



PLANNED DEVELOPMENT PRELIMINARY PLAN

▶ **FILE #:** 9-A-20-PD

AGENDA ITEM #: 31

AGENDA DATE: 9/10/2020

▶ **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: 633 , 639 & 0 Mars Hill Rd.

▶ **LOCATION:** West side of Mars Hill Rd., east of N. Gallaher View Rd., south of Middlebrook Pk

▶ **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Northwest County

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

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:** Residential & Vacant

▶ **PROPOSED USE:** Three two-family dwelling (duplex) structures 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: Vacant land / RN-1 (Single-Family Residential Neighborhood) & PD (Planned Development)

East: Attached & detached houses / RN-1 (Single-Family Residential 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 development. 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:

► **WITHDRAW the application as requested by the applicant.**

The applicant has requested withdrawal of this Planned Development application so a Special Use application can be submitted for the October Planning Commission meeting.

COMMENTS:

The applicant is proposing three two-family dwelling (duplex) structures on individual lots. 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, and that these developments are subject to the Planned Development (PD) amendment and/or development approval procedures. The PD amendment process requires a preliminary plan to be approved by both the Planning Commission and City Council, and then a final plan to be approved by the Planning Commission.

In April 2020, the Planning Commission recommended amendments to the transitional rules to remove the former commercial planned districts from those where the previously approved plans remain in effect. During the July 9, 2020 Council workshop, City Council recommended additional changes to the proposed amendments so that the former planned commercial districts are not removed from this section and that amendments to all previously approved development plans be subject to the Special Use approval procedures as they were under the old code. The Special Use (SU) process is what the former Use on Review (UOR) approval procedures were called.

The Planning Commission will consider the revised amendments to the transition rules at the September 2020 meeting and if recommended for approval, the City Council will consider the amendments in October 2020. If City Council approves the amendments on emergency at their October 6th meeting, the applicants new application for SU application for the October 8th Planning Commission could be considered for approval. If City Council does not approve the amendments on emergency then the SU application will need to be postponed until at least the November Planning Commission meeting to allow time for a final decision to be made by City Council.

