



# USE ON REVIEW REPORT

▶ **FILE #:** 1-B-19-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 1/10/2019

▶ **APPLICANT:** SERTOMA CENTER, INC.

OWNER(S): Sertoma Center, Inc.

TAX ID NUMBER: 83 I E 016 AND 017

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 3865 Holston Hills Rd

▶ **LOCATION:** South side of Boyds Bridge Pike, west side of Holston Hills Rd.

▶ **APPX. SIZE OF TRACT:** 0.95 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Holston Hills Rd., a minor collector street with a 20' pavement width in a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex

2.1 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land - EN-1 (Established Neighborhood)

South: Landfill and vacant land - A-1 (General Agricultural)

East: Nursing home - R-1A (Low Density Residential)

West: Residence - R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located in an established single-family residential area with a couple of commercial sites and churches to the west and a nursing home to the east.

## STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the proposed duplex for the Sertoma Center in the R-1 zoning district, subject to the following 5 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 Knoxville Department of Engineering.
4. Certification of required sight distance at the proposed driveway location.

5. Obtaining approval and recording a final plat for the property.

With the conditions noted above, this requests meets the requirements for approval in the R-1 zone and other criteria for a use on review.

**COMMENTS:**

The applicant is requesting approval of a duplex to be located on this 0.95 acre parcel that is located at the intersection of Boyds Bridge Pike (minor arterial street) and Holston Hills Rd. (a collector street). Access to the duplex will be off of Holston Hills Rd. A duplex may be permitted in the R-1 zoning district as a use permitted on review. The proposed duplex should have minimal impact on the established neighborhoods in the area considering its location is in an area that has a mix of institutional uses and vacant land.

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

1. Public water and sewer utilities are available to serve the development.
2. The proposed development is consistent with density of the established neighborhoods.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed duplex 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 use 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 additional traffic through residential areas since it has access to a collector street.
2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

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

1. The East City Sector Plan proposes low density residential uses for this site. At a density of 2.1 du/ac, the duplex is consistent with the sector plan
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

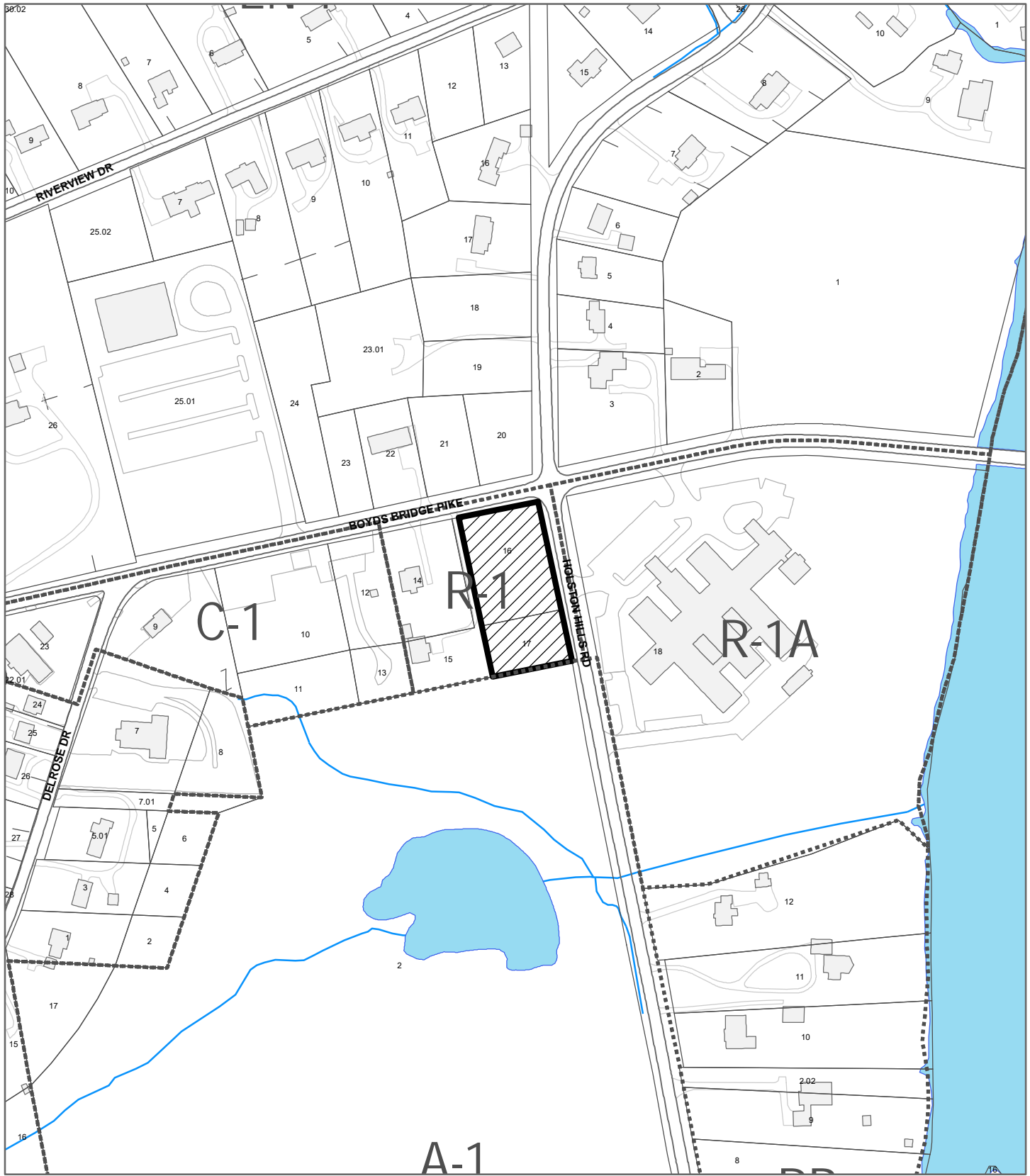
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, ages 5-18 years)

