

SUBDIVISION REPORT - CONCEPT

► **FILE #:** 9-SB-26-C

AGENDA ITEM #: 13

AGENDA DATE: 9/10/2026

► **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:

► Postpone the concept plan to the October 1, 2026 Planning Commission meeting 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)

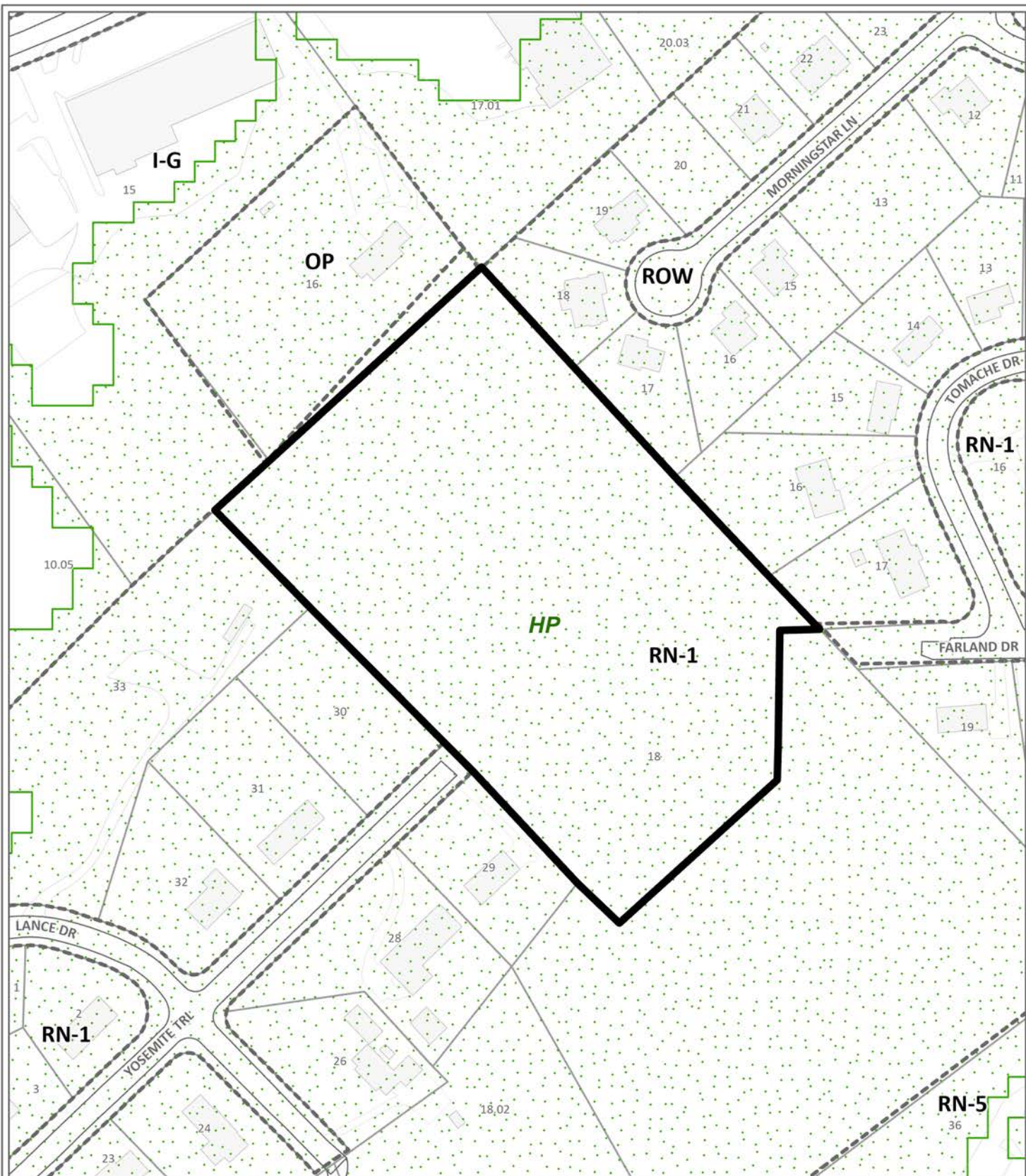
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