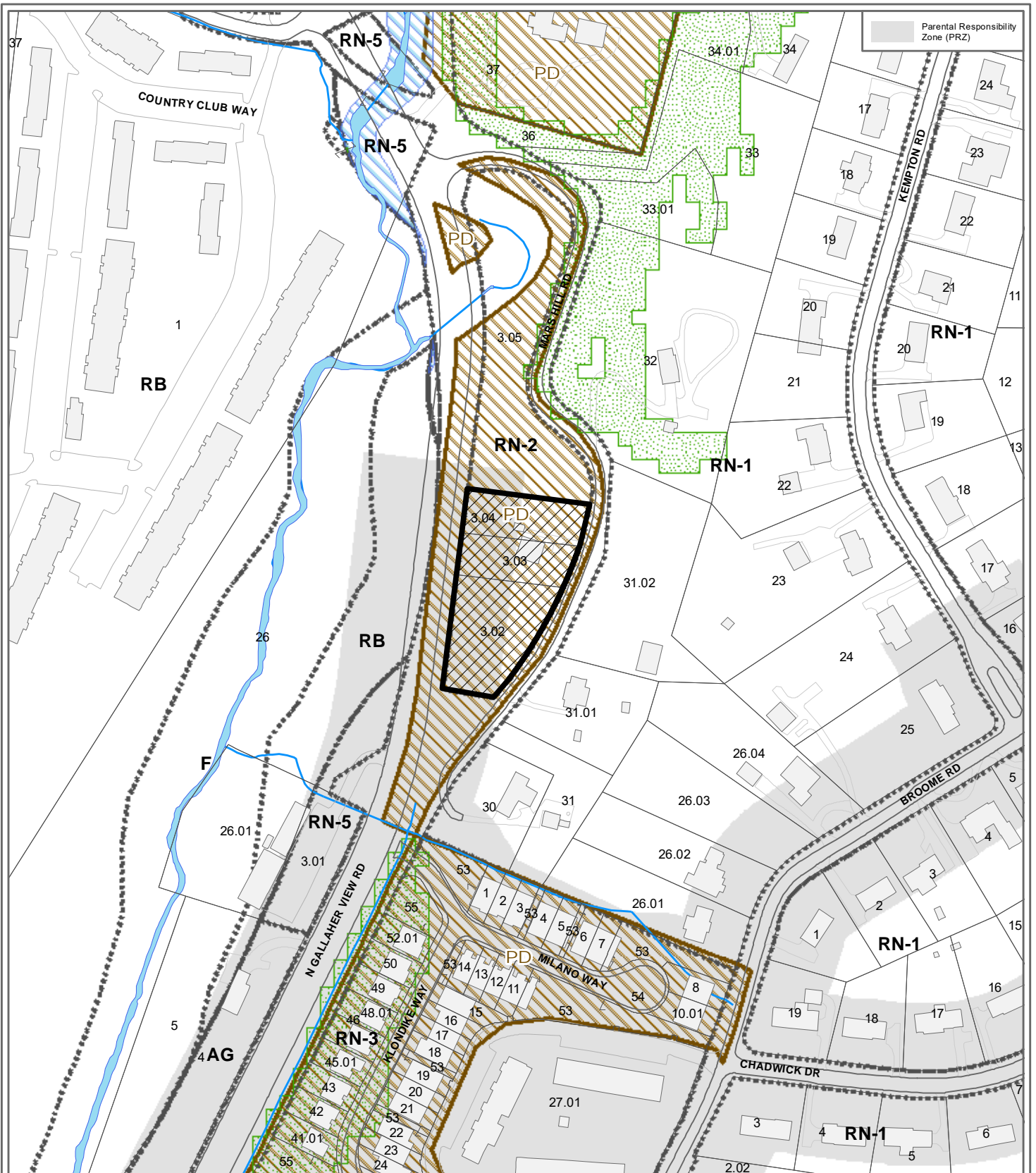
ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

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.



**9-A-20-PD
DEVELOPMENT PLAN**



Three two-family dwelling (duplex) structures on individual lots in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development)