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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 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 a Planning Commission decision in the City.



**1-B-19-UR  
USE ON REVIEW**

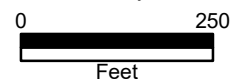
Petitioner: Sertoma Center, Inc.



Duplex in R-1 (Low Density Residential)

Map No: 83

Jurisdiction: City



**Knox County Code Administration & Inspection Residential Deck Code Handout**

This handout is a guide and is not all-inclusive and all materials must be installed per the manufacturer's instructions and the 2012 International Residential Code (IRC).

- Fasteners shall be installed as per the manufacturer's instructions and the 2012 International Residential Code (IRC). Fastening shall be continuous, common, resistance type, and installed per manufacturer's instructions. This is usually necessary, and/or correct galvanized steel or copper. Aluminum fasteners are not allowed.
- The house and ledger board shall be bolted to the house and be the same size as the floor joists (or larger if installing ledger joists).
- The house ledger board shall be bolted (ledger joist top to bottom) to the house with 4x4 joists with minimum 4x4 bolts through. Bolt requires structural member of the house. Bolt spacing shall be as follows: Joint Span: 8" Bolt Spacing: 22" on; Joint Span: 12" Bolt Spacing: 18" on; Joint Span: 16" Bolt Spacing: 17" on; Joint Span: 18" Bolt Spacing: 17" on; Joint Span: 24" Bolt Spacing: 17" on.
- Do not cut or trim. Corner of joists must be at least 2" from the edge.
- Joint hangers shall be sized and anchored in accordance to the post size and manufacturer's instructions.
- Deck girders shall be sized and supported in accordance with table 4. Girders must be fully supported by and structurally anchored to posts.
- Posts shall be sized in accordance with table 2. All posts must be adequately anchored to the footing.
- Ledger strips can be used in lieu of hangers or wall bearing. Ledger strips are to be 2" x 12" minimum and anchored with 3" x 10" nails "spaced" or "3" apart center each foot location.
- Footing shall be sized in accordance with table 3.

**ALL FASTENERS, HANGERS, AND NAILS ARE TO BE DOUBLE NOT DIMPED CHAINLINK OR STAINLESS STEEL.**

**Retention and Overlap:**  
Footing and floor joists shall be raised floor surface located more than 30" above the grade or rim joist shall meet minimum not less than 30" in height. Intermediate rails shall be placed which do not allow passage of a 4" sphere.

**Spacing:**  
Open sides of stairs with a total rise of more than 30" above the grade or floor below shall have guardrails not less than 36" in height measured vertically from the nosing of the treads. Intermediate rails shall be placed which do not allow passage of a 4" sphere.

