



History of Zoning:

**PLAN INFORMATION (where applicable)**

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: The Woods at Lonas Drive

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variances Requested: None.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the concept plan subject to 6 conditions.

Staff Recomm. (Full):  
1. Connection to sanitary sewer and Knox County Health Department approval for septic fields and meeting any other relevant utility provider requirements.  
2. Confirm that the proposed land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.  
3. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.  
4. Meeting all applicable requirements of the Knoxville Department of Engineering.  
5. 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.  
6. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, within the existing natural gas line easement.

Comments: This proposal is for a 7-lot residential subdivision on this 26.47-acre property. The property is zoned RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay). The RN-1 zone requires a minimum lot size of 10,000 sqft. The proposed lots are large, ranging from 1.98 acres to 7.4 acres.

There are no streets or private rights-of-way in this proposed subdivision. Lot 7 has road frontage on Lonas Drive. Three other local streets extend from the existing single family subdivisions and terminate at the subject property. Lots 5 and 6 have frontage on Lance Drive, Lots 3 and 4 have frontage on Farland Drive, and Lots 1 and 2 have frontage on Yosemite Trail. If the distance from the end of the driveway to the end of the nearest accessible turnaround is greater than 150 ft, then sufficient turnaround space at the termination of the driveway must be provided for emergency vehicles.

There is a Tennessee Natural Gas Easement that runs along the frontage of Lots 3, 4, 5, and 6 of the property. Tennessee Natural Gas may restrict improvements within the easement, such as stormwater infrastructure and fences. The majority of the property is within the HP (Hillside Protection Overlay) zone. Compliance with the land disturbance limitations will be confirmed during the design plan phase.

Action: Approved with Conditions Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Approve the concept plan subject to 6 conditions.

Date of Approval: 7/13/2023 Date of Denial: Postponements: 6/8/2023

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:**