



SPECIAL USE REPORT

▶ **FILE #:** 10-A-20-SU

AGENDA ITEM #: 37

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** BRIAN ROWE

OWNER(S): Brian Rowe

TAX ID NUMBER: 119 D D 00302, 00303 & 00304

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 , 633 & 639 Mars Hill Rd.

▶ **LOCATION:** East of Gallaher View Rd., south of Middlebrook Pk

▶ **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Mars Hill Rd, a local street with 19-20' of pavement within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development)

▶ **EXISTING LAND USE:** Vacant & Residential

▶ **PROPOSED USE:** Three two-family (duplex) dwellings on individual lots

4 du/ac

HISTORY OF ZONING: The property was rezoned RP-1 < 5.99 du/ac in 2007 (10-C-07-RZ) and is currently zoned RN-2/PD.

SURROUNDING LAND USE AND ZONING: North: Vacant land / RN-2 (Single-Family Residential Neighborhood) & PD (Planned Development)

South: Attached & detached houses / RN-1 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood) & PD (Planned Development)

East: Vacant land / RN-1 (Single-Family Residential Neighborhood) & PD (Planned Development) Neighborhood), RN-3 (General Residential Neighborhood) & PD (Planned Development)

West: N. Gallaher View Rd, Vacant land / RB (General Residential)

NEIGHBORHOOD CONTEXT:

The site is located along a section of N Gallaher View Rd. that includes a mix of low and medium density residential uses. The development along Mars Hill Rd. include low density residential and the adjacent property to the north was recently approved for a small church.

STAFF RECOMMENDATION:

► **APPROVE the development plan for up to three two-family (duplex) structures on individual lots, subject to 5 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the driveway standards.
2. Providing a revised site plan and building elevations for Planning Staff review and approval before building permits are issued for Lots 2 and 3. The revised plans must show the garages moved to the middle of the structure and a single driveway that leads directly to the garages that meets the zoning standards. The architectural design should be in-keeping with that shown on the attached plans. The structure and driveways on Lot 1 are not required to be modified as part of this condition.
3. Locating the driveway on Lot 1 so it does not encroach on the Colonial Pipe Line easement, or provide documentation to the City of Knoxville Department of Engineering during permitting review that the company has agreed to allow the encroachment.
4. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.
5. Approval by City Council of the amendments to Article 1.4.G. (Transition Rules, Previously Approved Planned Districts) of the City of Knoxville Zoning Ordinance, to allow modifications of development plans in previously approved Planned Districts to be reviewed and approved as a Special Use application by the Planning Commission. This Special Use approval shall not be effective until Article 1.4 has been amended by City Council.

With conditions noted above, this request meets the requirements of the former RP-1 zone (current zoning RN-2/PD), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts (per the pending amendment to Article 1.4.G).

COMMENTS:

This proposal is for three two-family dwelling (duplex) structures on individual lots at the terminus of Mars Hill Road. The property is currently zoned RN-2/PD and the former zoning on the property was RP-1 < 5.99 du/ac. In 2015, the Planning Commission approved a Use on Review for an assisted living facility on this site. The transitional rules of the new zoning ordinance (Section 1.4.G) states that all previously approved planned districts remain in effect and are subject to all plans, regulations, and/or conditions of their approval. The density of this proposal is 4 du/ac which is in compliance with previous RP-1 < 5.99 du/ac. The 25' peripheral setback of the RP-1 zone is also applicable and is along the front and rear property lines of all 3 lots and the southern side lot line on Lot 1. The other interior lot lines have a 5' setback, including the northern lot line on Lot 3.

The zoning regulations allow only one driveway curb cut on lots with less than 150' of frontage. Lot 1 has over 150' of frontage and can have two driveway curb cuts but lots 2 & 3 only have about 80' of frontage and can have only one driveway curb cut. The duplex structures were designed with the garages on the left and right side of the structure and two porches with entrances in the middle. For lots 2 & 3, either the house plans need to be flipped with the garages are in the middle so only one driveway curb cut will be necessary. The maximum driveway width for these lots is 25'.