Petitioner: Rowe, Brian

Map No: 119

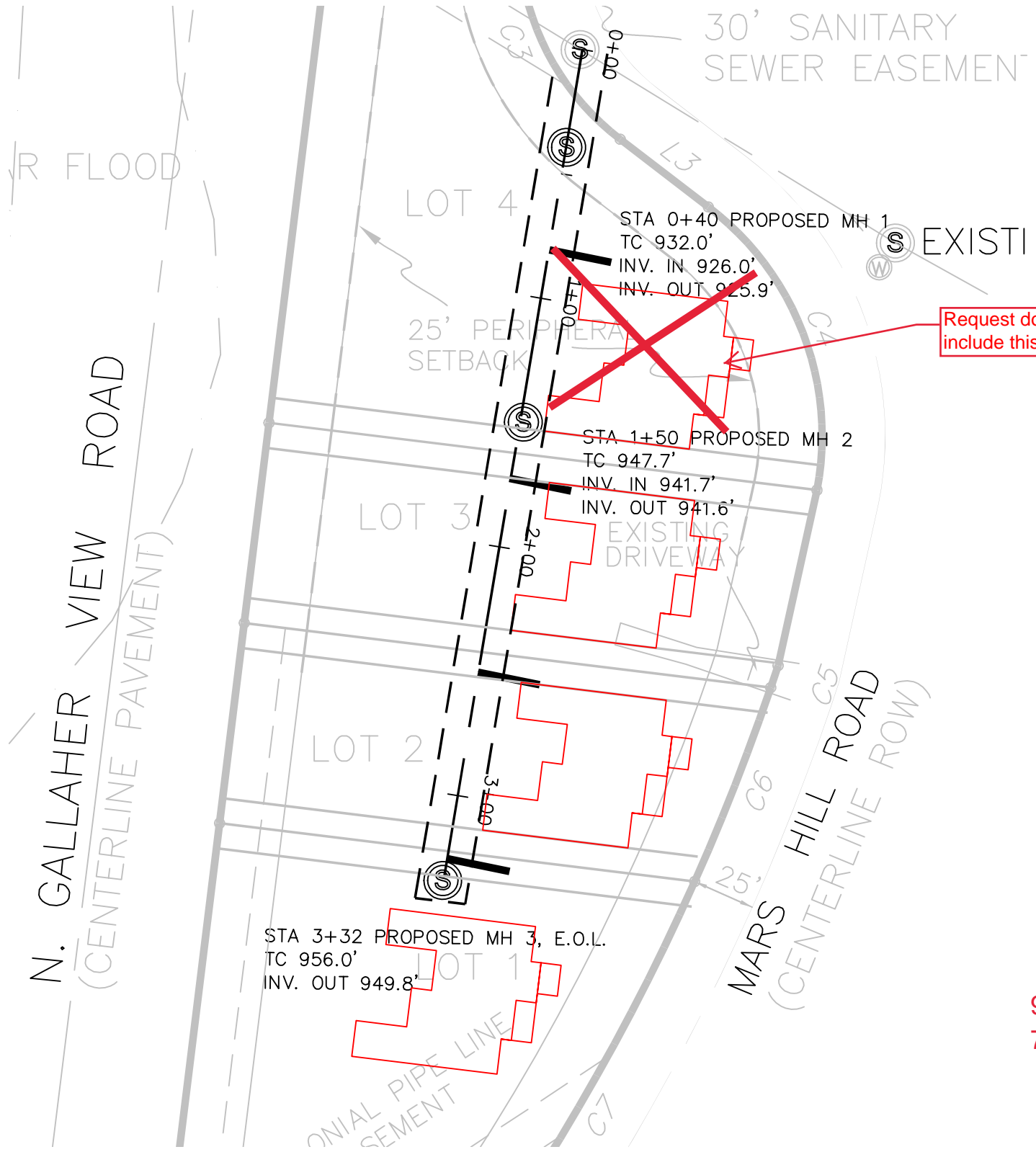
Jurisdiction: City



Original Print Date: 8/14/2020

Revised:

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



Request does not include this lot.

9-A-20-PD
7/27/2020



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.



