner of the property. City Engineering has received multiple drainage complaints in this area, and one stormwater inspection noted that a sinkhole was forming nearby. The proposed rezoning could exacerbate these stormwater concerns.
2. There are no concerns with the sliver of HP (Hillside Protection) area on the property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The proposed RN-2 district is consistent with the One Year Plan's and Northwest County Sector Plan's LDR (Low Density Residential) land use classification.
2. Staff recommendation to deny the requested rezoning due to the potential sinkhole is consistent with the Development Plan's Implementation Policy 6.3, which encourages development in areas with the fewest environmental constraints.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

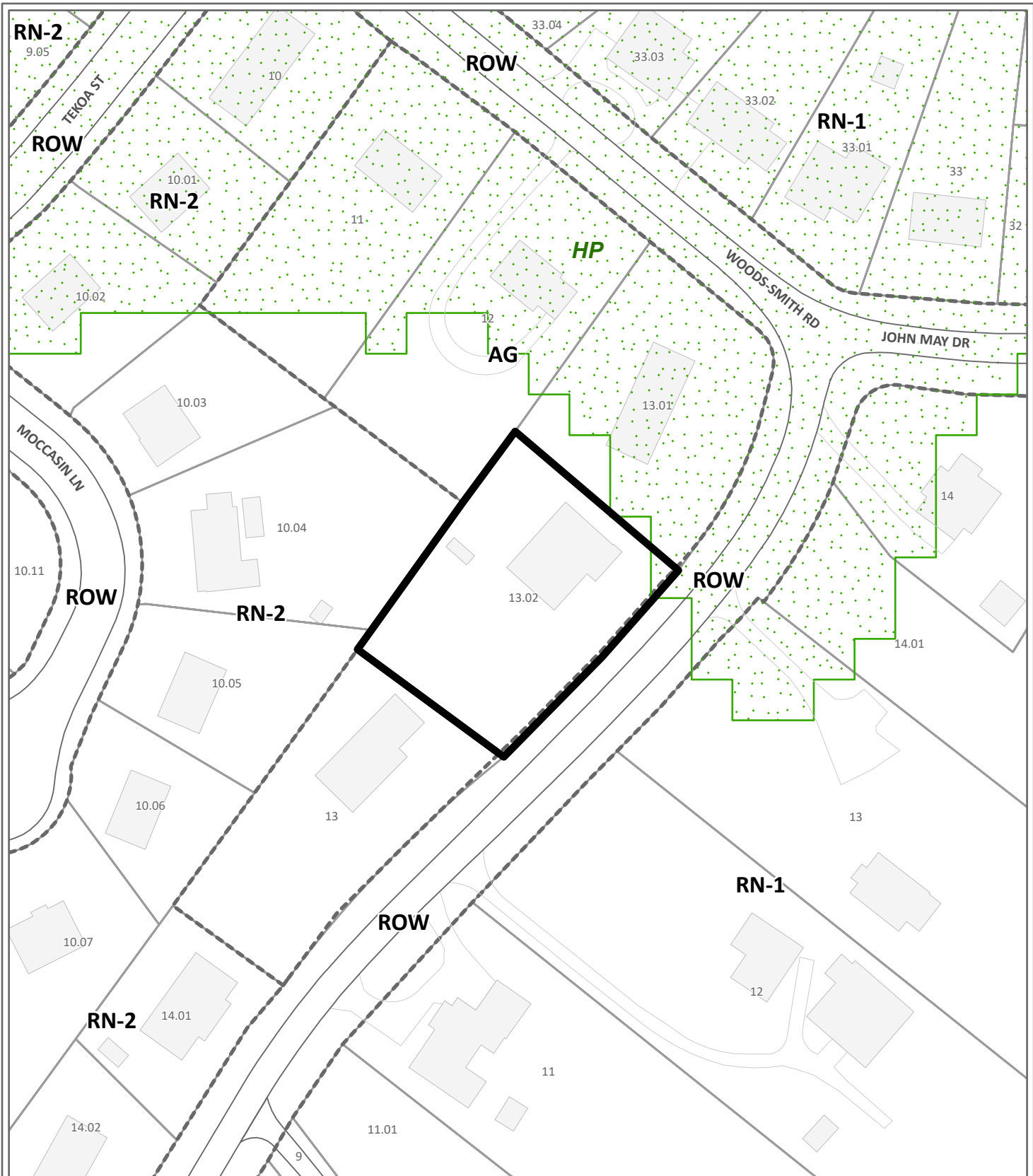
1. The subject property is in an urbanized area that has ample utility and community facility infrastructure to support a minor increase in residential development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2026 and 11/24/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

10-D-26-RZ

Petitioner: Peter Komerzan



From: AG (General Agricultural), HP (Hillside Protection Overlay)
To: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 8/20/2026
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 79
Jurisdiction: City

