

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 12-M-18-UR

**AGENDA ITEM #:** 57

**AGENDA DATE:** 12/13/2018

▶ **APPLICANT:** CAMERON BOLIN SANDERS PACE ARCHITECTURE

OWNER(S): Aslan Foundation

TAX ID NUMBER: 108 M A 025 (PORTION OF)

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4100 Candora Rd

▶ **LOCATION:** South side of Repass Dr., east of Candora Rd.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Repass Dr., a local street with 15' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Artist studios as accessory use to the residential use

HISTORY OF ZONING: The property zoned RP-1 in 2004 and 2015.

SURROUNDING LAND USE AND ZONING: North: Vacant land (Log Haven community) / RP-1 (Planned Residential

South: Vacant land / RA (Low Density Residential)

East: Vacant land (Log Haven community) / RP-1 (Planned Residential

West: Vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low to medium density residential uses under RP-1 and RA zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for two artist studios that are approximately 1,200 sqft each as accessory structures for the Log Haven multi-dwelling residential community, as shown on the development plan, subject to 4 conditions.**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works for the driveway connection to Repass Drive.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a Use on Review.

#### **COMMENTS:**

This proposal is for two artist studios as an accessory use to the residences of the Log Haven community, which is located on a property of approximately 100 acres and includes 9 historic log cabins and a community building and maintenance facility/caretaker residence that was approved by the Planning Commission in December 2017. The studios will not have living quarters and will only be for the use of the artists living in site. A pedestrian path is intended to be constructed between the studios and the residences to the north on Log Haven Drive. The applicant anticipates that most trips to the studios will be by foot via the paths, however, two parking spaces will be provided on-site. Repass Drive is a County road so the driveway connection will need to meet the County access standards and obtain a permit from the Knox County Department of Engineering and Public Works.

#### **EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed development will have minimal impact on local services since utilities are in place to serve this development.
2. The proposal will have little impact on surrounding properties since the artist studios will only serve the residents of Log Haven and will not sell art work directly to the public from the studios.
3. The proposal will have no impact on schools.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposed artist studios meet all of the requirements of the RP-1 (Planned Residential) district of the Knoxville Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The scale of the development is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

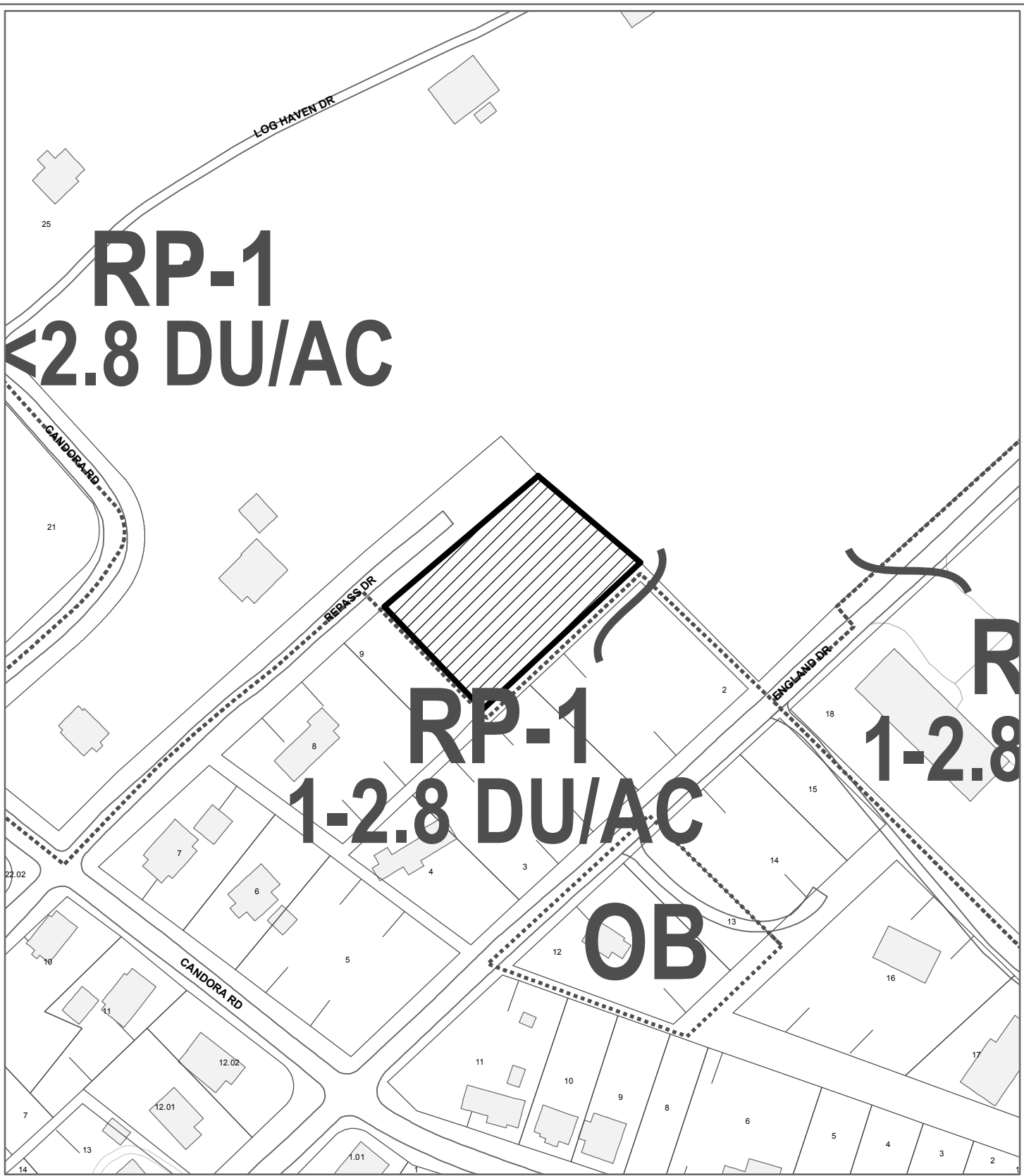
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South City Sector Plan and Knoxville One Year Plan identify the property as LDR (Low Density Residential) and Mixed Use Special District (MU-SC3), and recommends low impact uses that preserves the tree canopy. The proposal is consistent with these plan recommendations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-M-18-UR  
USE ON REVIEW**