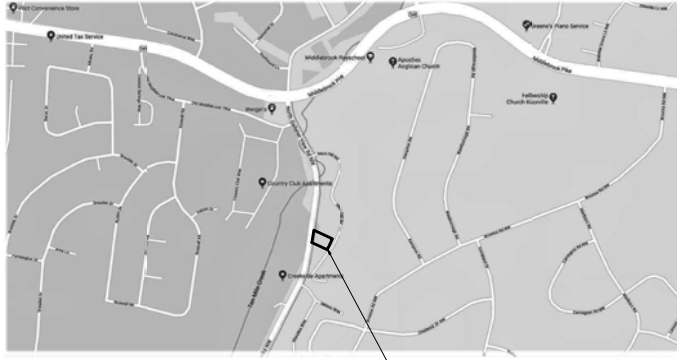
EXTERIOR RENDERING LOOKING WEST

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



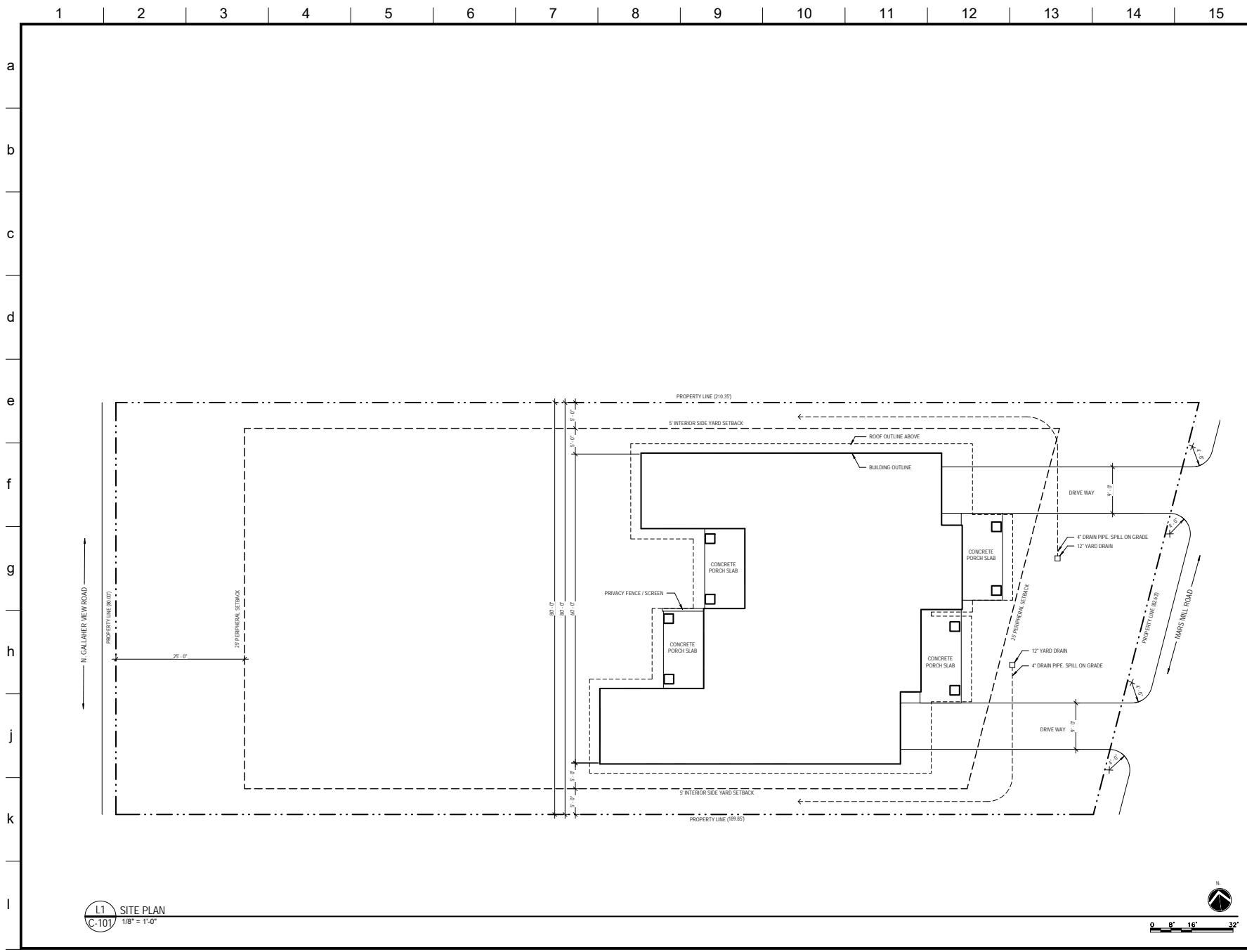
LOCATION MAP



LOCATION MAP

9-A-20-PD
7/27/2020

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**

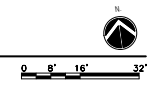
SITE PLAN

DATE	BY	REVISION
RELEASE FOR CONSTRUCTION	DR	AM

9-A-20-PD
 7/27/2020

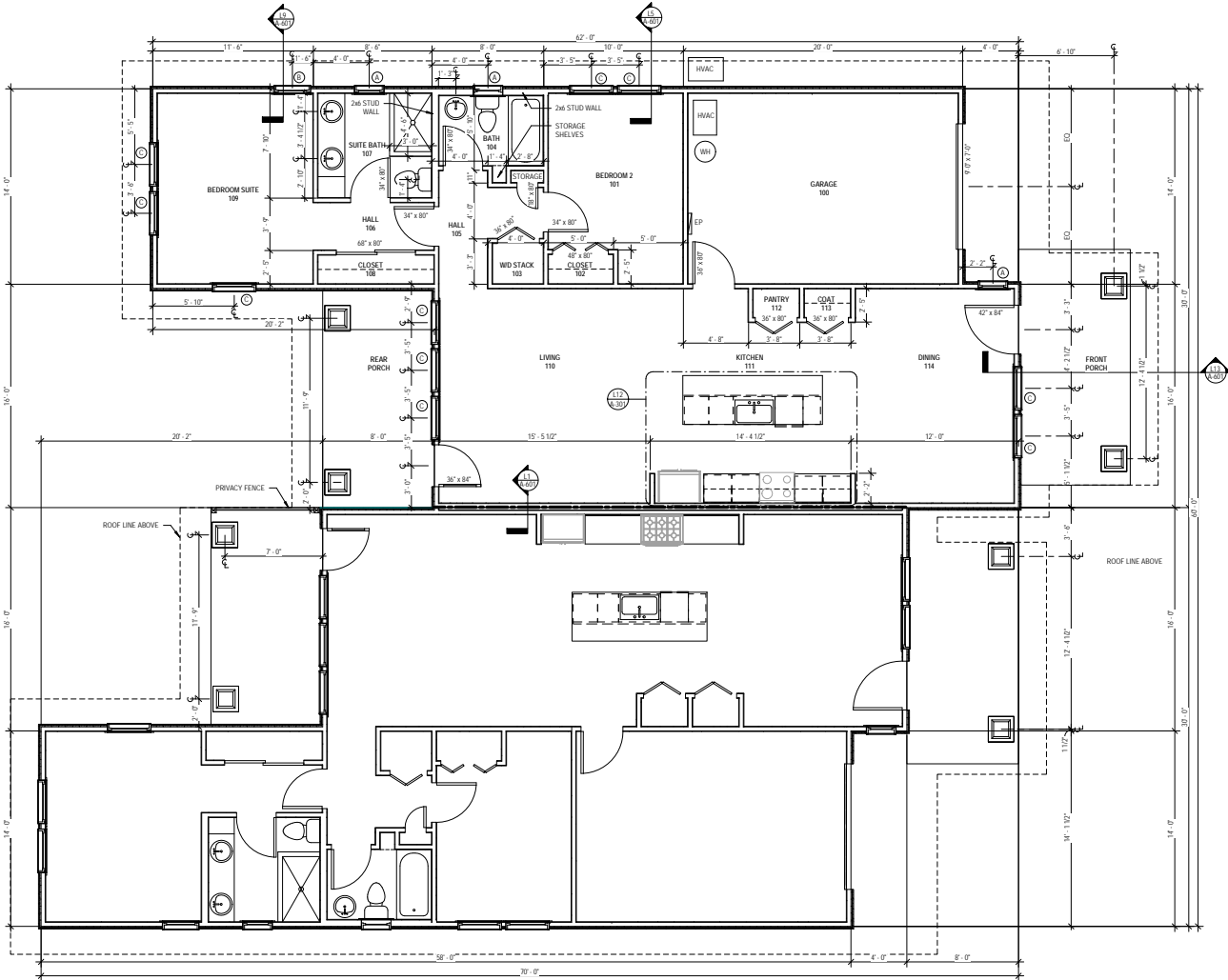
C-101

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



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

a
b
c
d
e
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k
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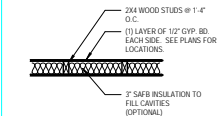


FLOOR PLAN LEGEND

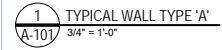
- KEYNOTE REFERENCE
- WALL
- INDICATES 1-HR FIRE RATED WALL CONSTRUCTION. SEE PLAN AND NOTES FOR WALL TYPES
- WINDOW
- DOOR
- REFR REFRIGERATOR
- WID WASHER/DRYER
- EP ELECTRICAL PANEL
- WH WATER HEATER
- WINDOW DESIGNATION
- 36" x 80" DOOR DIMENSIONS