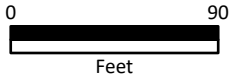


Exhibit A. Contextual Images



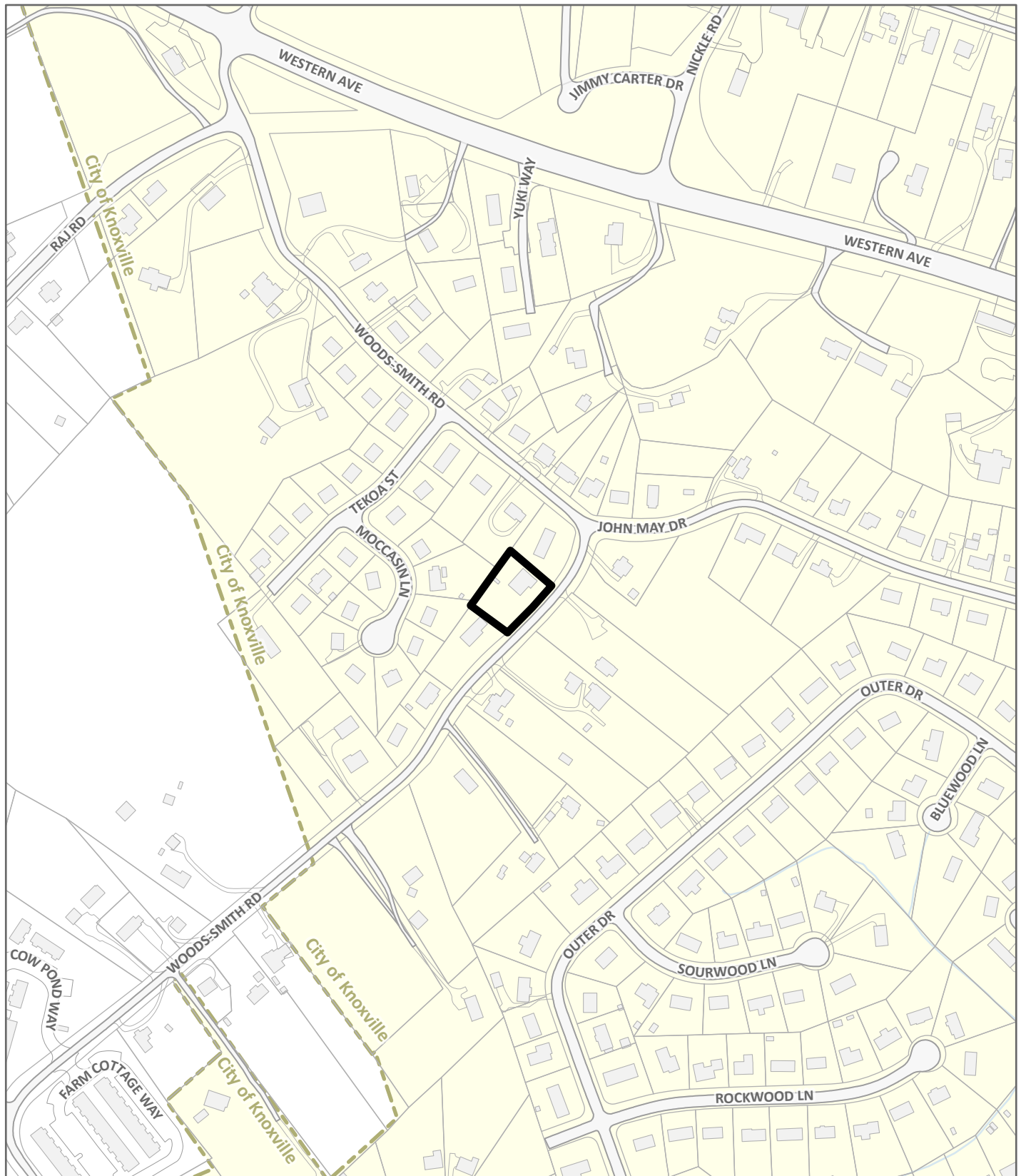
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