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

Original Print Date: 8/12/2026

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

Petitioner: Zeb Beason

Map No: 107

Jurisdiction: City

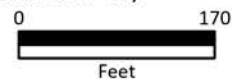


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

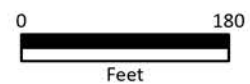
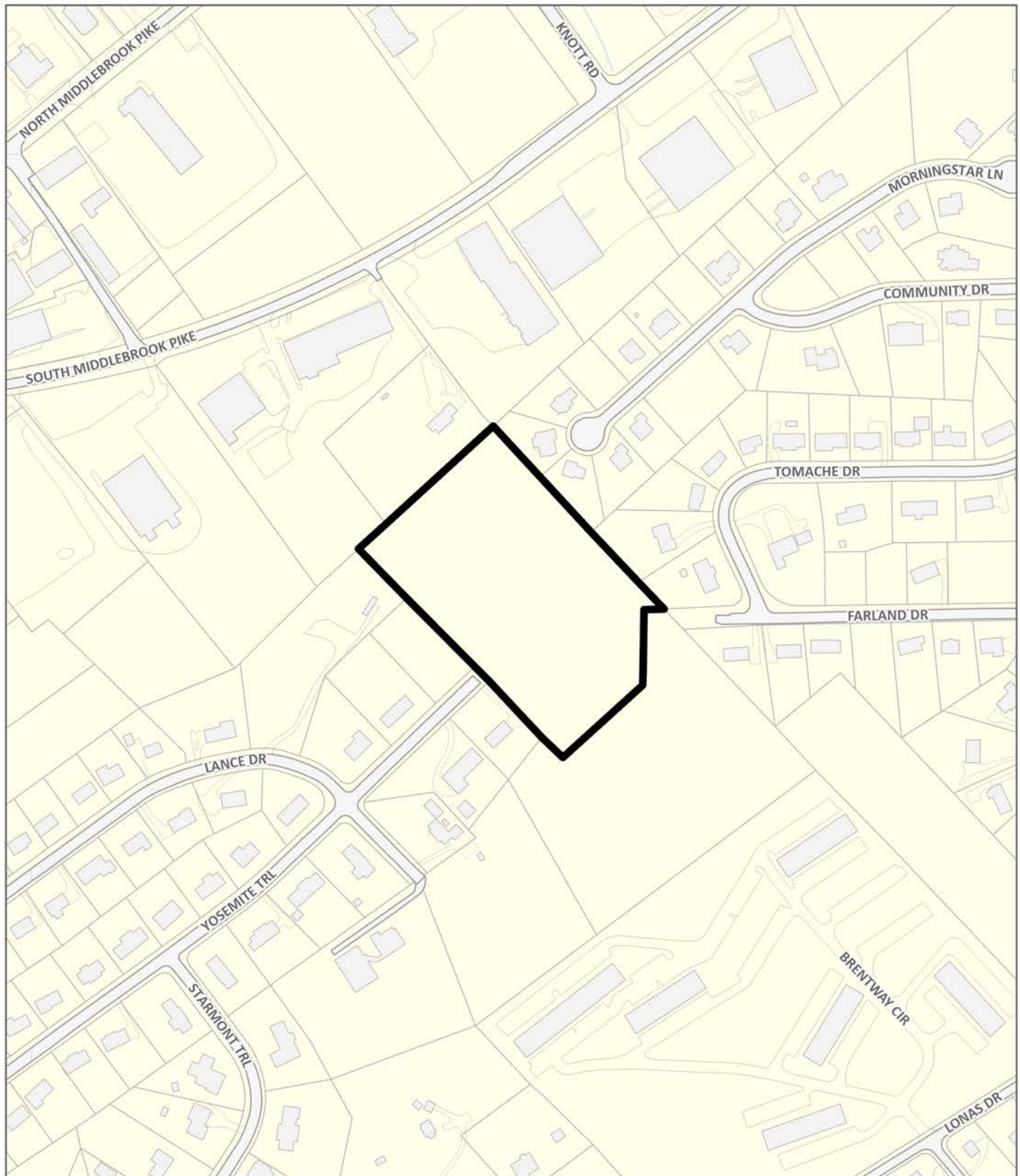