**Handrails and Balusters:**  
Handrail height shall be 36" measured vertically between leading edges of adjacent handrails. The minimum hand depth shall be 3" measured horizontally from nose to nose. A nosing not less than 1" and not more than 1 1/2" shall be provided on stairways with solid nosing.

**Decking:**  
Decking shall be sized in accordance with table 3.

Based on the 2012 International Residential Code. Other materials, configurations, or engineered designs may be utilized that fall within the guidelines of this code.

**TABLE 1: Joist Span Chart**

Joist Size	12"	16"	18"	24"
2" x 4"	10'-2"	12'-0"	12'-0"	8'-0"
2" x 6"	14'-2"	12'-0"	12'-0"	11'-0"
2" x 8"	18'-2"	12'-0"	12'-0"	15'-0"
2" x 10"	21'-0"	12'-0"	12'-0"	18'-0"

Note: Allow joist span length and joist span dimensions between bearing points. (Based on No. 2 grade).

**TABLE 2: Deck Post Sizing**

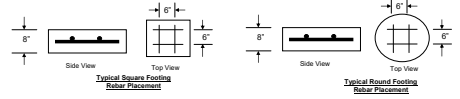
Post Height	Wood Post Size	Round Metal (Sch. 40)
0 to 6'-0"	4" x 4"	3" Dia.
6 to 12'	6" x 6"	3" Dia.

Note: Call the Codes office if your posts are greater than 12 feet in height or provide an engineered design.

**TABLE 3: Deck Pier Footing Chart**

Header Size	2 @ 2'x8" or a single Member	2 @ 2'x8"	2 @ 2'x10"	2 @ 2'x12"
Schedule Footing Size	12" x 12"	12" x 12"	12" x 12"	24" x 24"
Round Footing Size	14"	14"	20"	27"

Note: Minimum thickness of concrete = 8"; minimum frost line depth = 12". Install two (2) #4 rebar in each direction spaced 8" on center.



**Table 4: Girders Sizing - 46 psf Live Load, 10 psf Dead Load, 1.60 Load Duration Factor**  
(Span of Suspended Floor Framing)

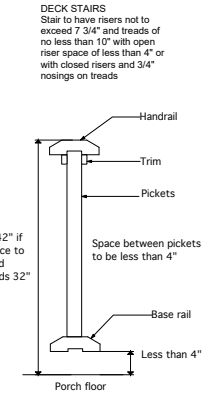
SPACING	4"	6"	8"	10"	12"	14"	16"	18"	20"	22"
8"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
10"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
12"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
14"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
16"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
18"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
20"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
22"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
24"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
26"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
28"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
30"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
32"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
34"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
36"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
38"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
40"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
42"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
44"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
46"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
48"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
50"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
52"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
54"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
56"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
58"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
60"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
62"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
64"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
66"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
68"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
70"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
72"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
74"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
76"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
78"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
80"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
82"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
84"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
86"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
88"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
90"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
92"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
94"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
96"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
98"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8
100"	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8	(1)2x8

Southern Pine lumber sizes for No. 2 grade are shown in regular type, with number of plies given in parentheses. Southern Pine glued laminated timber sizes for 24E combination are shown in bold when (6) or (2) or no longer meet design conditions. A 3'0" bearing length is assumed on girder ends.

**Steps in Using This Table:**

- Verify the applicability of this table's design loads in pounds per square foot (psf) and corresponding load duration factor.
- Find the span of supported floor framing (i.e. span of joists or girders that frame into the beam).
- Find the clear opening measured in feet.
- Select the number of plies and size of the Southern Pine 24E-1BE (glued laminated timber).
- Beams supporting base-mounted joists cannot be smaller than joist and top hangers are required.
- Member ends were designed as end beams were braced continuously to prevent lateral compression buckling.