10-D-26-RZ



Case boundary



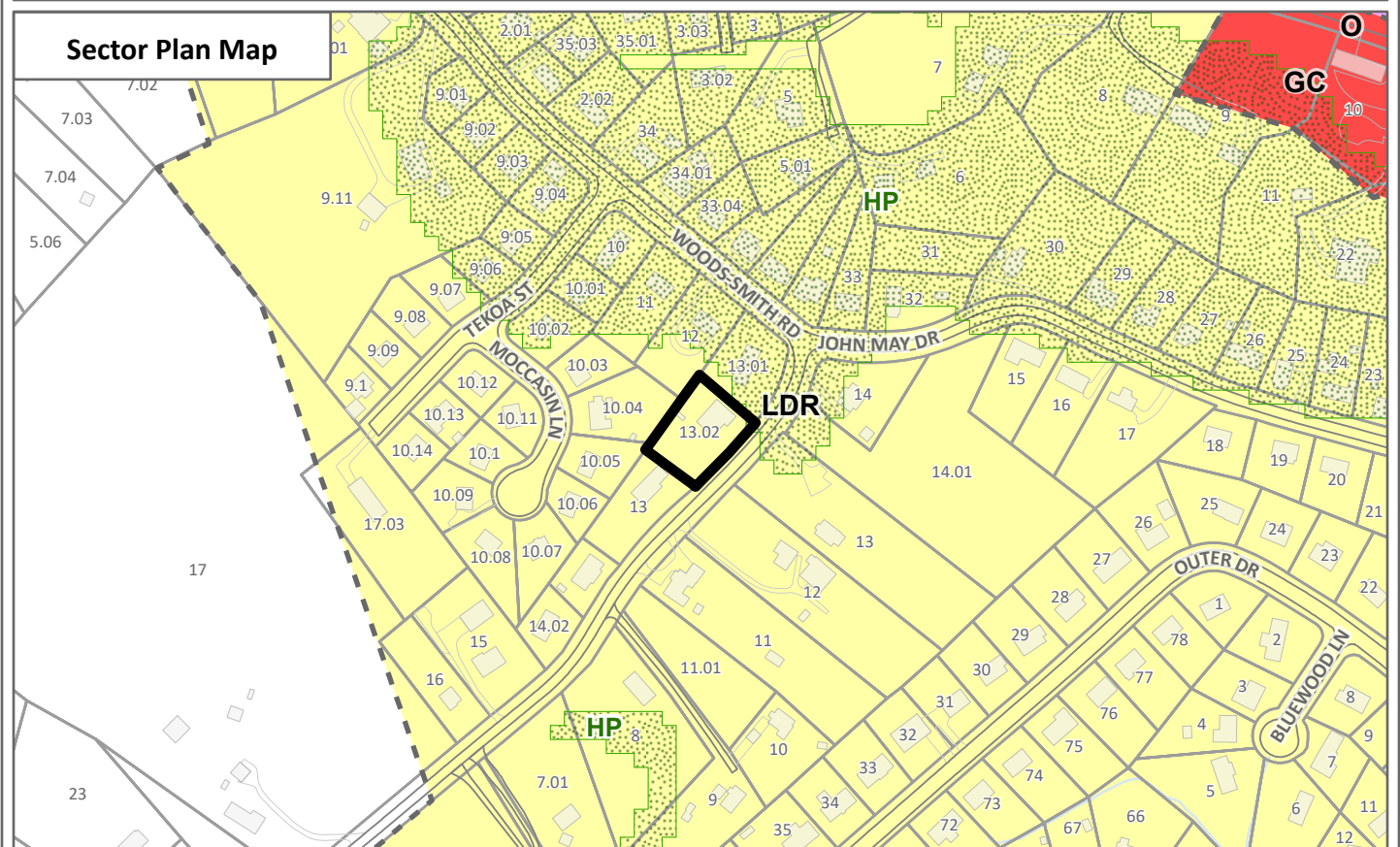
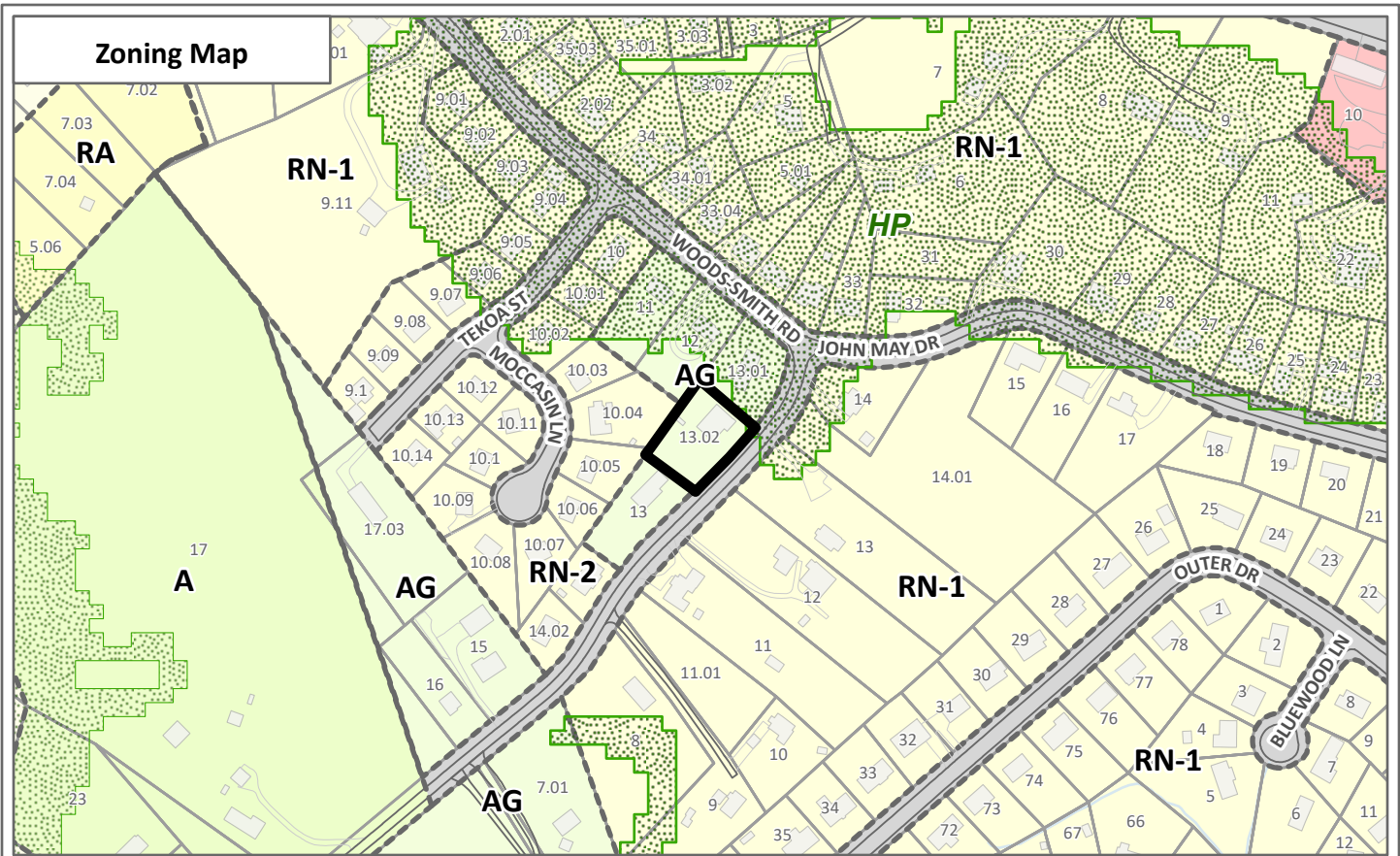