Exhibit A. Contextual Images

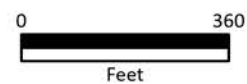


LOCATION MAP

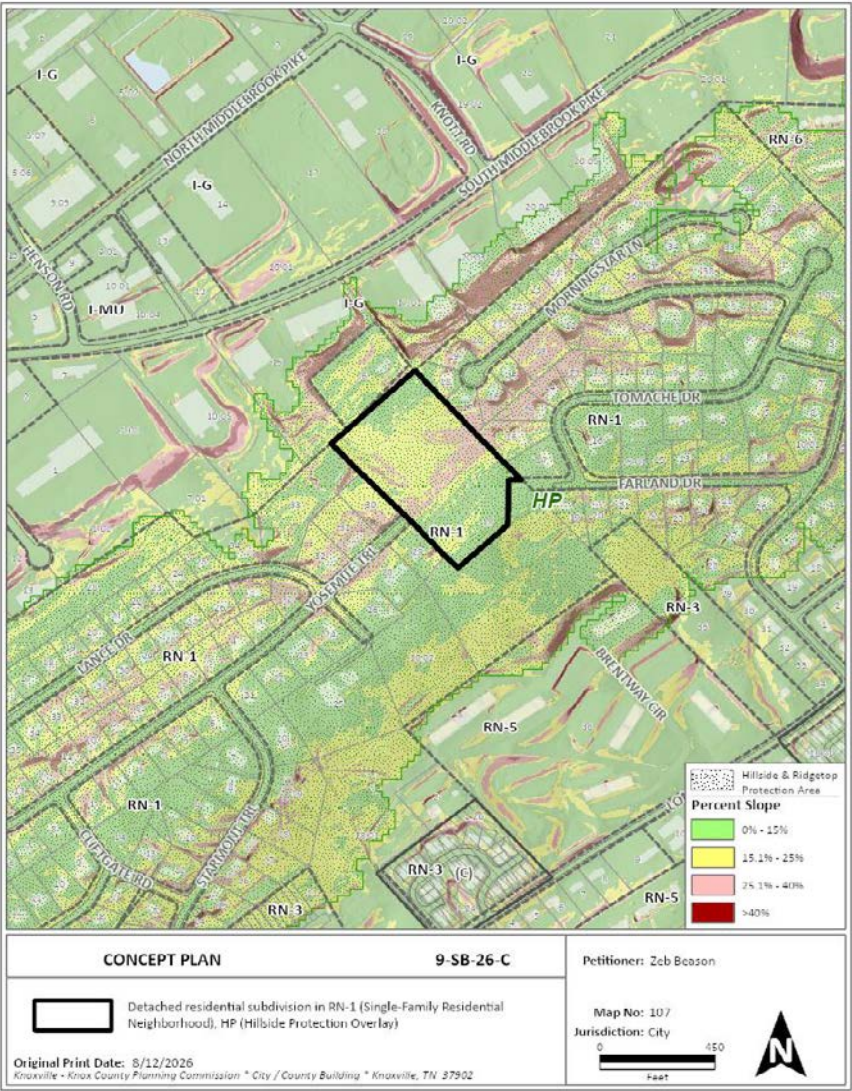
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