Petitioner: Bolin, Cameron, Sanders Pace  
Architecture



Artist studios as accessory use to the residential use in RP-1 (Planned Residential)

Map No: 108  
Jurisdiction: City



PARKING REQUIREMENTS (PER KNOXVILLE MPC CODE OF ORDINANCES ADOPTED 10.10.17)	
ARTIST STUDIOS   USE: ACCESSORY TO RESIDENTIAL UNITS	(2) SPACES PROPOSED <sup>Δ</sup>
EXISTING GATEWAY BUILDING   USE: ACCESSORY TO RESIDENTIAL UNITS	(7) SPACES EXISTING
EXISTING CARETAKER RESIDENCE	(2) SPACES EXISTING
EXISTING RESIDENTIAL UNITS	(8) SPACES EXISTING
<b>PROJECT TOTALS</b>	<b>(17) PARKING SPACES EXISTING (2) NEW PARKING SPACES PROPOSED <sup>Δ</sup></b>

N15	PARKING REQUIREMENTS
1841_PRRREQ	NTS

LOGHAVEN ARTIST STUDIOS  
 4100 CANDORA ROAD  
 KNOXVILLE, TENNESSEE 37920  
 SPA PROJECT #: 1841



THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

OWNER:  
**THE ASLAN FOUNDATION**  
 8923 OLD KINGSTON PIKE  
 SUITE 140  
 KNOXVILLE, TN 37919  
 T: 865.524.6300

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
 314 W. JACKSON AVE, SUITE 102  
 KNOXVILLE, TENNESSEE 37902  
 T: 865.329.0316  
 F: 865.548.2348

CIVIL ENGINEER:  
**FULGHUM, MACINDOE, & ASSOCIATES, INC.**  
 13350 HARDIN VALLEY ROAD  
 KNOXVILLE, TENNESSEE 37932  
 T: 865.890.6419

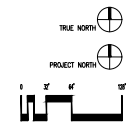
- PROPOSED USE:  
ZONING: ACCESSORY TO RESIDENTIAL UNITS  
BUILDING: ACCESSORY TO RESIDENTIAL  
PERMITTED UNDER IRC 2012
- KNOXVILLE TREE REQUIREMENTS:  
NO NEW TREES ARE REQUIRED PER  
ORDINANCE CHAPTER 14, SET A1.3 FOR  
QUANTITY, QUALITY AND CLASSIFICATION  
OF SPECIES OF EXISTING TREES.
- 88.35 +/- ACRES MULTI DWELLING  
DEVELOPMENT  
PROJECT SCOPE: 29 ACRES
- TOPOGRAPHIC CONTOURS SHOWN ARE  
EXISTING ONLY. SEE A1.2 FOR NEW  
TOPOGRAPHIC GRADING PLAN

- EXISTING CABIN  
(800 CHERRYCREK CIRCLE)
- EXISTING GATEWAY BUILDING  
(1001 LOGHAVEN DRIVE)
- EXISTING GATEWAY BUILDING  
PARKING LOT, (7) PARKING SPACES
- EXISTING (4) BIKE RACKS
- EXISTING CARETAKER RESIDENCE W/  
(2) PARKING SPACES (1013  
LOGHAVEN DRIVE)
- EXISTING ACCESSORY  
BUILDING TO 1007  
REPOS DRIVE CABIN
- EXISTING CABIN  
(1007 REPOS DRIVE)

- EXISTING CABIN  
(800 LOGHAVEN DRIVE)
- (2) EXISTING PARKING  
SPACES
- EXISTING CABIN  
(805 LOGHAVEN DRIVE)
- EXISTING CABIN  
(809 LOGHAVEN DRIVE)
- (2) EXISTING PARKING  
SPACES
- EXISTING CABIN  
(810 LOGHAVEN DRIVE)
- (2) EXISTING PARKING  
SPACES
- (2) EXISTING PARKING  
SPACES