Mars Hill Road is a short road that connects to N. Gallaher View Road and only has a few large residential lots along it. Mars Hill Road used to be the connector between the interstate and Middlebrook Pike before N. Gallaher View Road was built and now much of its old roadbed is used for the Cavet Station Greenway. The houses along Mars Hill Road do not have a consistent setback or architectural design that need to be taken into consideration for the duplex structures and site plan. A small church was approved by the Planning Commission for the adjacent lot to the north in May 2020 (5-B-20-SU).

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

1. The two-family (duplex) structures will have little impact public services in this area.
2. Mars Hill Road is adequate to handle the additional traffic.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed two-family (duplex) structures meet the standards for development within the former RP-1 (Planned Residential) Zone and all other requirements of the Zoning

Ordinance.

2. The proposal 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the One Year Plan identifies this property for low density residential uses which allows consideration of up to 6 du/ac. The proposed development is consistent with the Sector Plan and One Year Plan.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

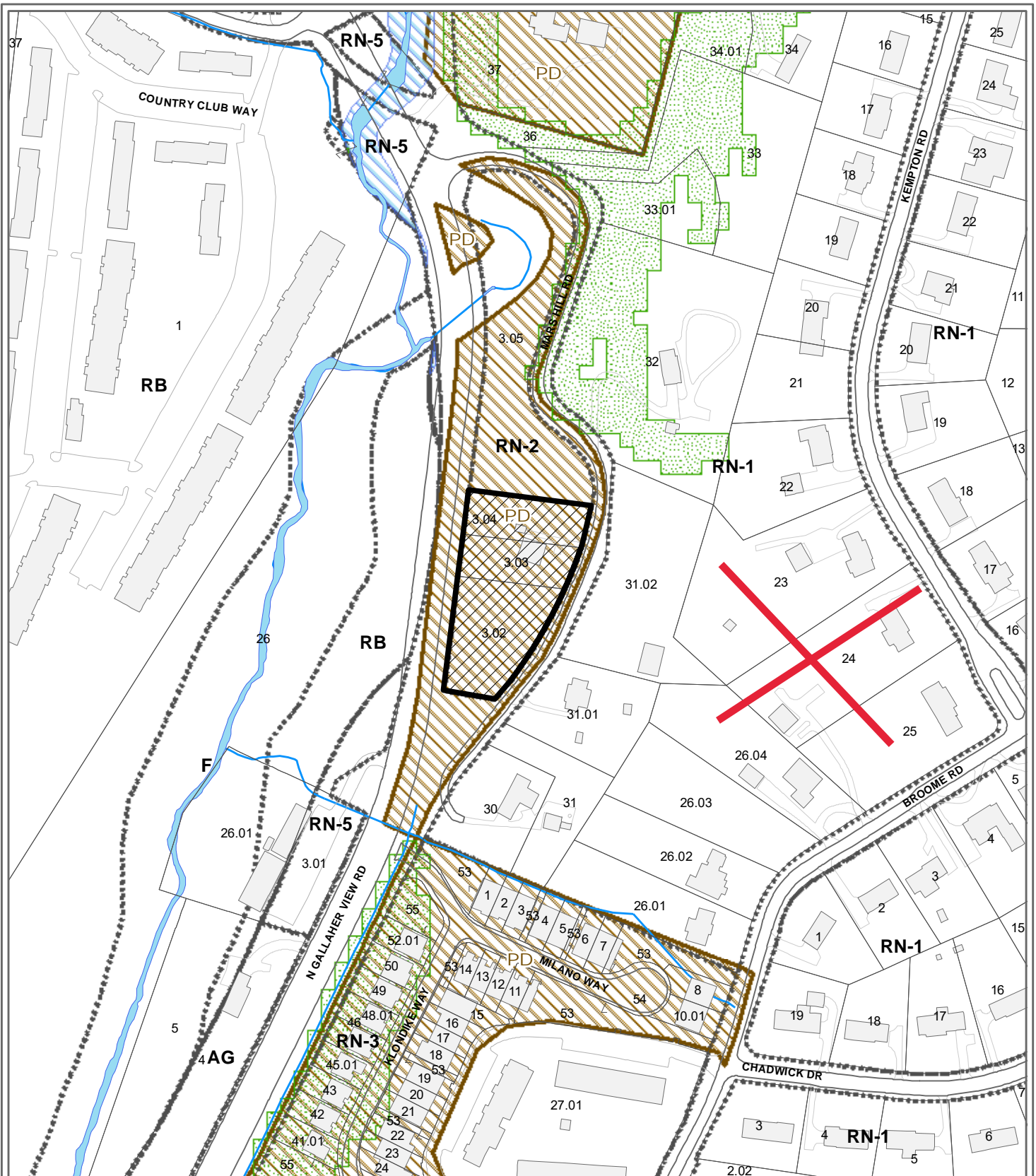
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Bearden Middle, and Bearden 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 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.