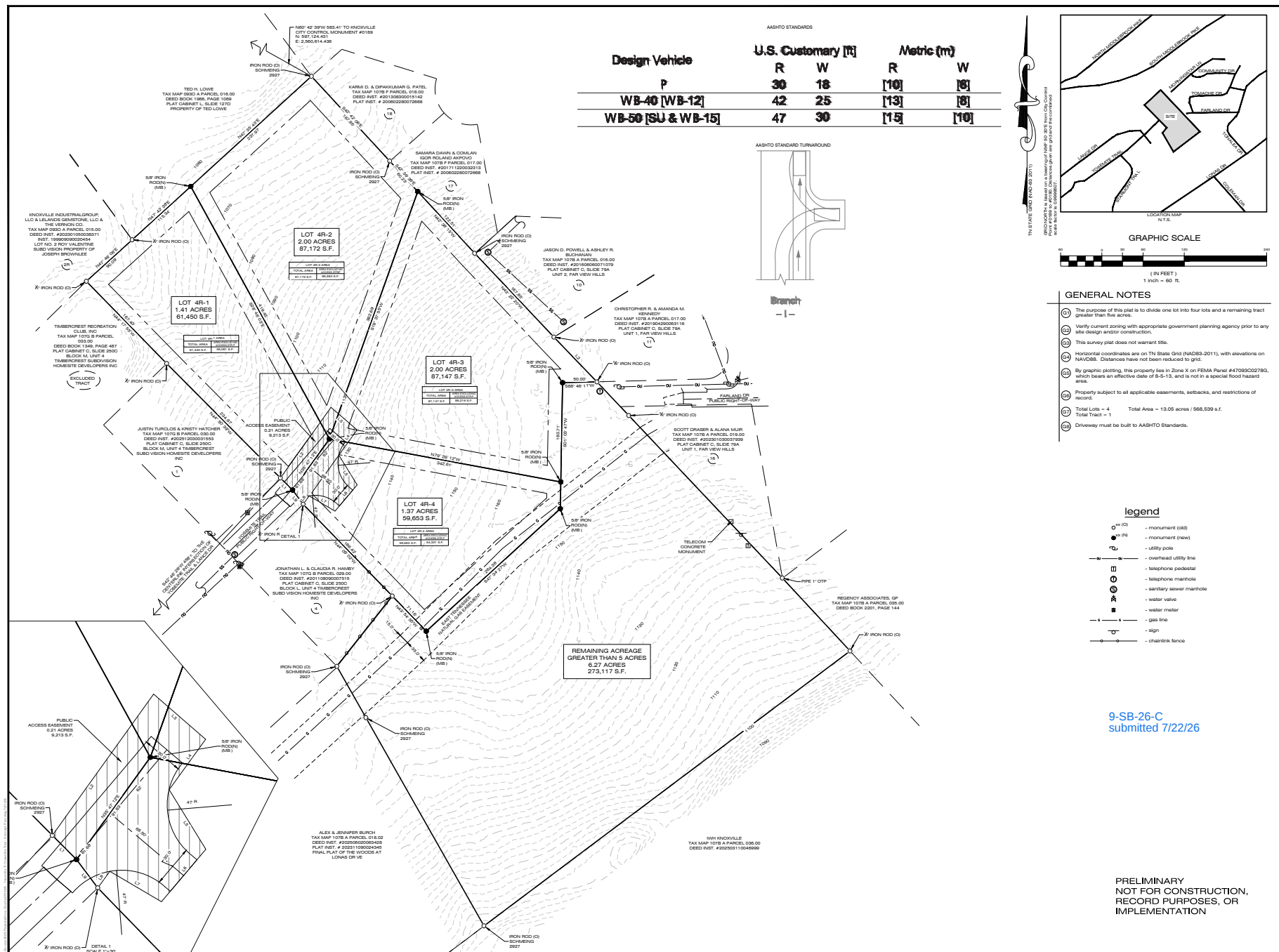


Case boundary



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%	





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