**DECK DETAILS Not to Scale**



**Rail Detail (not to scale)**

1-B-19-UR Revised: 1/7/2019

**SITE PLAN**  
Scale: 1" = 20'-0"

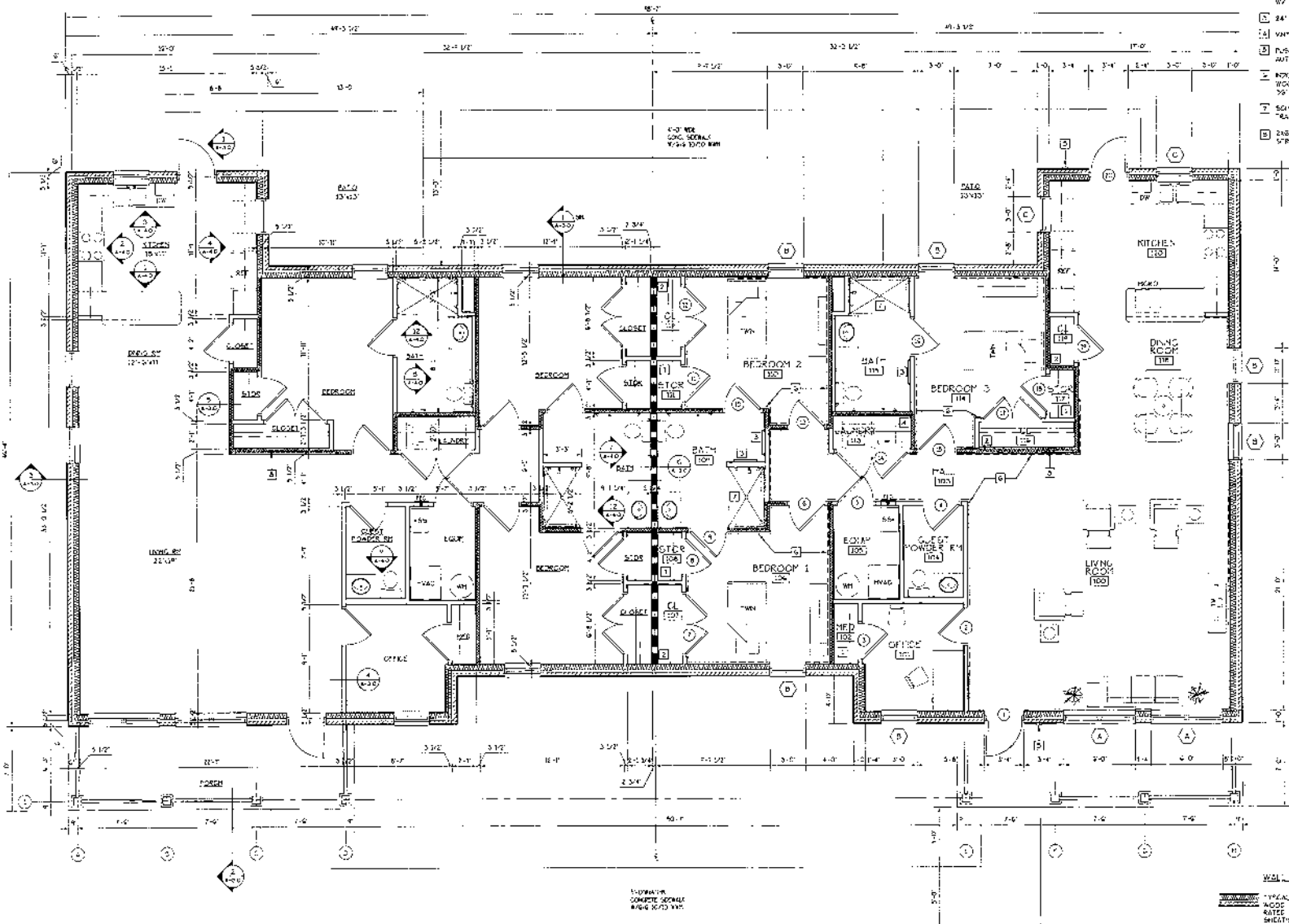
DRWN BY:  
J. Perry Childress  
1821 Maryville Pike  
Knoxville, TN 37920  
(865) 803-2545

**Sertoma Duplex Site Plan**  
4865 Boys Bridge Pike, Knoxville, TN 37917

DATE: 1-4-19

SHEET 1 of 1

DESIGN BY: MDA
CHECK BY: MDA
DATE: 02-28-12
REVISIONS



- PLAN NOTES:**
- 1 FIVE (5) VINYL CORALS W/RE SHEETS, SPACED EQUALLY.
  - 2 VINYL CORALS TO BE W/RE SHEETS BY HANGING ROD 3/4" DIA.
  - 3 24" L. TONGUE BAR.
  - 4 VINYL CORALS TO BE W/RE SHEETS BY HANGING ROD 3/4" DIA.
  - 5 FLOOR PAD FOR AUTO-DOOR-OPENER.
  - 6 INDICATED LOCATION OF THE WOOD CHAIR RAIL W/ TOP AT 36" AFF.
  - 7 SCHEDULE 40S-SHOWER-ST BAT SYSTEM SET 7/8" O.D.
  - 8 2" LB LOAD BEARING WALL SEE 5/14-5/15.