EXHIBIT A, CONTEXTUAL MAPS

10-D-26-RZ



Case boundary



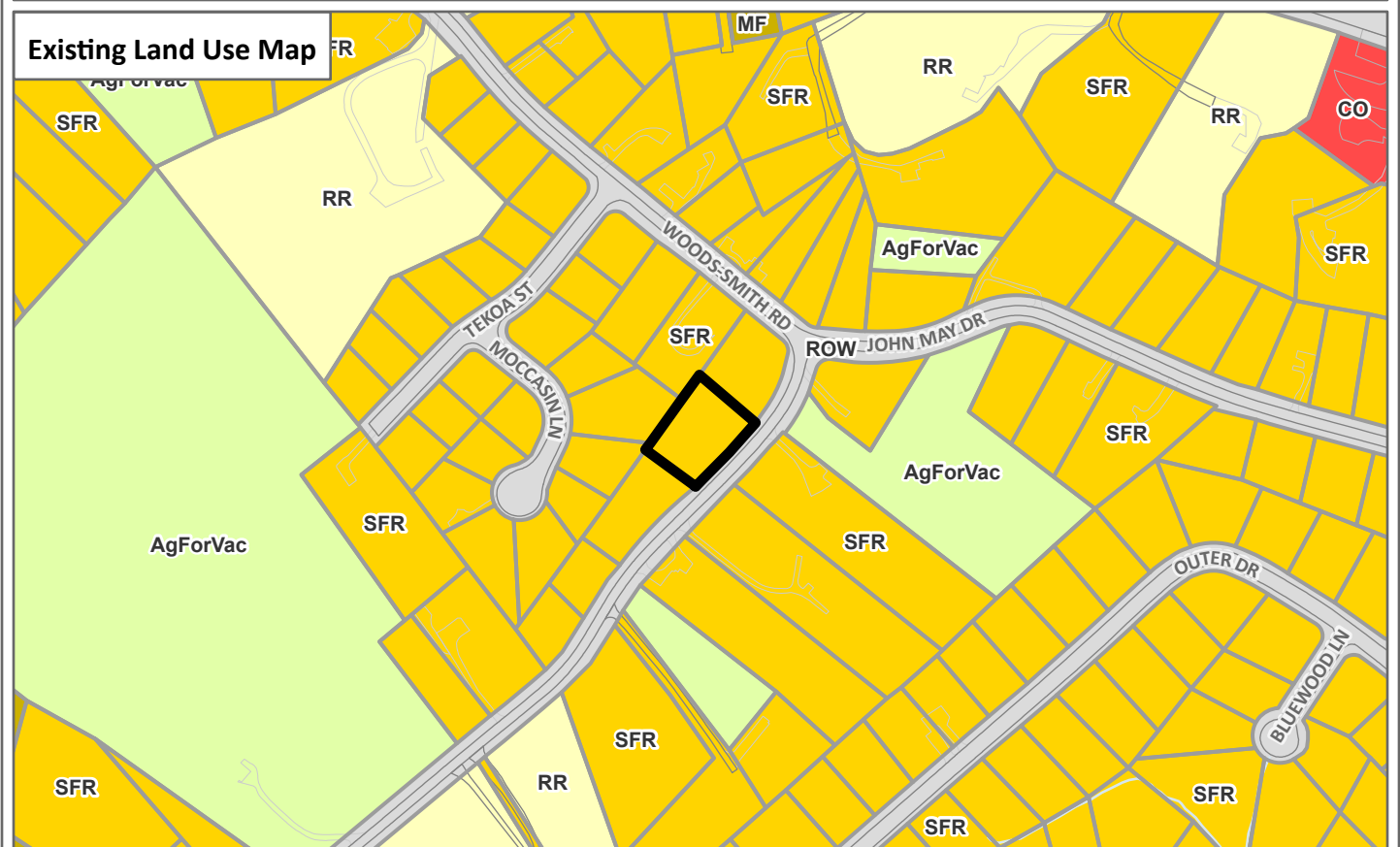
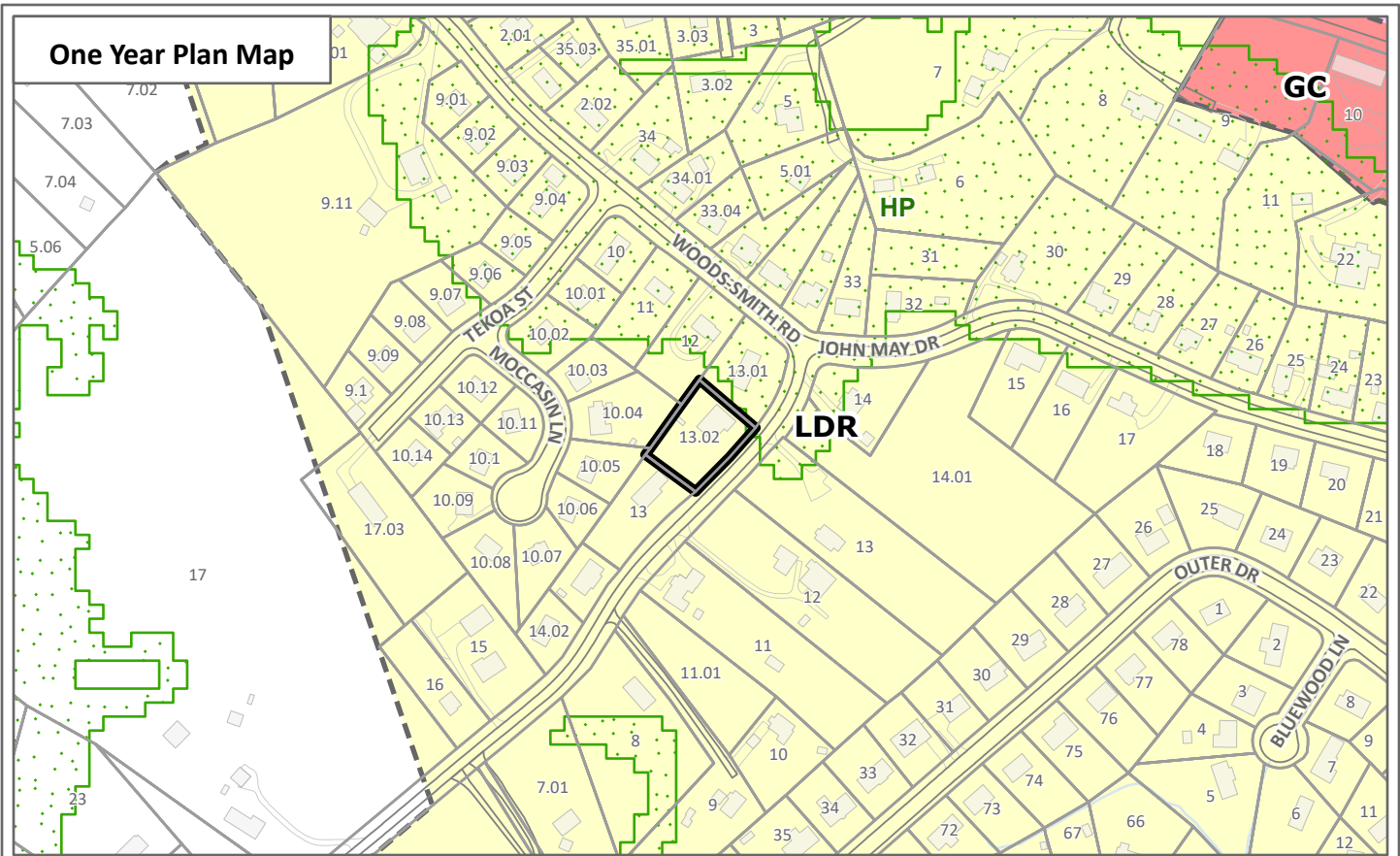
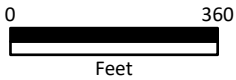