GENERAL FLOOR PLAN NOTES:

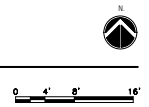
1. FIELD VERIFY DIMENSIONS. REPORT DISCREPANCIES TO ARCHITECT
2. DIMENSIONS ARE FROM FACE OF STUD AND FACE OF MASONRY UNLESS NOTED OTHERWISE
3. INTERIOR PARTITIONS, U.N.O., SHALL BE WALL TYPE 'A'. EXTEND TO BOTTOM OF STRUCTURE. SEE A-101 FOR WALL TYPE DEFINITION
4. PROVIDE SOLID WOOD BLOCKING OR PLYWOOD FOR INSTALLATION OF TOILET ACCESSORIES, SHELVEING, 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.



L3 WALL FRAMING PLAN
A-101 1/4" = 1'-0"



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architecture
516 Union Ave.
Knoxville, TN 37902
(865) 637-7000

MARS HILL DUPLEX

**LOT 2
MARS HILL ROAD
KNOXVILLE, TN 37923**

FLOOR PLAN

NO.	DATE	BY	CHKD.	APP.
1	7/27/2020			

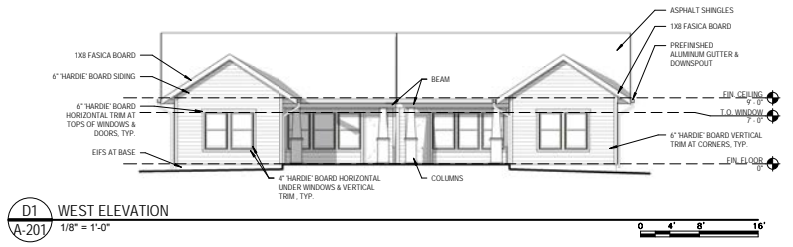
9-A-20-PD
7/27/2020

A-101

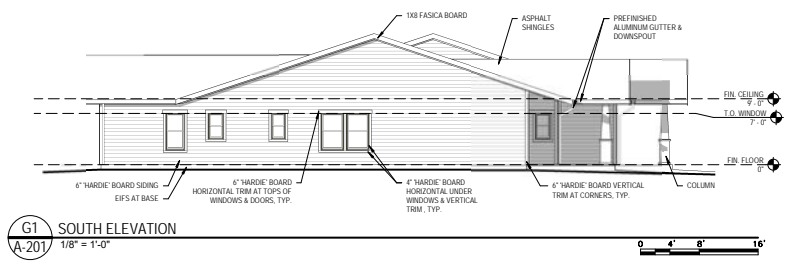
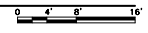
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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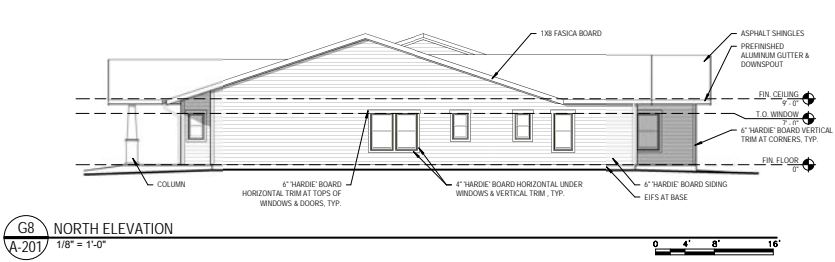
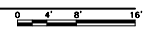
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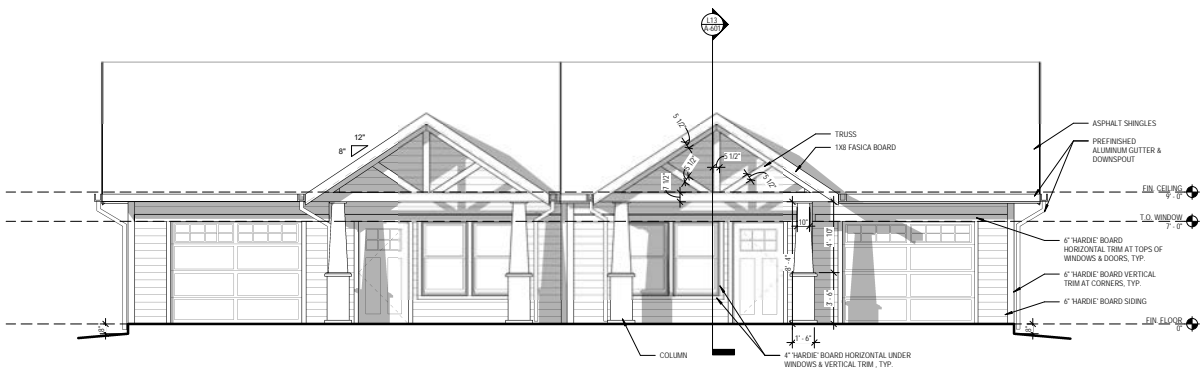
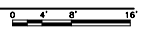
D1 WEST ELEVATION
 A-201 1/8" = 1'-0"