**DIMENSION FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FINISH FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

GROSS UNIT AREA = 1929 SF.  
NET UNIT AREA = 1746 SF.

- WALL FINISHES**
- TYPICAL FINISHING WALL: ACCE 5/8" x 7/8" FRIE, INTERIOR HEADER SUBSTR, AND 1/2" x 1/2" x 1/2" FRIE.
  - 1 HOUR RATED WALL: SEE 5/14-5/15.
  - INTERIOR GUARD WALL: SEE 5/14-5/15.
  - TYPICAL INTERIOR WALL: 4/2" x 12" CMU, 5/8" x 12" CMU, 1/2" x 1/2" x 1/2" FRIE, BATT AND 5/8" x 1/2" x 1/2" FRIE.

**SERTOMA - DUPLEX FLOOR PLAN**  
KNOXVILLE, TENNESSEE

**ALLAN ASSOCIATES ARCHITECTS, PLLC**  
KNOXVILLE, TENNESSEE 37942

6518 HALLWOOD ROAD  
866 / 889-1302



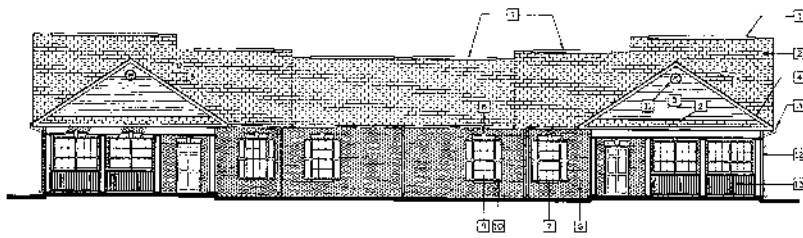
SHEET NUMBER  
**A-10**

DRAWN BY: SER  
 CHECKED BY: MDA  
 APPR. BY: \_\_\_\_\_  
 DATE: 12-28-12  
 REVISIONS

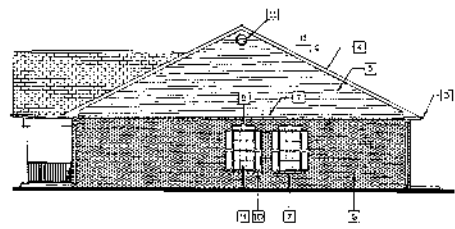
**SERTOMA - DUPLEX**  
 KNOXVILLE, TENNESSEE  
**ALLAN ASSOCIATES ARCHITECTS, PLLC**  
 5516 WALLWOOD ROAD  
 KNOXVILLE, TENNESSEE 37602  
 865 / 880-1302



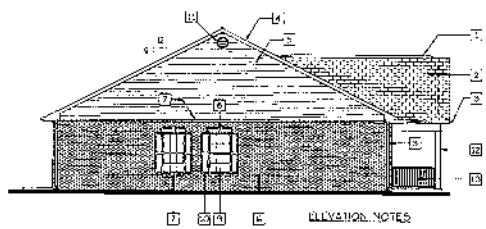
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**A-2.0**