**10-A-20-SU
SPECIAL USE**



Three two-family (duplex) dwellings on individual lots in RN-2
(Single-Family Residential Neighborhood)

Petitioner: Rowe, Brian

Map No: 119

Jurisdiction: City



Original Print Date: 9/1/2020

Revised:

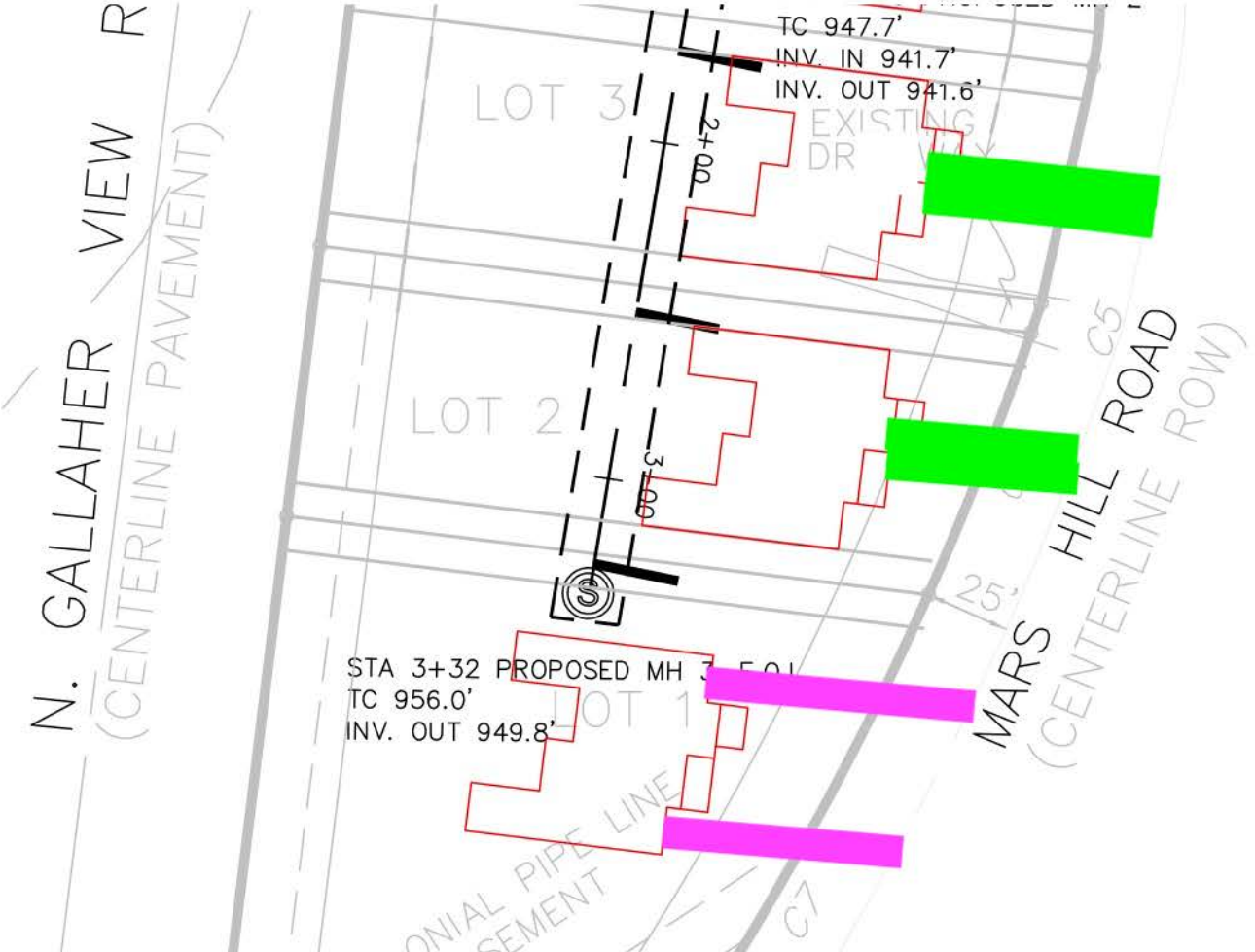
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