<sup>Δ</sup> DASHED PERIMETER  
INDICATES APPROXIMATE  
LIMITS OF DISTURBANCE  
+/- .29 ACRES  
PROPOSED 1200 SF  
ARTIST STUDIO  
(REQUIRES NEW  
ADDRESSING)  
PROPOSED 1200 SF  
ARTIST STUDIO  
(REQUIRES NEW  
ADDRESSING)

12-M-18-UR  
 Revised: 11/27/2018



SITE DEVELOPMENT: 29 OCTOBER 2018  
 REVISION 01: 27 NOVEMBER 2018

OVERALL DEVELOPMENT SITE PLAN  
**A1.1**  
 1841\_A11.DWG  
 © 2018 SANDERS PACE ARCHITECTURE

**PARKING LOT LANDSCAPING:**  
 PER ORDINANCE SECTION 14.41 PARKING LOT LANDSCAPING IS NOT REQUIRED;  
 "THESE STANDARDS SHALL APPLY TO NEWLY CONSTRUCTED PARKING LOTS/VEHICULAR USE AREAS OF 10,000SF OR LARGER"  
 PROPOSED PARKING LOT/ VEHICULAR USE AREA: 1,829 SF

**KNOXVILLE TREE REQUIREMENTS:**  
 NO NEW TREES ARE REQUIRED PER ORDINANCE CHAPTER 14. SEE A1.3 FOR QUANTITY/CALIPER AND CLASSIFICATION OF SPECIES OF EXISTING TREES.

PARKING REQUIREMENTS (PER KNOXVILLE MPC CODE OF ORDINANCES ADOPTED 10.10.17)	
ARTIST STUDIOS   USE: ACCESSORY TO RESIDENTIAL UNITS	(2) SPACES PROPOSED
EXISTING GATEWAY BUILDING   USE: ACCESSORY TO RESIDENTIAL UNITS	(7) SPACES EXISTING
EXISTING CARETAKER RESIDENCE	(2) SPACES EXISTING
EXISTING RESIDENTIAL UNITS	(8) SPACES EXISTING
<b>PROJECT TOTALS</b>	<b>(17) PARKING SPACES EXISTING (2) NEW PARKING SPACES PROPOSED</b>

N10	LANDSCAPING REQUIREMENTS	N15	PARKING REQUIREMENTS
1841_LNDREQ	NTS	1841_PRRREQ	NTS

LOGHAVEN ARTIST STUDIOS  
 4100 CANDORA ROAD  
 KNOXVILLE, TENNESSEE 37920  
 SPA PROJECT #: 1841



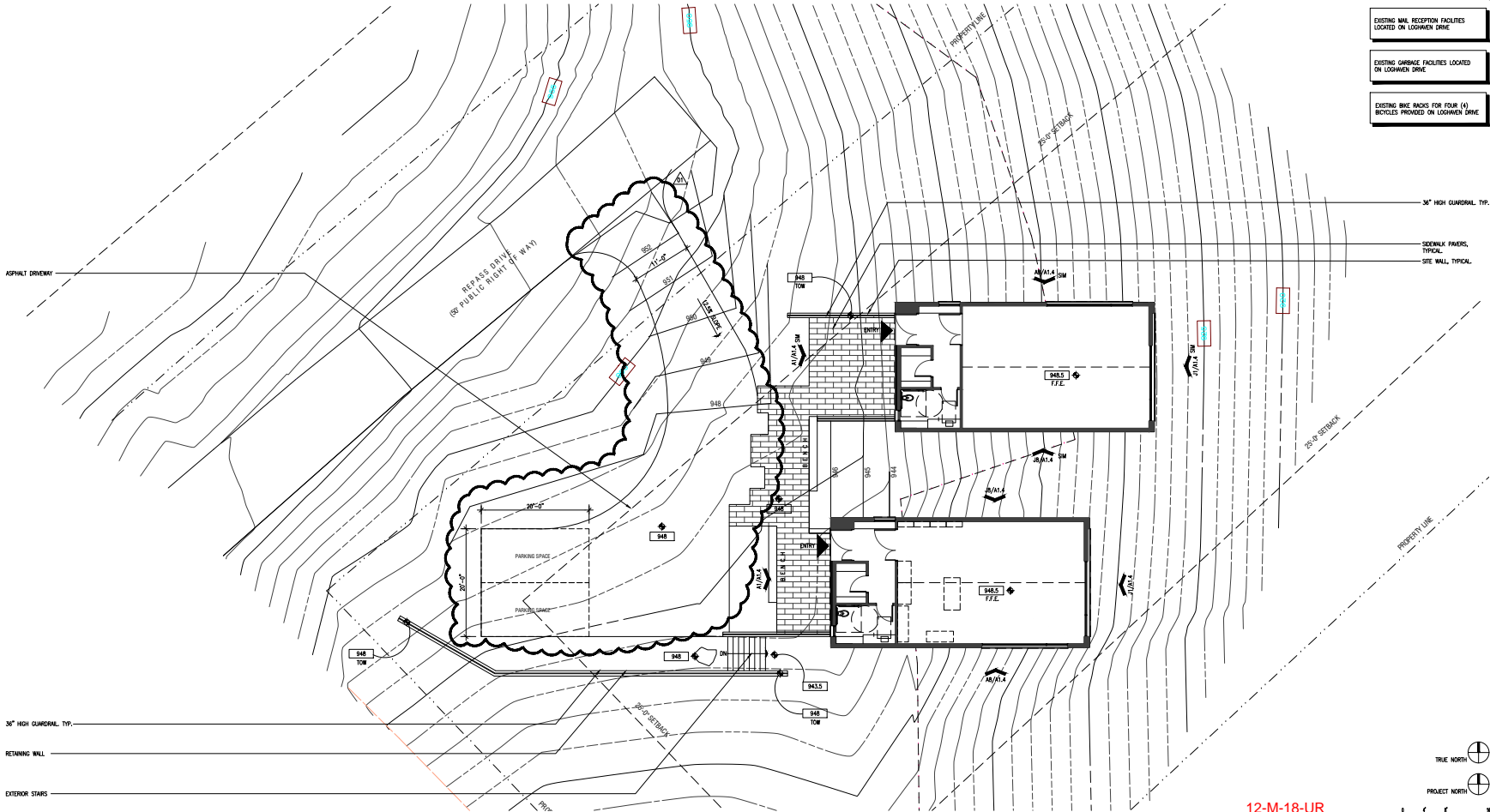
THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