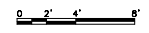
G1 SOUTH ELEVATION
 A-201 1/8" = 1'-0"



G8 NORTH ELEVATION
 A-201 1/8" = 1'-0"



L1 EAST ELEVATION
 A-201 1/4" = 1'-0"



MARS HILL DUPLEX
 LOT 2
 MARS HILL ROAD
 KNOXVILLE, TN 37923
 EXTERIOR ELEVATIONS

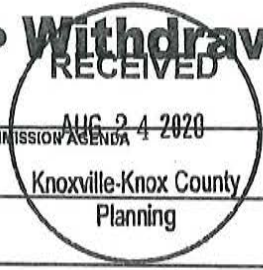
DATE	ISSUED BY	REVISION	DATE
RELEASE FOR CONSTRUCTION	DR	AM	10/25/20

9-A-20-PD
 7/27/2020

A-201



Request to Postpone • Table • Withdraw



Name of Applicant: Brian Rowe
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 9-A-20-PD

Date Scheduled for Planning Review: 9/10/2020

Date Request Filed: 8/24/2020 Request Accepted by: Mike Reynolds

REQUEST

Postpone
Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
Resubmitting as Special Use
(10-A-20-SU)

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT
Name: Brian Rowe

Address: 312 S. Gay St Suite 200

City: Knoxville State: TN Zip: 37802

Telephone: 865-771-9982

Fax: N/A

E-mail: brian.rove@blackswenths.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

(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

9-A-20-PD

8/27/2020

Date Filed

9/10/2020

Meeting Date (if applicable)

~~9-D-20-SU~~

File Numbers(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

Century Building LLC

Name

Company

312 S Gay St

Knoxville

TN

37902

Address

City

State

Zip

865-771-9982

brian.rowe@blackswentn.com

Phone

Email

CURRENT PROPERTY INFO

SAME

Owner Name (if different)

Owner Address

Owner Phone

0.33
633
239
Mari Hill Road

119 DD00302, 119 DP00303, 119 DP00304

Property Address

Parcel ID

West side of Mari Hill Rd.

East of Gollaker View, South of Middlebrook

2.86 acres ± 1.5 acres ±

General Location

Tract Size

City of Knoxville 2nd District

RN-2/PD (formally RP-1)

Jurisdiction (specify district above)