MARS RIDGE SPECIAL USE PERMIT TO BUILD DUPLEXES ON LOTS 1,2 AND 3

Proposed driveway layout

Lots 2 and 3 will have shared 24' Wide Concrete Driveway
floor plans will be modified to allow driveway access to garages

Lot 1 will have 2 separate 12' wide Concrete Driveways





MARS HILL DUPLEX

LOT 2

MARS HILL ROAD

KNOXVILLE, TN 37923

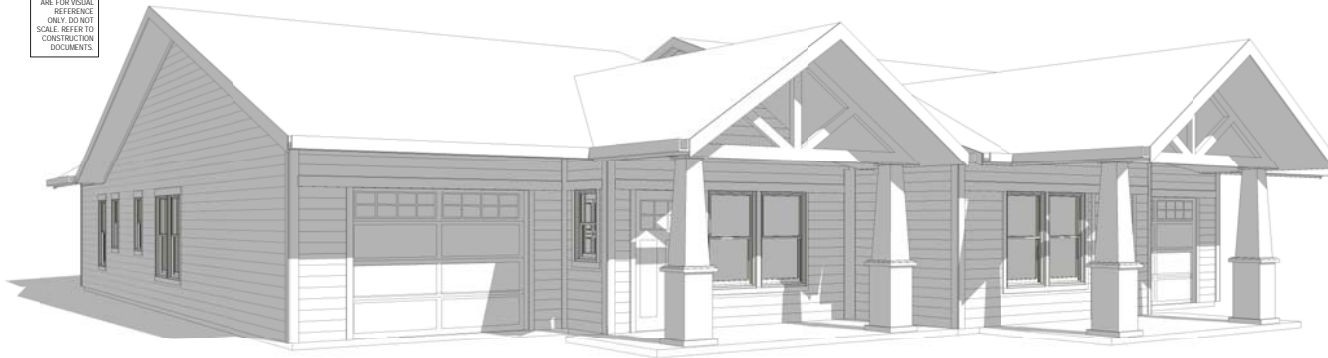
the
benefield · richters
company

planning ■
architecture ■

516 union ave ■
knoxville, tn 37902 ■
(865) 637-7009 ■



PERSPECTIVES
ARE FOR VISUAL
REFERENCE
ONLY. DO NOT
SCALE. REFER TO
CONSTRUCTION
DOCUMENTS.



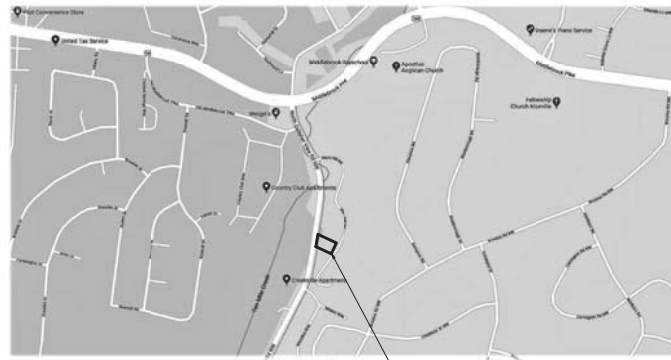
EXTERIOR RENDERING LOOKING WEST

DRAWING INDEX

G-000 COVERSHEET
G-001 ABBREVIATIONS, SYMBOLS & NOTES
C-101 SITE PLAN
A-101 FLOOR PLAN
A-102 REFLECTED CEILING & ELECTRICAL OUTLET PLAN
A-103 FOUNDATION, ROOF FRAMING, & ROOF PLANS
A-201 EXTERIOR ELEVATIONS
A-301 WINDOW & DOOR DETAILS, ENLARGED KITCHEN PLAN
A-601 WALL SECTIONS
A-901 SPECIFICATIONS
TOTAL SHEETS: 10