OWNER:  
**THE ASLAN FOUNDATION**  
 8923 OLD KINGSTON PIKE  
 SUITE 140  
 KNOXVILLE, TN 37919  
 T: 865.524.6390

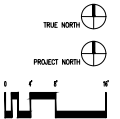
ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
 514 W. JACKSON AVE, SUITE 102  
 KNOXVILLE, TENNESSEE 37902  
 T: 865.329.0316  
 F: 865.548.2348

CIVIL ENGINEER:  
**FULGHUM, MACINDOE, & ASSOCIATES, INC.**  
 10330 HARDIN VALLEY ROAD  
 KNOXVILLE, TENNESSEE 37932  
 T: 865.690.6419

- PROPOSED USE:  
 ZONING: ACCESSORY TO RESIDENTIAL UNITS  
 BUILDING: ACCESSORY TO RESIDENTIAL,  
 PERMITTED UNDER RC 2012
- EXISTING MAIL RECEPTION FACILITIES  
 LOCATED ON LOGHVEN DRIVE
- EXISTING GARAGE FACILITIES LOCATED  
 ON LOGHVEN DRIVE
- EXISTING BIKE RACKS FOR FOUR (4)  
 BICYCLES PROVIDED ON LOGHVEN DRIVE



12-M-18-UR  
 Revised: 11/27/2018



SITE DEVELOPMENT 29 OCTOBER 2018  
 REVISION 01 27 NOVEMBER 2018

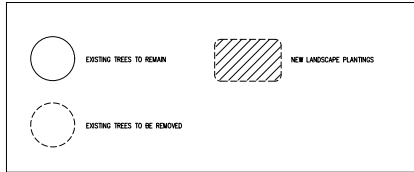
SITE PLAN | FLOOR PLAN

**A1.2**

1841\_A12.DWG  
 © 2018 SANDERS PACE ARCHITECTURE

A1 SITE PLAN | FLOOR PLAN - ARTIST STUDIOS | REPASS DRIVE

1841\_XPS1 1/8" = 1'-0"



**PARKING LOT LANDSCAPING:**  
 PER ORDINANCE SECTION 14.11 PARKING LOT LANDSCAPING IS NOT REQUIRED;  
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 PROPOSED PARKING LOT/ VEHICULAR USE AREA: 1,829 SF

**KNOXVILLE TREE REQUIREMENTS:**  
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PARKING REQUIREMENTS (PER KNOXVILLE MPC CODE OF ORDINANCES ADOPTED 10.10.17)	
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<b>PROJECT TOTALS</b>	<b>(17) PARKING SPACES EXISTING (2) NEW PARKING SPACES PROPOSED</b>

N5	LANDSCAPING KEY	N10	LANDSCAPING REQUIREMENTS	N15	PARKING REQUIREMENTS
1841_LNDKEY	NTS	1841_LNDREQ	NTS	1841_PRRKREQ	NTS