EXHIBIT A, CONTEXTUAL MAPS

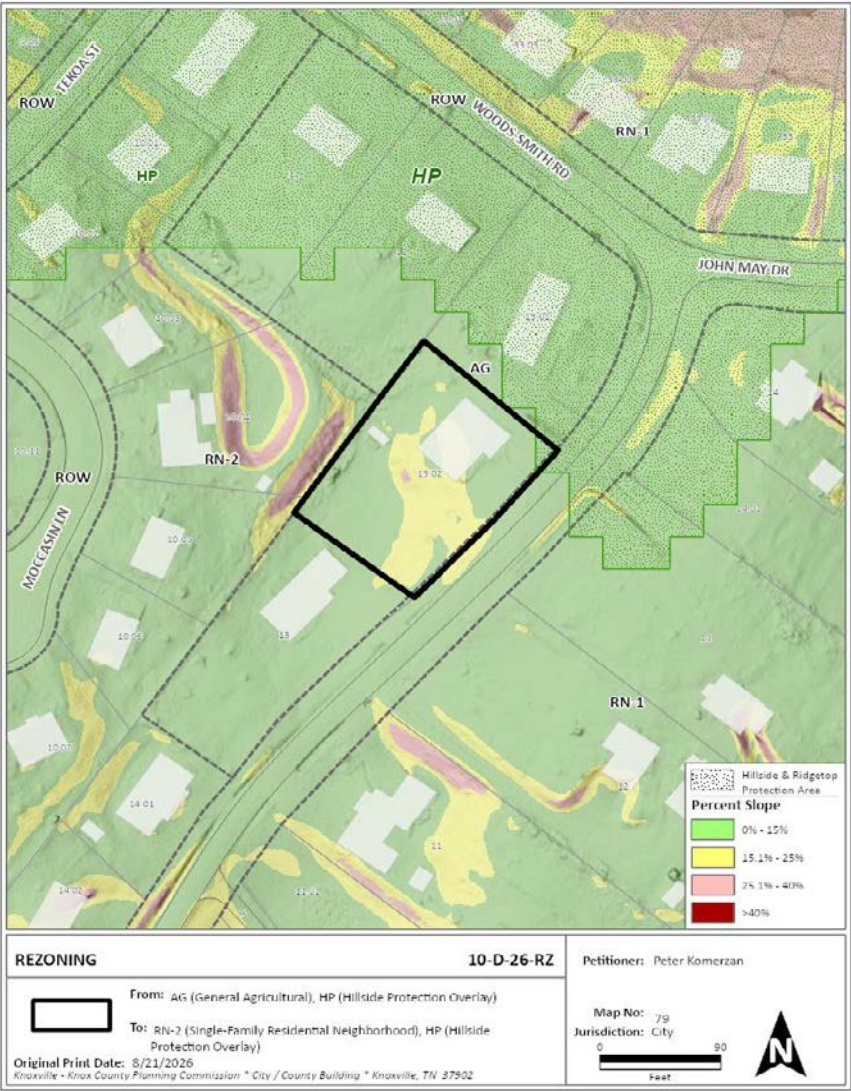
10-D-26-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	19,713.4	0.45			
Non-Hillside	19,429.7	0.45	N/A		
0-15% Slope	283.6	0.01	100%	283.6	0.01
15-25% Slope	0.0	0.00	50%	0.0	0.00
25-40% Slope	0.0	0.00	20%	0.0	0.00
Greater than 40% Slope	0.0	0.00	10%	0.0	0.00
Ridgetops					
Hillside Protection (HP) Area	283.6	0.01	Recommended disturbance budget within HP Area	283.6	0.01
			Percent of HP Area	100.0%	



CUSTOMER COPY



Foundation Systems Engineering, P.C.

Geotechnical Engineering and Consulting

September 14, 2018

Ms. Larisa Onofriychuk
PO Box 12105
Knoxville, TN 37912

Trucking1uk@gmail.com

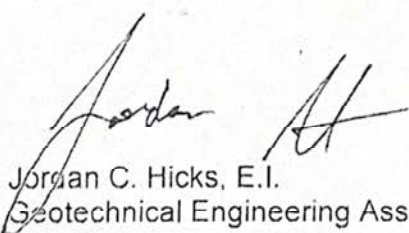
RE: Geotechnical Exploration
Sinkhole Evaluation
2631 Woods-Smith Road
Knoxville, Tennessee
FSE Project No. 318192

Dear Ms. Onofriychuk:

As per your authorization, we have completed a soil test boring and geotechnical engineering analysis for the above-referenced project. The purpose of our exploration was to provide geotechnical engineering opinion as to the presence of and potential for sinkhole activity at the above-referenced site.

Please give us a call if you have any questions regarding our geotechnical report or if we may be of further service. It has been a pleasure to be of service on this portion of the project.

Sincerely,
Foundation Systems Engineering, P.C.


Jordan C. Hicks, E.I.
Geotechnical Engineering Associate
EIT No. 32277

JFL/EMP/sf
Enclosures


Eric M. Peterson, P.E.
Senior Geotechnical Engineer
Tennessee No. 109536

REVISOR FOR PLANS REVIEW

DATE 10/22/2018

RIS-0943

P.O. Box 9449
Knoxville, TN 37940
Ph: 865.577.3361 Fx: 865.573.1817

P.O. Box 5267
Kingsport, TN 37663
Ph: 423.239.9226 Fx: 423.239.8677

Ms. Larisa Onofriychuk
September 14, 2018
Page 2

TABLE OF CONTENTS

1.0 OBJECTIVE OF GEOTECHNICAL EXPLORATION	3
2.0 SCOPE OF SERVICES	3
2.1 Soil Auger Borings	3
3.0 SITE LOCATION AND CONDITIONS	4
4.0 SUBSURFACE STRATIFICATION	4
4.1 Undisturbed Sampling And Hand Penetrometer Testing	5
4.2 Table I – Shelby Tube Sampling and Penetrometer Testing Summary	5
4.3 Soil Overburden	5
4.4 Table II – Soil Overburden Data Summary	6
4.5 Ground Water	6
4.6 Geologic Setting	7
5.0 CONCLUSIONS	7
6.0 GENERAL QUALIFICATIONS	9

Ms. Larisa Onofriychuk
September 14, 2018
Page 3

1.0 OBJECTIVE OF GEOTECHNICAL EXPLORATION

The purpose of our geotechnical exploration was to gather subsurface data within the closed-contour buffer area at the proposed house site to allow geotechnical engineering analysis with regard to the presence of karst activity. To accomplish this objective, a site reconnaissance was performed, one soil test boring was used to investigate the subsurface conditions, and USGS Topographic and Geologic mapping were reviewed.

2.0 SCOPE OF SERVICES

One soil test boring with Dynamic Cone Penetrometer (DCP) testing, placed using a Bobcat Skid Steer Loader with Hollow Stem Auger attachment, was used to investigate the subsurface conditions at the site. The boring was placed in the 50-foot closed-contour buffer area, near the proposed building area. The boring was placed at a location as selected by our firm. DCP testing and Shelby-tube sampling were performed through 8-inch, nominal diameter, Hollow-Stem augers.

2.1 Soil Auger Borings

- One (1) soil test boring (B-1) with Dynamic Cone Penetration Testing (DCP) (ASTM STP 399) was used to investigate the subsurface conditions at the site. The boring was placed in the 50-foot closed-contour buffer area and was drilled to a depth of 30 feet below existing grade. The approximate location of the boring may be seen on the attached *Boring Location Plan*.
- In general, DCP testing was performed at 2.5-foot intervals to a depth of 10 feet below existing grade. Below a depth of 10 feet, DCP testing was performed at 5-foot intervals.
- The boring was monitored for groundwater at the time of drilling. Upon completion, the boring was backfilled with soil auger cuttings.
- The subsurface stratification encountered at the boring location, soil description, and DCP test results may be seen on the attached *Test Boring Record* located in the report appendix. A brief summary of the subsurface stratification may be seen in Table II of this report.