**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

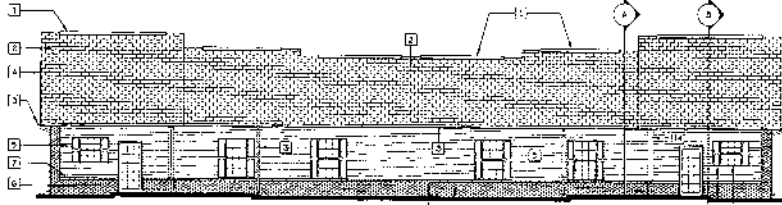


**RIGHT SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"

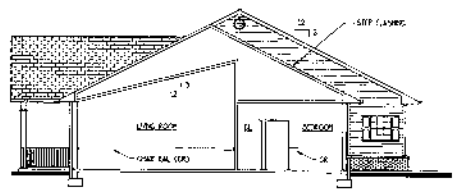


**LEFT SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"

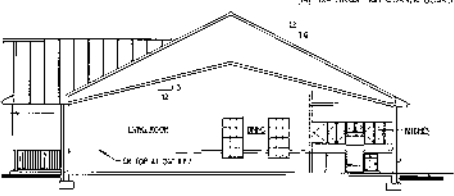
- ELEVATION NOTES**
- 1 OPEN-ROLL SHINGLE OVER 1/2" X 1/4" VENT.
  - 2 FIBERGLASS DIMENSIONAL ROOF SHINGLES ALONG ROOFLINE, 30 YRS. GUARANTEED LANDMARK COVER 15# FELT.
  - 3 5" OCEC ALUM. GUTTERS W/ 1/4" DOWNSPOUTS AND GONG. SPLASH BLOODS.
  - 4 1/4" HARD TYP. PLYG. BOARDS.
  - 5 1/2" X 1/4" LAP SIDING OVER 1/2" X 1/4" HOUSE WRAP.
  - 6 BRK. VENEER.
  - 7 KEYLOCK OVER COURSE.
  - 8 SOLIDER BRK. COURSE W/ ROOF CAST KEY STONE.
  - 9 VINYL WINDOW UNITS W/ INBL. GLASS ARGON LOW E U-GLASS. SHED 10 SO.
  - 10 1/2" W. VINYL SHELTERED.
  - 11 VINYL CABLE VENT 24" DIA. W/ ASPEN SCREEN.
  - 12 8" SQ. DIM. 10-1/2" FORN. COLUMNS HANG. BY TUBING COLUMNS.
  - 13 VINYL PERF. RAILING AS HAND BY ALUM.
  - 14 1/4" HARD TYP. CORNE. BOARDS.



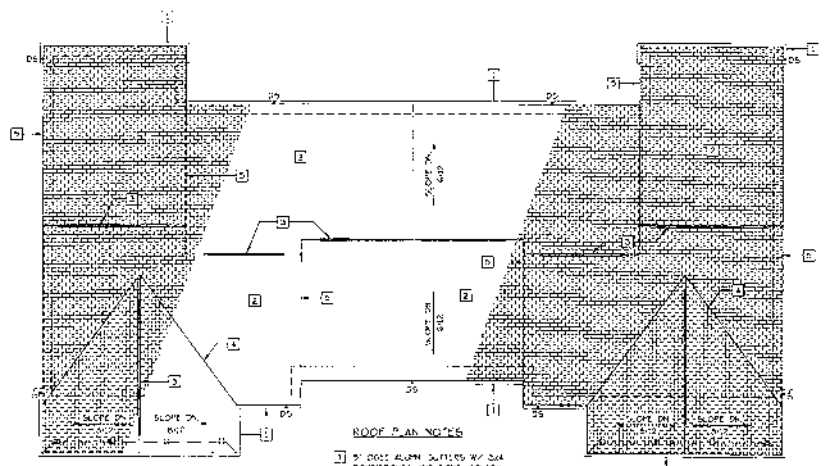
**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING SECTION A-A**  
 SCALE: 1/8" = 1'-0"