LOGHAVEN ARTIST STUDIOS  
 4100 CANDORA ROAD  
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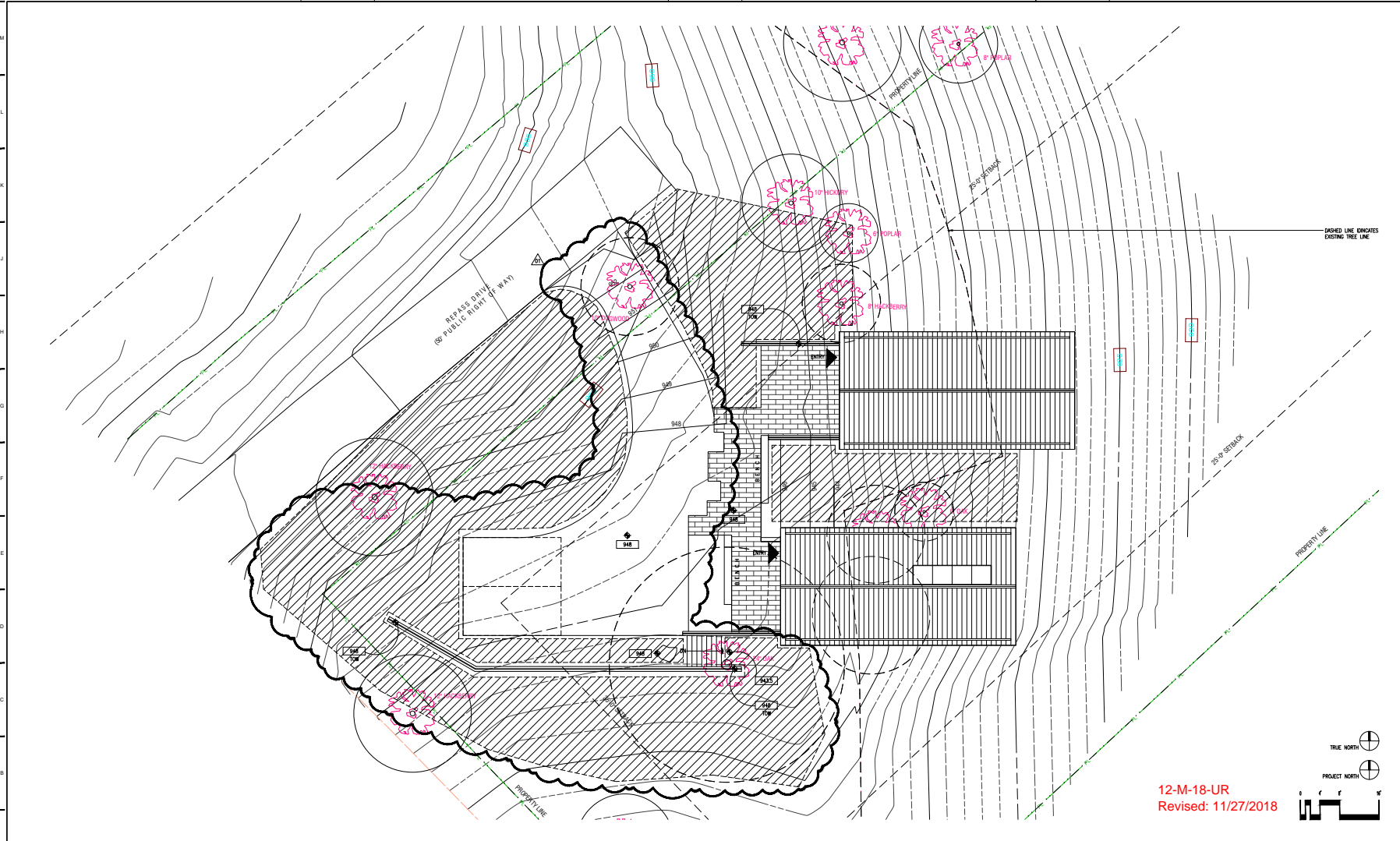


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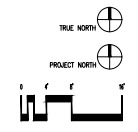
OWNER:  
**THE ASLAN FOUNDATION**  
 8525 OLD KINGSTON PIKE  
 SUITE 140  
 KNOXVILLE, TN 37919  
 T 865.524.6380

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
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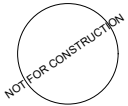
SITE DEVELOPMENT 29 OCTOBER 2018  
 REVISION 01 27 NOVEMBER 2018



12-M-18-UR  
 Revised: 11/27/2018

A1	SITE PLAN   ROOF PLAN - EXISTING/PROPOSED LANDSCAPE
1841_XPS1	1/8" = 1'-0"