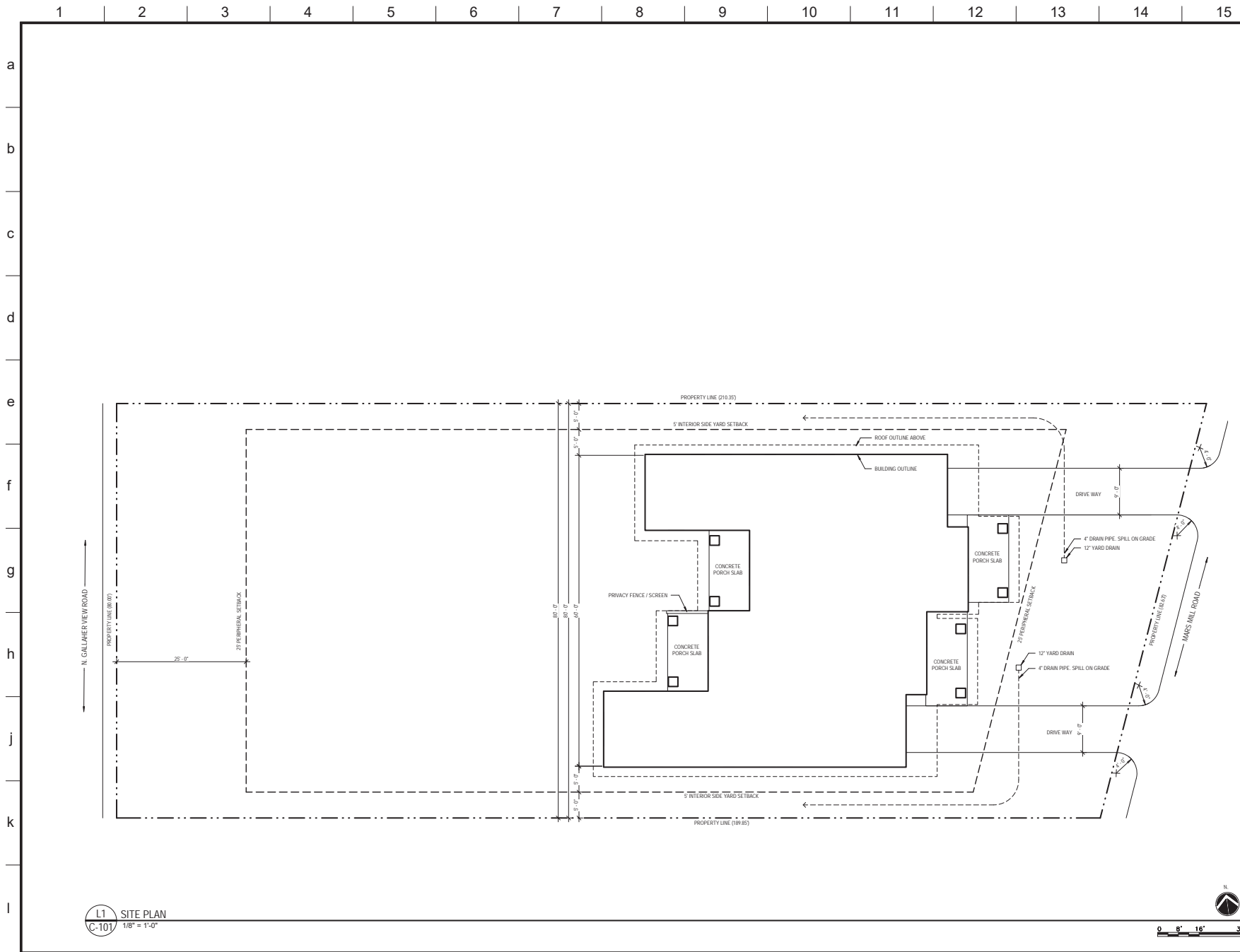
LOCATION MAP



LOCATION MAP

10-A-20-SU
8/24/2020

MARS HILL DUPLEX
RELEASE FOR CONSTRUCTION
ISSUE DATE: 10/22/2019



benefield.richters

planning
 architecture
 516 union ave
 knoxville, tn 37902
 (865) 637-7000