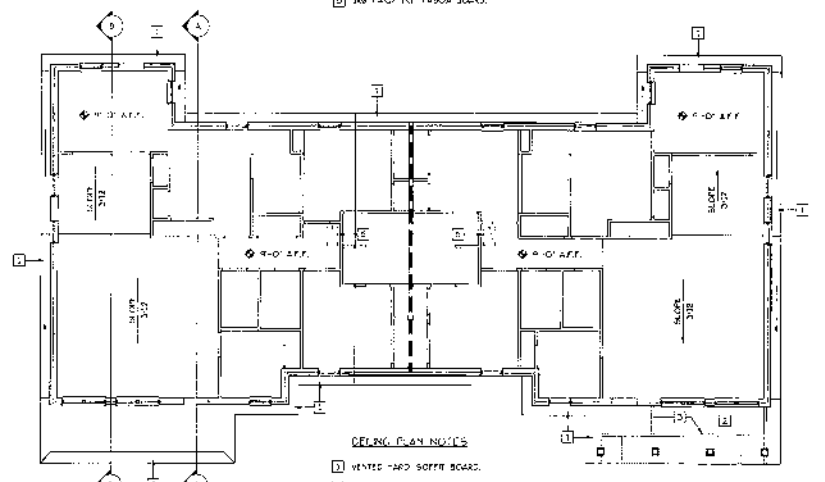


**BUILDING SECTION B-B**  
 SCALE: 1/8" = 1'-0"



- ROOF PLAN NOTES**
- 1 5" OCEC ALUM. GUTTERS W/ 1/4" DOWNSPOUTS AND GONG. SPLASH BLOODS.
  - 2 FIBERGLASS DIMENSIONAL ROOF SHINGLES ALONG ROOFLINE, 30 YRS. GUARANTEED LANDMARK COVER 15# FELT.
  - 3 OPEN-ROLL SHINGLE OVER 1/2" X 1/4" VENT.
  - 4 GONG/WATER SHIELD VALLEY FLASHING.
  - 5 1/4" HARD TYP. PLYG. BOARDS.

**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



- CEILING PLAN NOTES**
- 1 VENTED HARD SOFFIT BOARD.
  - 2 HARD SOFFIT BOARD (4x8).
  - 3 1/4" HARD TYP. 12x12 JOISTS.
  - 4 8'x10" SHINGLES.
  - 5 ALUMINUM FOLDING ACTO LINDOFC ARCHCK #12210.

**CEILING PLAN**  
 SCALE: 1/8" = 1'-0"

METROPOLITAN PLANNING COMMISSION

MPC

METROPOLITAN PLANNING COMMISSION

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

Use on Review  Development Plan

Name of Applicant: Sertoma Center, Inc.

Date Filed: November 21 2018 Meeting Date: January 10 2019

Application Accepted by: Marc Payne

Fee Amount: 74 File Number: Development Plan 74

Fee Amount: 450<sup>00</sup>/~~241~~ File Number: Use on Review 1-B-19-UR

**PROPERTY INFORMATION**

Address: 3865 HOLSTED HILLS ROAD  
 General Location: Sid of Bowls Bridge Run & Holston Hills Road  
 Tract Size: 0.95 No. of Units: \_\_\_\_\_  
 Zoning District: R-1  
 Existing Land Use: A & Z or YAC

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Planning Sector: LDR  
 Sector Plan Proposed Land Use Classification: LDR  
 Growth Policy Plan Designation: City  
 Census Tract: 21  
 Traffic Zone: 2A  
 Parcel ID Number(s): 0831E019 AND 0821E016  
 Jurisdiction:  City Council 6<sup>th</sup> District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Lee Freeman  
 Company: Sertoma Center Inc  
 Address: 1400 E. 5<sup>th</sup> AVE  
 City: Knoxville State: TN Zip: 37917  
 Telephone: 865-524-5555  
 Fax: 865-524-5563  
 E-mail: lee@sertoma.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: LEE FREEMAN  
 Company: SERTOMA CENTER INC  
 Address: 1400 E. 5<sup>th</sup> AVE  
 City: KNOXVILLE State: TN Zip: 37917  
 Telephone: 865-405-5195  
 Fax: 865-524-5563  
 E-mail: LEE@SERTOMA.COM

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential  
 Home Occupation (Specify Occupation) \_\_\_\_\_  
 Other (Be Specific)  
Duplex in an R-1 zone

**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: [Signature]  
 PLEASE PRINT  
 Name: Lee Freeman  
 Company: Sertoma Center Inc  
 Address: 1400 E. 5<sup>th</sup> AVE  
 City: Knoxville State: TN Zip: 37917  
 Telephone: 865-405-5195  
 E-mail: lee@sertoma.com