SITE PLAN | ROOF PLAN  
**A1.3**  
 1841\_A13.DWG  
 © 2018 SANDERS PACE ARCHITECTURE

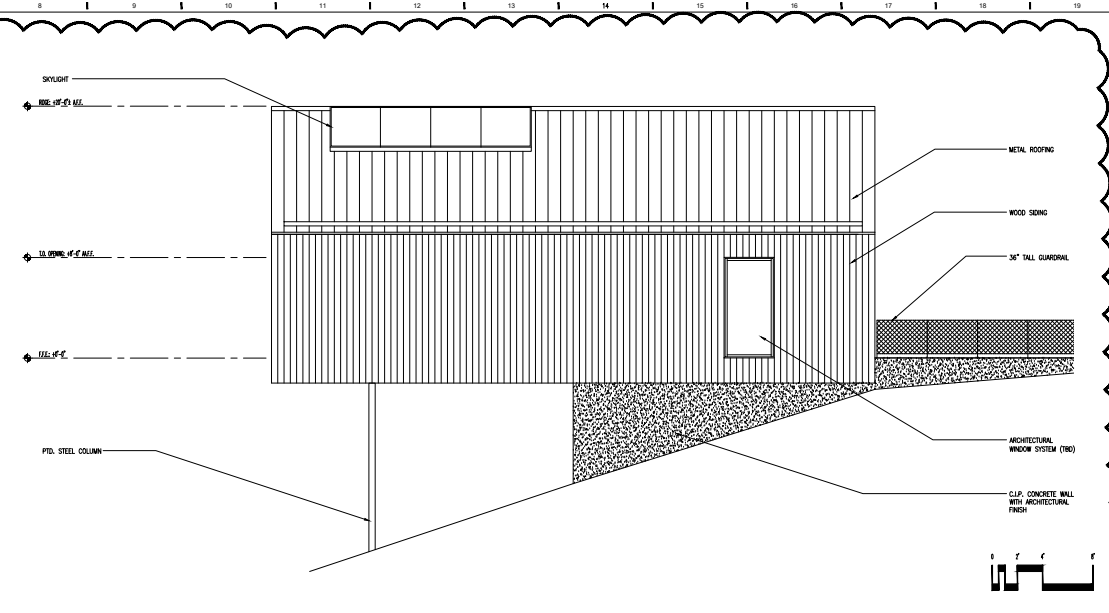
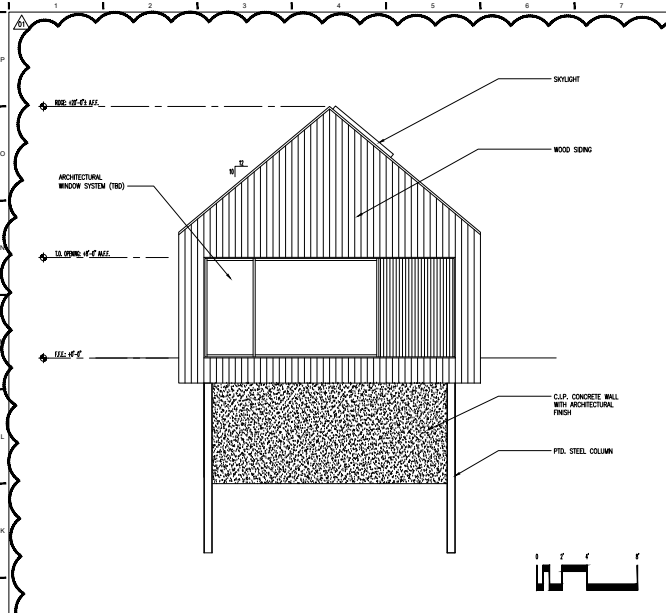


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OWNER:  
**THE ISLAM FOUNDATION**  
 8823 OLD KINGSTON PIKE  
 SUITE 140  
 KNOXVILLE, TN 37919  
 T: 865.329.0316  
 F: 865.548.2348