Ms. Larisa Onofriychuk
September 14, 2018
Page 4

- Seven (7), two-inch diameter, thin wall, Shelby tubes samples of the in-place soils were attempted as the borings were advanced. Sample recovery was sparse due to the heavy chert content of the soil. Hand penetrometer testing was performed on intact, undisturbed samples. The result of the hand penetrometer testing is an indication of the soil unconfined compressive strength. The locations and depths of the undisturbed sampling, along with the results of the hand penetrometer testing, may be seen in *Table I* of this report, and on bring logs.

3.0 SITE LOCATION AND CONDITIONS

The proposed new manufactured home is to be located at 2631 Woods-Smith Road. The subject property is approximately 150 feet by 120 feet in plan dimension and located on the northwest side of Woods-Smith Road.

Topographically, the property typically slopes downward in elevation to the northwest, away from Woods-Smith Road. KGIS topographic mapping indicates an elevation of approximately 1167 feet above MSL along Woods-Smith Road. The closed-contour elevation is at 1152 feet above MSL. The closed-contour area occupies the western quarter of the property and has an elevation low of approximately 1151 feet above MSL. The western portion of the proposed manufactured home is to be located within 50 feet of the closed-contour area.

The property is generally grass/weed covered and appears to be routinely mowed. Several mature trees are located within the central portion of the site. The property line at the rear of the property (northwest side) is overgrown with thick brush.

At the time of our visit, some grading of the house site had already been performed. Appearances indicate that approximately 1 to 2 feet of cut had been made along the southeast side of the house site. The cut soils were spread across the building area to the northwest. Two isolated spread footings appear to have been excavated and partially filled with concrete.

4.0 SUBSURFACE STRATIFICATION

One soil test boring (B-1) was utilized to investigate subsurface conditions within the 50-foot sinkhole buffer area, near the western corner of the proposed house. The soil boring was placed using a Bobcat Skid Steer Loader with Hollow Stem Auger attachment. Dynamic Cone Penetration Testing (DCP) ASTM STP 399 was performed through the

Ms. Larisa Onofriychuk
September 14, 2018
Page 5

Hollow-Stem augers as the borings were advanced. Seven (7), 2-inch diameter, undisturbed, Shelby tube samples of the in-place soils were collected from the boring as the boring was advanced. The Shelby tubes were sealed in the field and transported to the laboratory for visual classification by a geotechnical engineer. Hand penetrometer testing was performed by the geotechnical engineer on each undisturbed sample.

Following is a brief summary of the soils encountered at the boring location. Additional subsurface details may be seen on the attached *Test Boring Record*. Subsurface stratification indicated on the boring log is approximate and represents our interpretation of the soils encountered in the undisturbed Shelby tube sampling intervals, and soil auger cuttings returned to the ground surface on auger flights.

4.1 Undisturbed Sampling And Hand Penetrometer Testing

The Shelby tube sampling depths and results of the hand penetrometer testing may be seen in the following table. The results of the penetrometer testing are an indication of cohesive soil unconfined compressive strength. Given the gravelly, sandy, silty, nature of the in-place soils, some undisturbed samples that were collected broke apart when removed from the Shelby tubes, some samples of sand, silt and gravel were non-cohesive. No hand penetrometer testing was possible on these samples.

4.2 Table I – Shelby Tube Sampling and Penetrometer Testing Summary

Boring No.	Shelby Tube Depth, Ft.*	Hand Penetrometer Reading, TSF
B-1	0' – 2'	2.0
	3.5' – 4'	Non-Cohesive

* Shelby tube depths are approximate.

4.3 Soil Overburden

The subsurface stratification indicated on the boring log is approximate and was developed by a geotechnical engineer based on his interpretation of the soils encountered as the boring was drilled. The soil test boring was located in the field using existing stakes identifying the location of the proposed residence.

The data indicated on the boring log, and as summarized in the abbreviation below, indicates the findings at the boring location only.



Exhibit B

Ms. Larisa Onofriychuk
September 14, 2018
Page 6

The following table briefly summarizes the approximate subsurface stratification at the boring location. Subsurface stratification indicated on the boring log is approximate and represents our interpretation of the soils encountered at the Shelby tube sampling intervals, and soil auger cuttings returned to the ground surface on auger flights.

The following table summarizes the soil boring depths and approximate subsurface stratification.

4.4 Table II – Soil Overburden Data Summary

Boring No.	Soil Stratum Depths*	Subsurface Stratification*
B-1	0" – 1"	Topsoil
	1" – 8'	Stiff, slightly moist, light brown and tan, silty clay mixed with fine to coarse chert (Residual).
	8' – 18'	Stiff, moist, light brown and reddish brown, silty clay mixed with fine to coarse chert.
	18' – 30'	Stiff, moist to very moist, light brown and reddish brown, silty clay mixed with fine to coarse chert.

* Stratum Depths and Subsurface Stratification are Approximate

The boring encountered approximately 1 inch of topsoil at existing grade. Residual soil was encountered beneath the topsoil layer. The residual soils have been derived from the in-place weathering of the underlying Chepultepec Dolomite bedrock unit. The residual soils consist of light brown, tan, and reddish brown, silty clay. The soils are mixed with typically heavy amounts of fine to coarse chert gravel. The boring was terminated at a depth of 30 feet below existing grade in stiff residual soil.

4.5 Ground Water

By definition, groundwater is the continuous body of subsurface water that fills the soil, rock voids and fissures and is free to move under the influence of gravity. The water table or phreatic surface is the level of zero (atmospheric) pressure in a continuous body of groundwater. The groundwater level is not a static level surface as the term *water table* implies. Instead, it is the sloping surface of a moving stream of water in the voids and fissures.

Groundwater was not encountered at the boring location at the time of drilling. For reasons of safety, the boring was backfilled with soil auger cuttings upon removal of the soil augers.

Ms. Larisa Onofriychuk
September 14, 2018
Page 7

A deeper bedrock aquifer exists at some depth into the dolomite bedrock below the ground surface. This depth is well below the level of our boring. A study of the deeper bedrock aquifer was beyond the scope of our exploration.