MARS HILL DUPLEX

LOT 2
 MARS HILL ROAD
 KNOXVILLE, TN 37923

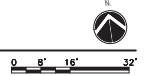
SITE PLAN

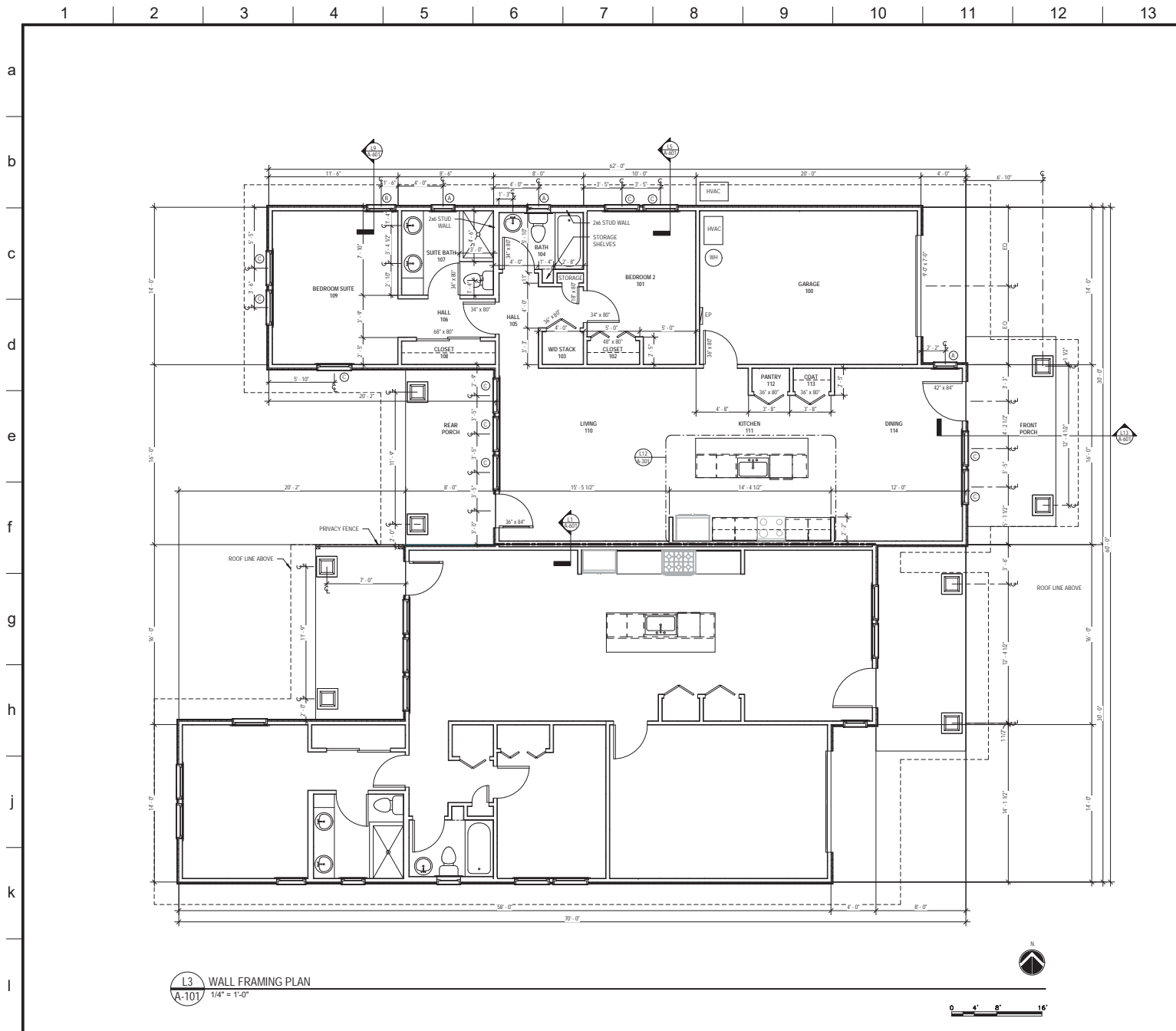
DATE	REVISIONS	BY	DATE

10-A-20-SU
 8/24/2020

C-101

L1 SITE PLAN
 C-101 1/8" = 1'-0"