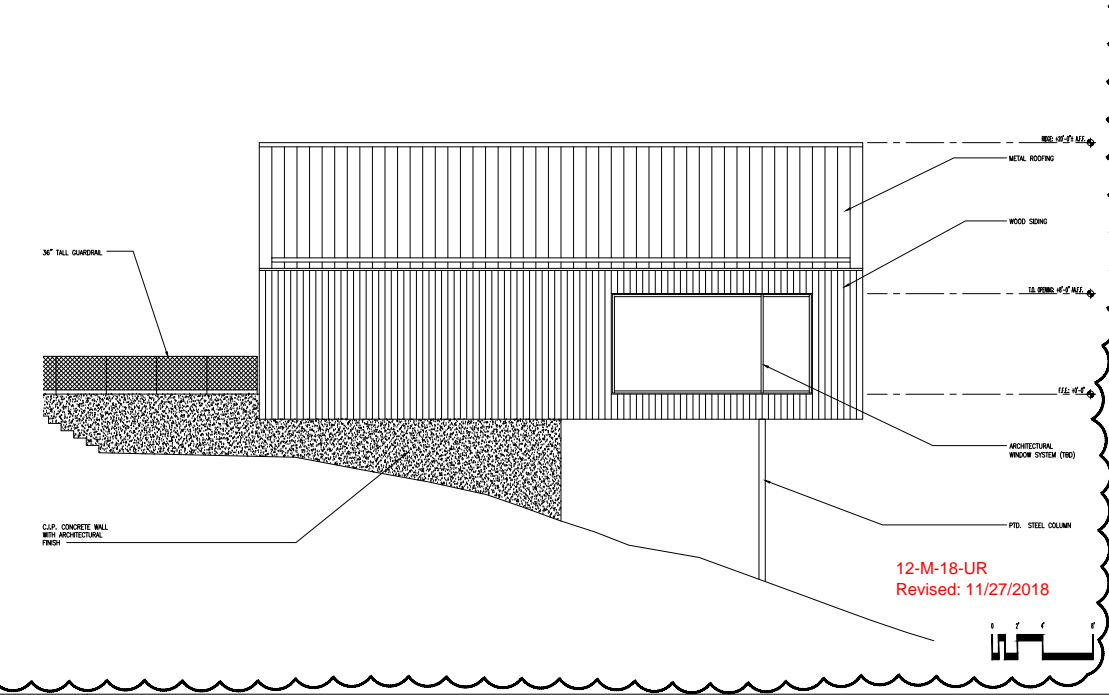
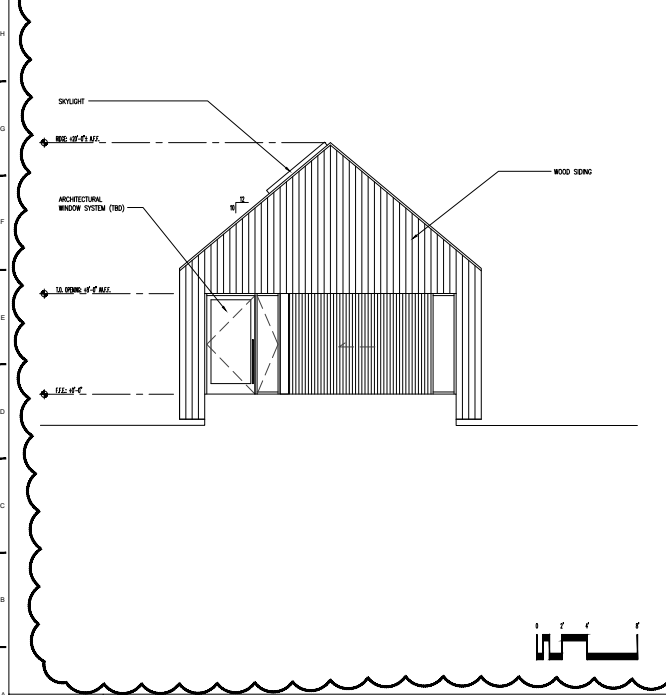
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**FULGHUM, MACINDOE, &  
 ASSOCIATES, INC.**  
 13330 HARDIN VALLEY ROAD  
 KNOXVILLE, TENNESSEE 37932  
 T: 865.690.6419



J1 EAST ELEVATION  
 1841\_XELEV 1/4" = 1'-0"

J8 NORTH ELEVATION  
 1841\_XELEV 1/4" = 1'-0"



A1 WEST ELEVATION  
 1841\_XELEV 1/4" = 1'-0"

A8 SOUTH ELEVATION  
 1841\_XELEV 1/4" = 1'-0"

12-M-18-UR  
 Revised: 11/27/2018

SITE DEVELOPMENT 29 OCTOBER 2018  
 REVISION 01 27 NOVEMBER 2018

ELEVATIONS  
**A1.4**  
 1841\_A14.DWG  
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**Use on Review**  **Development Plan**

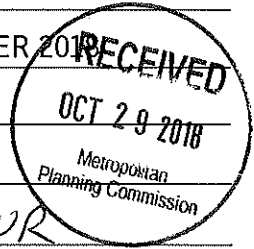
Name of Applicant: CAMERON BOLIN

Date Filed: 29 OCTOBER 2018 Meeting Date: 13 DECEMBER 2018

Application Accepted by: Mike Reynolds

Fee Amount: ~~8000~~ File Number: Development Plan

Fee Amount: \$450.<sup>00</sup> File Number: Use on Review 12-M-18-UR



**PROPERTY INFORMATION**

Address: 4100 CANDORA ROAD

General Location: South side of Repass Dr., East of Candora Rd.

Tract Size: 98 ACRES (part of) No. of Units: 6

Zoning District: RP-1

Existing Land Use: RESIDENTIAL

Planning Sector: SOUTH CITY

Sector Plan Proposed Land Use Classification: LDR / MU-SD

Growth Policy Plan Designation: \_\_\_\_\_

Census Tract: 24

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 108MA025

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: ASLAN FOUNDATION

Company: ASLAN FOUNDATION

Address: 4823 OLD KINGSTON PIKE SUITE 140

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-524-6360

Fax: \_\_\_\_\_

E-mail: Andrea@aslanfoundation.org

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CAMERON BOLIN

Company: SANDERS PACE ARCHITECTURE

Address: 514 WEST JACKSON AVENUE SUITE 102

City: KNOXVILLE State: TN Zip: 37902

Telephone: 865-329-0316

Fax: \_\_\_\_\_

E-mail: cbolin@sanderspace.com

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)

\_\_\_\_\_

Other (Be Specific)