4.6 Geologic Setting

Physiographically, the project site is located in the Appalachian Ridge and Valley geologic province. This is a region of folded and faulted rock formations of Cambrian to Silurian age. The project site is located on the Bearden, Tennessee geologic quadrangle map (GQ-126). The site has been geologically mapped at a 1:24,000 scale. The mapping was published by J. Mark Cattermole in 1960.

Published mapping indicates that the site is underlain by the Chepultepec Dolomite of the Knox Group. The Chepultepec Dolomite is of Lower Ordovician age and occupies the stratigraphic interval between the Copper Ridge Dolomite above and the Longview Dolomite below. The Chepultepec Dolomite is described as light-colored dolomite with several sandstone beds and brown, saccharoidal, silty dolomite beds interlayered in the lower part. The Chepultepec contains light-colored chert which is generally finely porous, and somewhat oolitic.

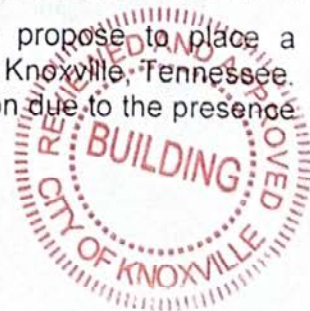
The thickness of the formation may be as much as 880 feet locally. The formation strikes from northeast to southwest. Rock dip is estimated to be approximately 20 degrees to the southeast.

The Chepultepec Dolomite is a soluble carbonate rock unit and is subject to solutioning and sinkhole development. Published mapping indicates the presence of several sinkholes in the surrounding area underlain by this formation. Sinkhole development (solutioning of the bedrock, roofing of the soil overburden, and ground surface subsidence) is an ongoing progress. Sudden and dramatic sinkhole collapse is possible.

5.0 CONCLUSIONS

We offer the following geotechnical engineering opinions based on the geotechnical data gathered at the time of our subsurface exploration.

Based on our discussion with you, we understand that you propose to place a manufactured home on the property at 2631 Woods-Smith Road in Knoxville, Tennessee. We understand that City of Knoxville inspectors halted construction due to the presence



Ms. Larisa Onofriychuk
September 14, 2018
Page 8

of a closed-contour/sinkhole area on the property. As identified on KGIS topographic mapping, a closed contour area extends across the western quarter of the subject property.

As per the Knoxville-Knox County Subdivision Regulations, adopted July 8, 1971, amended through February 8, 2018, Section 3.6 indicates that all new structures will have to be located outside the 50-foot setback surrounding a closed-contour/sinkhole area. The regulations further indicate that building within the 50-foot buffer may be allowed if a geotechnical study determines that it is acceptable and if it is approved by the City of Knoxville Department of Engineering.

In order to evaluate the site, FSE performed a site reconnaissance of the property, performed one soil test boring at the site, and reviewed published geologic and topographic mapping. During our site reconnaissance, no open throat or sinkhole collapse was observed. The boring was placed within the 50-foot buffer between the proposed residence and the closed-contour area. The boring was drilled to a depth of 30 feet below existing grade. The boring encountered stiff residual soil through the drilling depth of the boring. No indications of epikarst or sinkhole activity was identified at the boring location, through the depth of the boring.

The limestone and dolomite units of the Knox Group, inclusive of the underlying Chepultepec Dolomite, consist of soluble carbonate rock units, and are subject to solutioning and sinkhole development. While there is risk of future sinkhole activity on this property, it is our professional opinion that the risk of sinkhole activity at this property is typically no greater than the risk of sinkhole activity at similar properties underlain by the same geology. Of note, a large percentage of Knox County (including highly developed areas) is underlain by similar geology (limestones and dolomites of the Knox Group).

While the risk of sinkhole activity cannot be eliminated, the following measures may be taken to reduce the risk of impact of sinkhole activity to the proposed residence.

- Positive drainage should be provided away from the proposed house. Areas of ponding water will be at an increased risk of sinkhole collapse.
- Utility trenches should be backfilled with mineral aggregate base (TDOT 303D), soil fill, or flowable concrete fill. The soil or base fill should be compacted to 98% Standard Proctor (ASTM D698). Open-graded stone, such as No. 57 stone, should not be used. Open-graded stone will trap and pond water and will be at an increased risk of inducing sinkhole activity.
- Site grading activities should keep cuts to a minimum. Sites where a portion of the "stiff upper crust" is removed will be at an increased risk of sinkhole activity.

