

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 4-SB-22-C                      Related File Number:  
Application Filed: 2/21/2022              Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

General Location: North side of Lonas Drive, east of Starmont Trail  
Other Parcel Info.:  
Tax ID Number: 107 G B 006                      Jurisdiction: City  
Size of Tract: 4 acres  
Accessibility: Access is via Lonas Road, a major collector with 20 ft of pavement within 50 ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential  
Surrounding Land Use: North: Single family residential, Agricultural/forestry/vacant -- LDR (Low Density Residential), HP (Hillside Protection Area)  
South: Single family residential -- LDR (Low Density Residential)  
East: Agricultural/forestry/vacant -- LDR (Low Density Residential)  
West: Single family residential, Agricultural/forestry/vacant -- LDR (Low Density Residential), HP (Hillside Protection Area)  
Proposed Use:    Density: 4.5 du/ac  
Sector Plan: Northwest City                      Sector Plan Designation:  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 5117 Lonas Dr.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-3 (General Residential Neighborhood)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: 5117 Lonas Drive Subdivision

No. of Lots Proposed: 18      No. of Lots Approved: 0

Variances Requested: VARIANCES:

1) Reduce the minimum intersection separation between Road 'A' and Holman Road from 300 ft to 260 ft.

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.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested variance and alternative design standards based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
4. The driveway lengths must meet the requirements of the Knoxville Department of Engineering during the design plan phase.
5. Confirm that the land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
6. Obtaining approval from the Knoxville Department of Engineering during the design plan phase to increase the maximum intersection grade from 1 percent to up to 2 percent on Road 'A' at Lonas Drive.
7. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. 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.
10. Placing a note on the final plat that all lots will have access only to the internal street system.

Comments:

This proposal is for a 18-lot subdivision for single-family houses. The property was rezoned from RN-1 to RN-3 in November 2021 (10-F-21-RZ).

There are 1.32 acres of this 4.24-acre site within the Hillside Protection (HP) Overlay district. The HP overlay allows a maximum of 0.7 acres (53.7%) of the 1.32 acres to be disturbed. This proposal disturbs 0.68 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 requires Planning Commission approval.

VARIANCE

The applicant is requesting a reduction of the minimum intersection separation from 300 ft to 260 ft to Holman Road. Holman Rd is a local street with low traffic volumes. Similarly, this 18-lot subdivision will have low traffic volumes. There are no apparent sight distance issues at either of these intersections and the intersections are far enough apart that there should not be left turn movement conflicts.

Action: Approved with Conditions

Meeting Date: 6/8/2023

Details of Action:

**Summary of Action:** Approve the requested variance and alternative design standards based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 10 conditions.

**Date of Approval:** 6/8/2023

**Date of Denial:**

**Postponements:** 4/14/2022

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**