Artist studios as accessory use

\_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: \_\_\_\_\_

PLEASE PRINT

Name: CAMERON BOLIN

Company: SANDERS PACE ARCHITECTURE

Address: 514 WEST JACKSON AVENUE SUITE 102

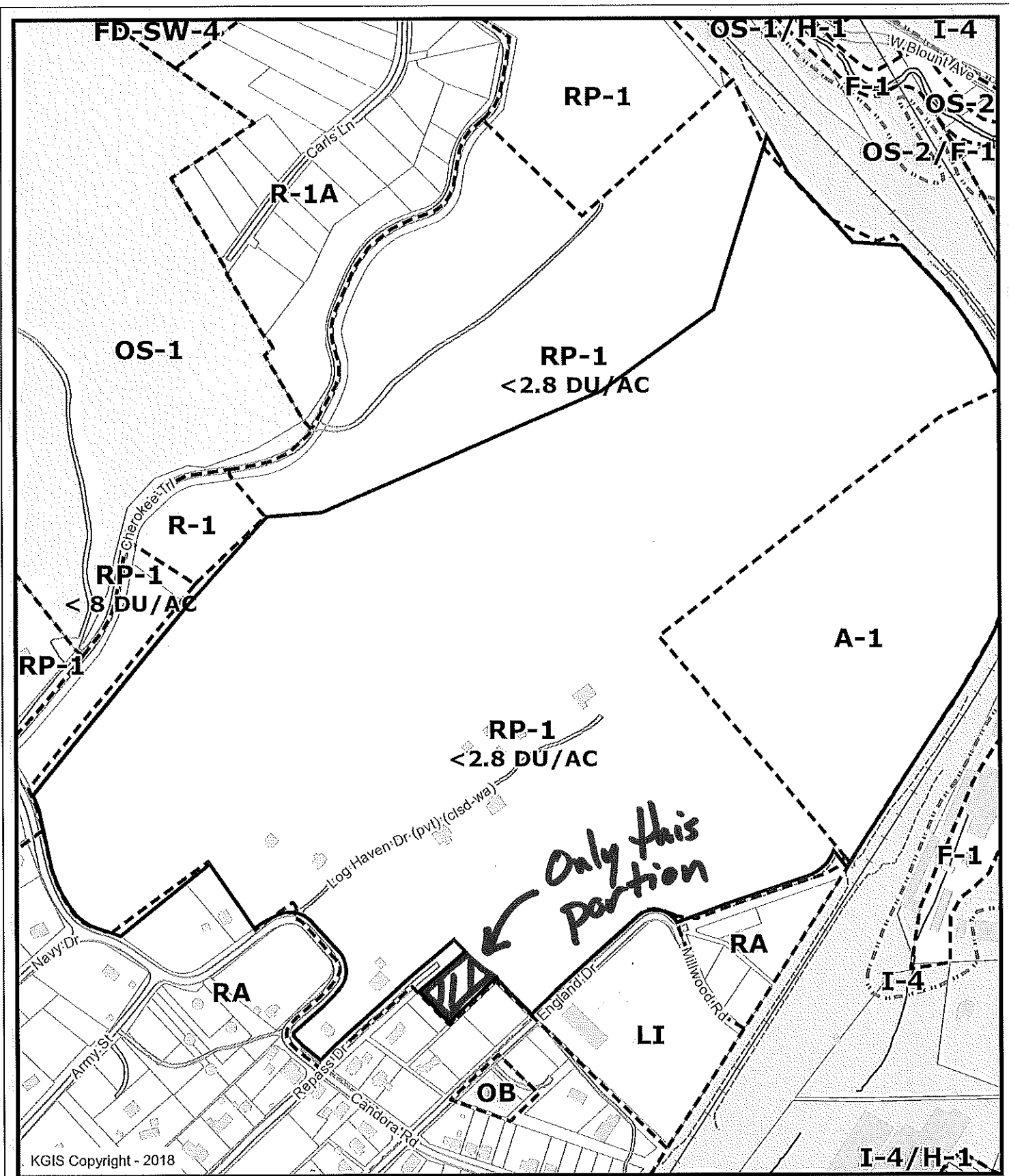
City: KNOXVILLE State: TN Zip: 37902

Telephone: 865-329-0316

E-mail: cbolin@sanderspace.com





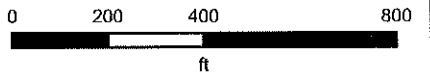


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Knoxville - Knox County - KUB Geographic Information System

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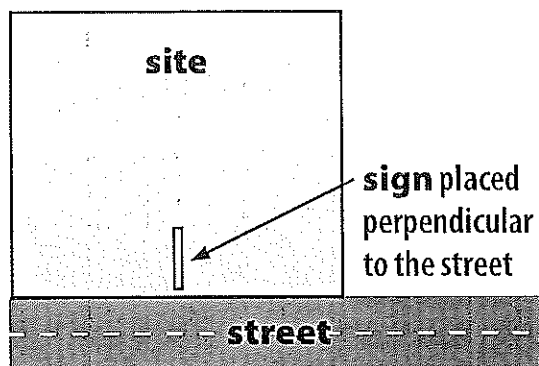
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC 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 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

November 28, 2018 and December 14, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: \_\_\_\_\_

Printed Name: Charmica Bolin

Phone: 865-329-0316

Email: cbolin@SANDERSPACE.COM

Date: 10.29.18

MPC File Number: 12-M-18-UR