Ms. Larisa Onofriychuk
September 14, 2018
Page 9

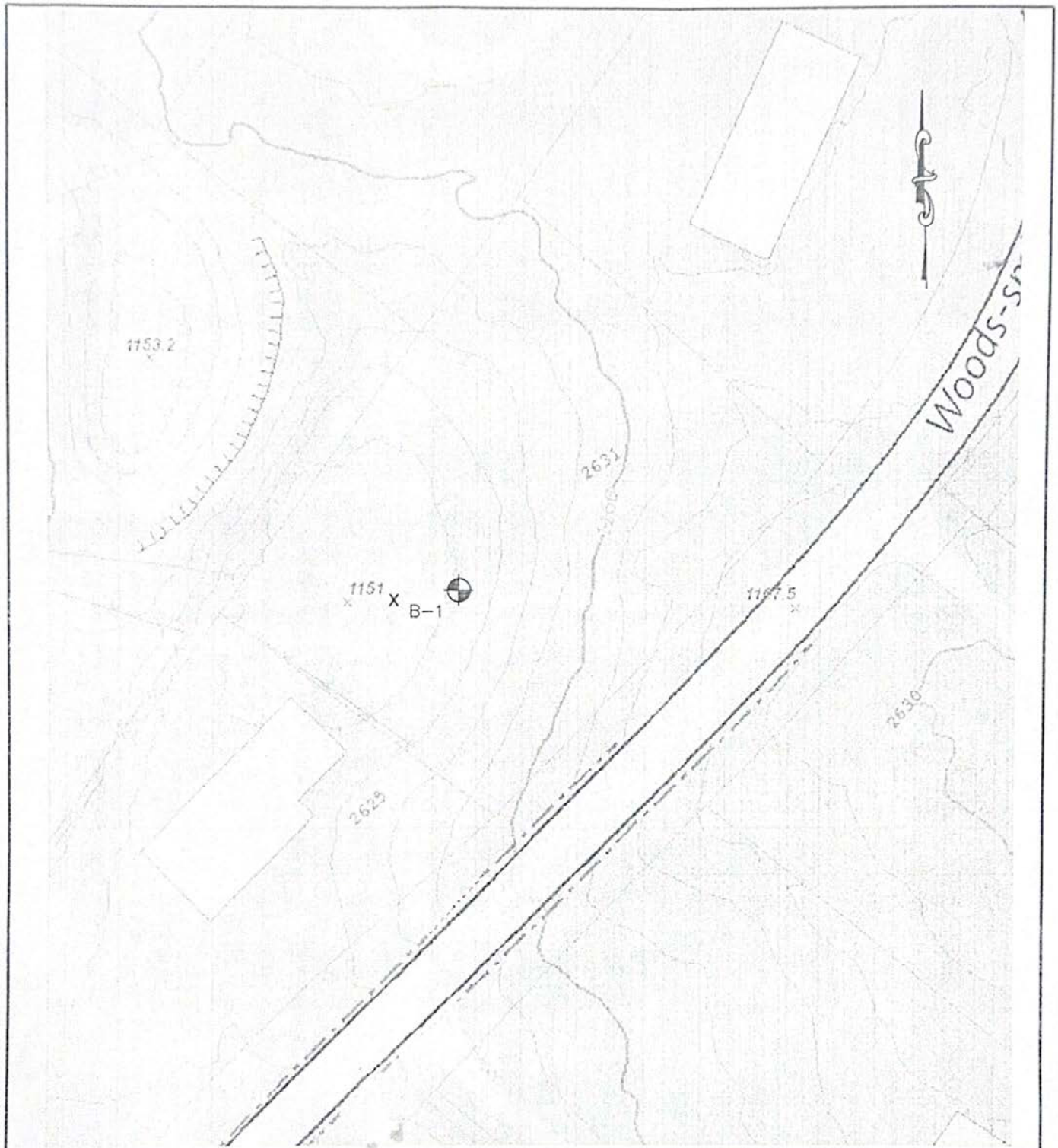
6.0 GENERAL QUALIFICATIONS

This report has been prepared for the exclusive use of Ms. Larisa Onofriychuk. This report has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to the geotechnical design elements of this project. The conclusions and recommendations contained in this report are based upon applicable standards of our practice in this geographic area at the time this report was prepared. No other warranty, expressed or implied, is made. Foundation Systems Engineering, P.C. is not responsible for any claims, damages, or liability associated with any other party's interpretation of this report's subsurface data or reuse of this report's subsurface data or engineering analysis without our express written authorization. An environmental site assessment (ESA) was not performed by our firm for this project and was beyond the scope of work for this subsurface exploration report.

The analyses and recommendations submitted herein are based, in part, upon the data obtained from the boring. The nature and extent of variations in areas surrounding the boring may not become evident until construction. If variations appear evident, then we will re-evaluate the recommendations of this report. In the event that any change in the nature, design, or location of the proposed secondary clarifier is made, the conclusions and recommendations contained in this report will not be considered valid unless the changes are reviewed and conclusions modified or verified in writing.



Exhibit B



GEOTECHNICAL
ENGINEERING
& CONSULTING

FOUNDATION SYSTEMS ENGINEERING, P.C.
2203 ATCHLEY STREET | KNOXVILLE, TN. 37920
Phone: 865.577.3361 | www.fsepc.com

BORING LOCATION PLAN
ONOFRIYCHUCK RESIDENCE
2631 WOODS-SMITH ROAD
KNOXVILLE, TENNESSEE

FOR: MS. LARISA ONOFRIYCHUCK

DRAWN BY:
JCH

NOTES: LOCATIONS ARE APPROXIMATE.
ADAPTED FROM GOOGLE IMAGERY.

SCALE: NONE

DATE: 9/12/18

FSE #: 318192

Llewellyn and Associates, Inc. dba
Construction Materials Laboratory

2204 Atchley Street
 Knoxville, Tennessee 37920

P.O. Box 9449
 (615)573-6031 - 573-6122

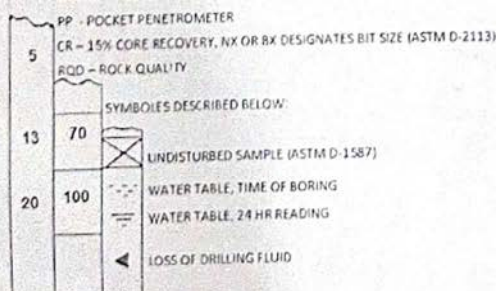
Branch
 P.O. Box 5186 - E.K.S.
 Johnson City, Tennessee 37603
 (615) 926-0762 - 926-3860

TEST BORING RECORD

TEST BORING RECORD

ELEV.	DEPTH	DESCRIPTION	DEPTH	N	CR --- RQD	S	POCKET PENETROMETER (TSF)	REMARKS
	0.0	TOPSOIL. (1")				X		* = N-VALUE ELEVATED DUE TO CHERT.
	0.1	STIFF, SLIGHTLY MOIST, LIGHT BROWN AND TAN, SILTY CLAY MIXED WITH FINE TO COARSE CHERT.	2.0	20=		X	3.5	
				1*		X		
			5.0	25=				
				1*				
	8.0	STIFF, MOIST, LIGHT BROWN AND REDDISH BROWN, SILTY CLAY MIXED WITH FINE COARSE CHERT.				X	2.5	
						X	3.75	
			12.0	24*		X	2.25	
			15.0	25=				
				1*				
	18.0	STIFF, MOIST TO VERY MOIST, LIGHT BROWN AND REDDISH BROWN, SILTY CLAY MIXED WITH FINE TO COARSE CHERT.				X	1.75	
			20.0	39*				
						X	1.75	
			25.0	36*				
	30.0	BORING TERMINATED AT 30.0 FEET. NO GROUNDWATER ENCOUNTERED AT TIME OF DRILLING.						BORING BACKFILLED WITH SOIL AUGER CUTTINGS UPON COMPLETION.

N-VALUE FROM DYNAMIC CONE PENETROMETER TESTING (ASTM STP 399)



BORING NUMBER: B-1

DATE DRILLED: 9/12/18

LAB. NO.: 318192

PAGE 1 OF 1

ONOFRIYCHUK RESIDENCE
 2631 WOODS-SMITH ROAD
 KNOXVILLE, TENNESSEE



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.

9/19/26

10/2/26

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

Applicant Name

Date

P. Komerzan

Peter Komerzan 8-11-26