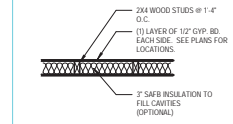


FLOOR PLAN LEGEND

- KEYNOTE REFERENCE
- WALL
- INDICATES 1 HR FIRE RATED WALL CONSTRUCTION - SEE PLAN AND NOTES FOR WALL TYPES
- WINDOW
- DOOR
- REFR REFRIGERATOR
- W/D WASHER/DRYER
- EP ELECTRICAL PANEL
- WH WATER HEATER
- WINDOW DESIGNATION
- 36" x 80" DOOR DIMENSIONS

GENERAL FLOOR PLAN NOTES:

1. FIELD VERIFY DIMENSIONS. REPORT DISCREPANCIES TO ARCHITECT.
2. DIMENSIONS ARE FROM FACE OF STUD AND FACE OF MASONRY UNLESS NOTED OTHERWISE.
3. INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE, SHALL BE WALL TYPE "A" - EXTEND TO BOTTOM OF STRUCTURE. SEE A-101 FOR WALL TYPE DEFINITION.
4. PROVIDE SOLID WOOD BLOCKING OR PLYWOOD FOR INSTALLATION OF TOILET ACCESSORIES, SHELVING, CASEWORK, AND OTHER SPECIALTY OR WALL MOUNTED ITEMS.



SEALANT NOTES: APPLY SEALANT (FIRE RATED WHERE REQUIRED) AT THE FOLLOWING CONDITIONS:

1. INTERSECTION OF GYP. PANELS AND FLOOR & ROOF DECKING.
2. GYP. PANELS MEET DISSIMILAR MATERIALS.
3. OUTLETS & OTHER WALL PENETRATIONS.
4. EXPANSION & CONTROL JOINTS.

1 TYPICAL WALL TYPE "A"
A-101 3/4" = 1'-0"

benefield.richters

planning
architecture
516 union ave
knoxville, tn 37902
(865) 637-7000

MARS HILL DUPLEX

LOT 2
MARS HILL ROAD
KNOXVILLE, TN 37923

FLOOR PLAN

DATE	ISSUED BY	REVISION	DATE

10-A-20-SU
8/24/2020

A-101



MARS HILL DUPLEX

LOT 2
MARS HILL ROAD
KNOXVILLE, TN 37923

EXTERIOR ELEVATIONS

DATE	ISSUED BY	REVISION	SCALE

RELEASE FOR CONSTRUCTION: YES NO

10-A-20-SU
8/24/2020

A-201

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



Planning
KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Brian Rowe
Applicant Name

Owner
Affiliation

~~7/12/2020~~
Date Filed
8/27/2020

10/8/2020
9/10/2020
Meeting Date (if applicable)

10-1-20-54
File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Brian Rowe
Name

Century Building LLC
Company

312 S Gay St Knoxville TN 37902
Address City State Zip

865-771-9982 brian.rove@blackswan.tn.com
Phone Email

CURRENT PROPERTY INFO

SAME

Men Hill Road 119 DD00302, 119 DP00303, 119 DP00304
Owner Name (if different) Owner Address Owner Phone

East of Gollaker View, South of Middlebrook 3 acres +/-
Property Address Parcel ID Tract Size

City of Knoxville RN-2
Jurisdiction (specify district above) Zoning District

LDK Urban Growth
Planning Sector Growth Policy Plan Designation

Residential N KUB KUB
Existing Land Use Septic (Y/N) Sewer Provider Water Provider