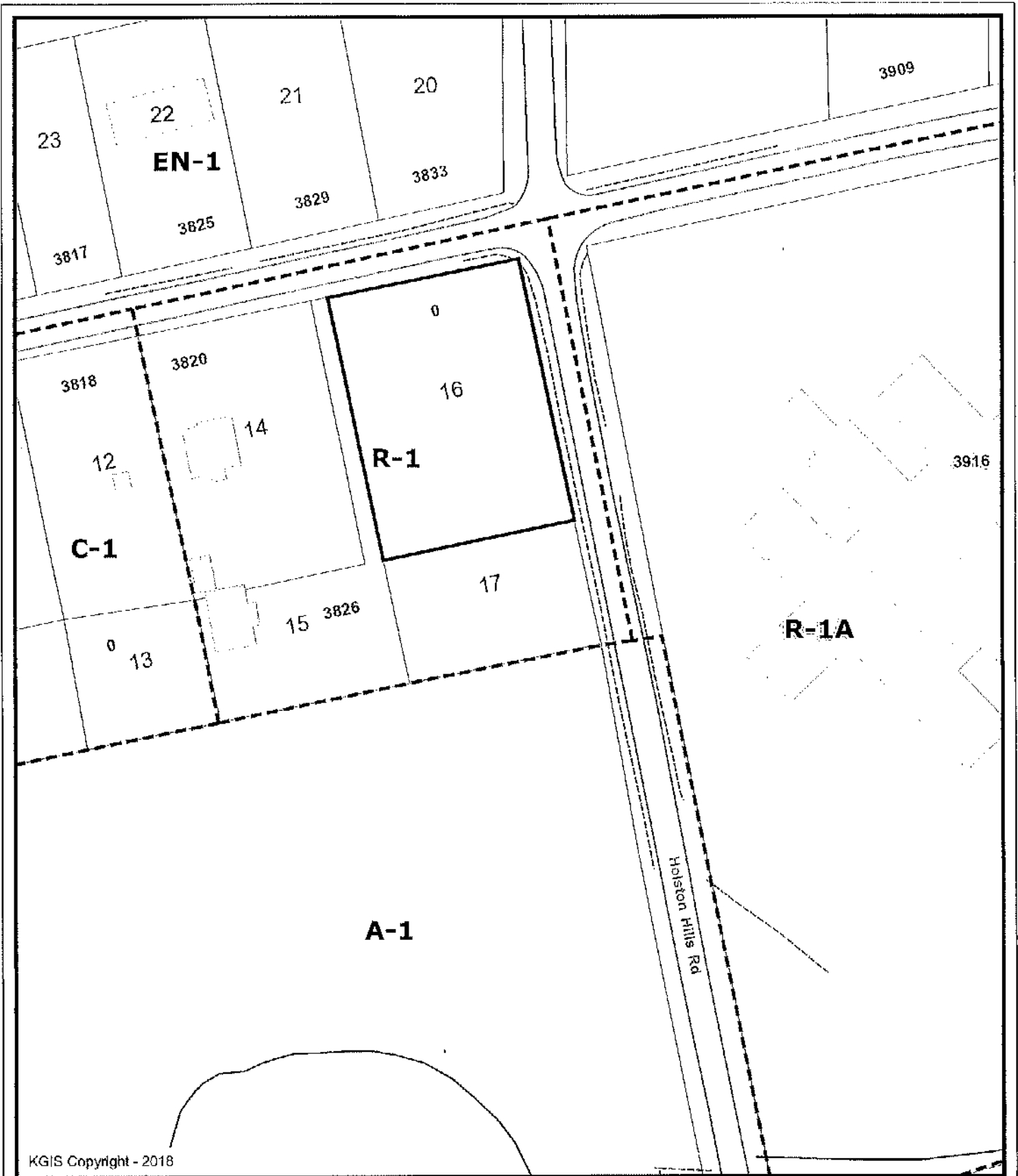
**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
	1420 E. 5 <sup>th</sup> Ave	Knoxville	TN	37917		✓
Arnold F. Beal	11221 Concord Woods Dr.	Knoxville	TN	37934	✓	
Frederick S. Beal, Jr.	4781 NE Davis St.	Portland	OR	97213	✓	





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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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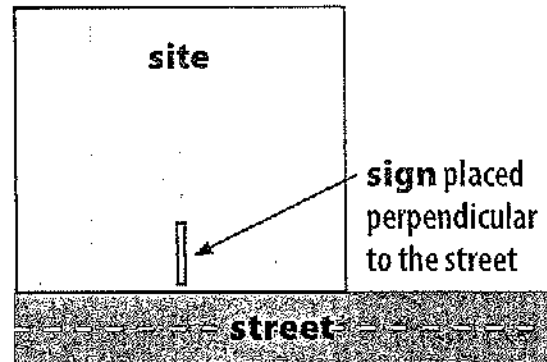
## REQUIRED SIGN POSTING AGREEMENT

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:

12/27/18 and 1/11/19  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Sertoma Center Inc

Printed Name: SERTOMA CENTER INC

Phone: 865-524-5555 Email: SHOP@SERTOMA.COM

Date: 11-21-2018

MPC File Number: 1-B-19-UR