REQUEST

Duplex Construction on 3 lots

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

Zoning Change: _____

Proposed Zoning _____

Plan Amendment Change: _____

Proposed Plan Designation(s) _____

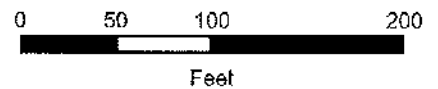
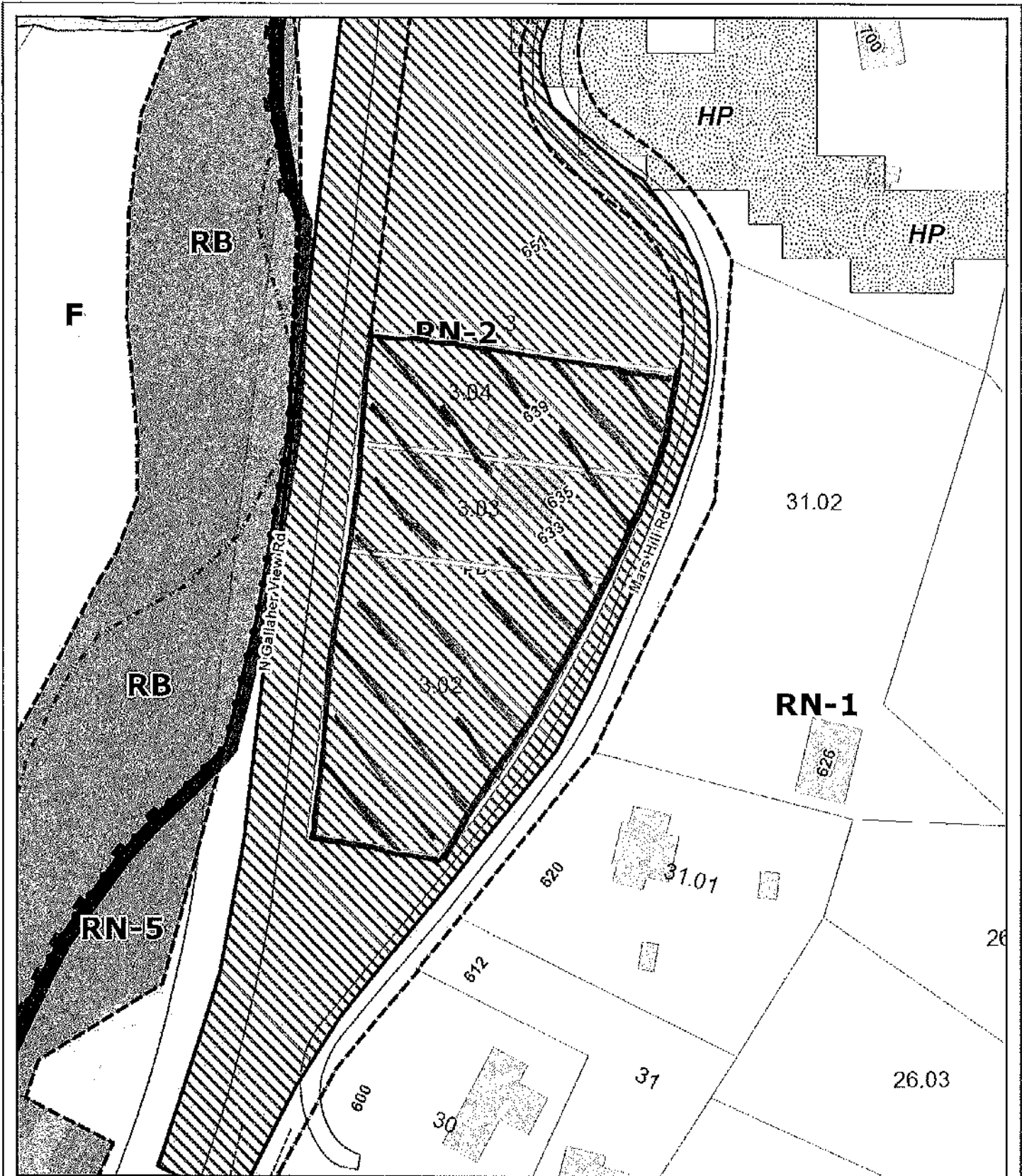
Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

<p>PLAT TYPE</p> <p><input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS</p> <p><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS</p> <p><input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>)</p> <p><input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>)</p> <p><input type="checkbox"/> Traffic Impact Study</p>	FEE 1:	<i>0403</i>	TOTAL:
	FEE 2:		
	FEE 3:		
		<i>\$1900.⁰⁰</i>	

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

<i>[Signature]</i>	<i>Brian Rone</i>	<i>6/27/2020</i>
Applicant Signature	Please Print	Date
<i>365-771-9932</i>	<i>brian.rone@blackswentn.com</i>	
Phone Number	Email	
<i>[Signature]</i>	<i>Michael Reynolds</i>	<i>7/27/2020</i>
Staff Signature	Please Print	Date



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2020

Printed: 7/27/2020 11:33:00 AM