- City
- County

Zoning District

NW County

LDR

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

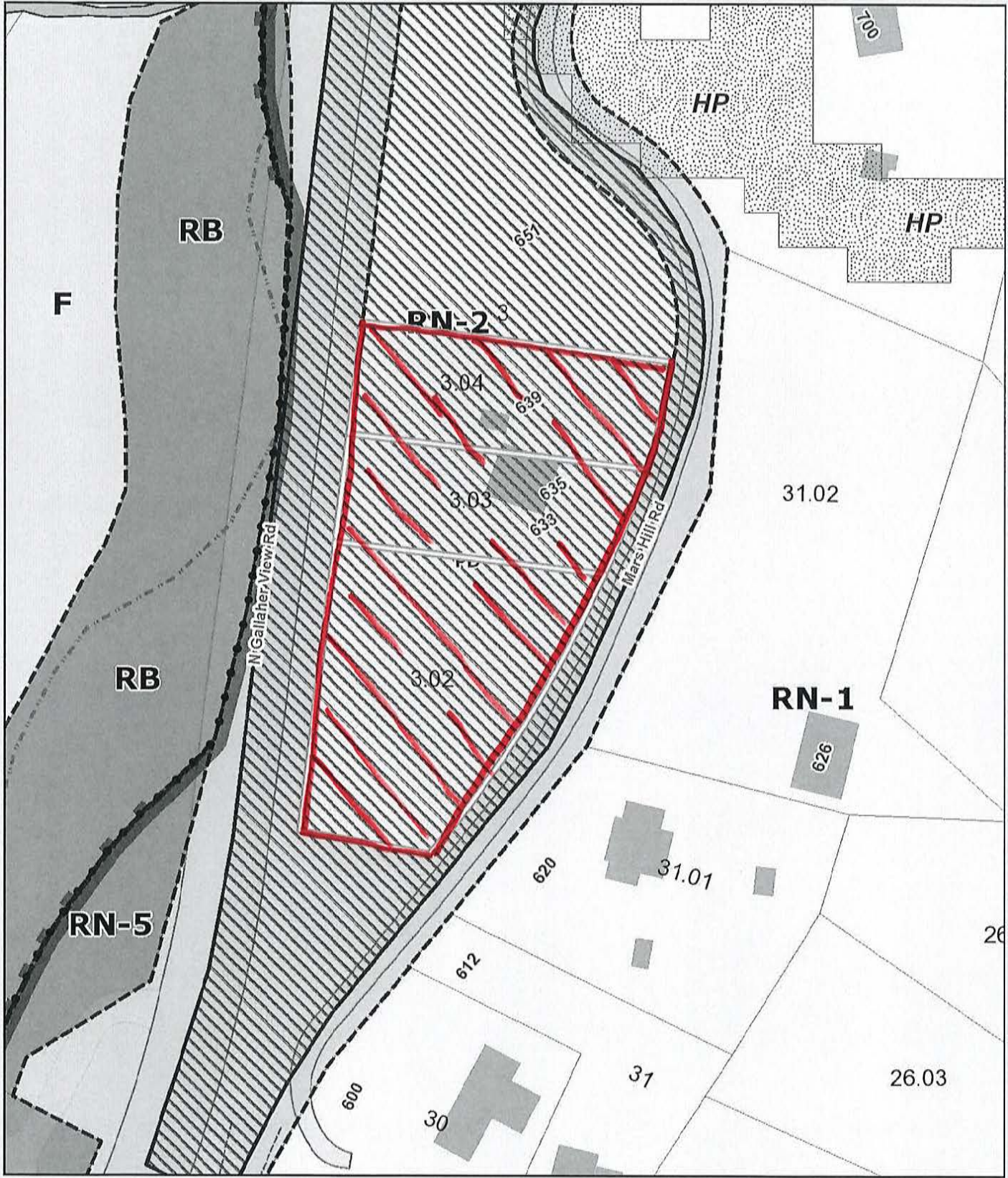
Duplex Construction on 3 lots

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____
<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change
	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____
	<input type="checkbox"/> Other (specify): _____
ZONING	<input type="checkbox"/> Attachments / Additional Requirements
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

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

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

<i>[Signature]</i>	<i>Brian Rowe</i>	<i>6/27/2020</i>
Applicant Signature	Please Print	Date
<i>365-771-5982</i>	<i>brian.rowe@blackswater.com</i>	
Phone Number	Email	
<i>[Signature]</i>	<i>Michael Reynolds</i>	<i>7/27/2020</i>
Staff Signature	Please Print	Date

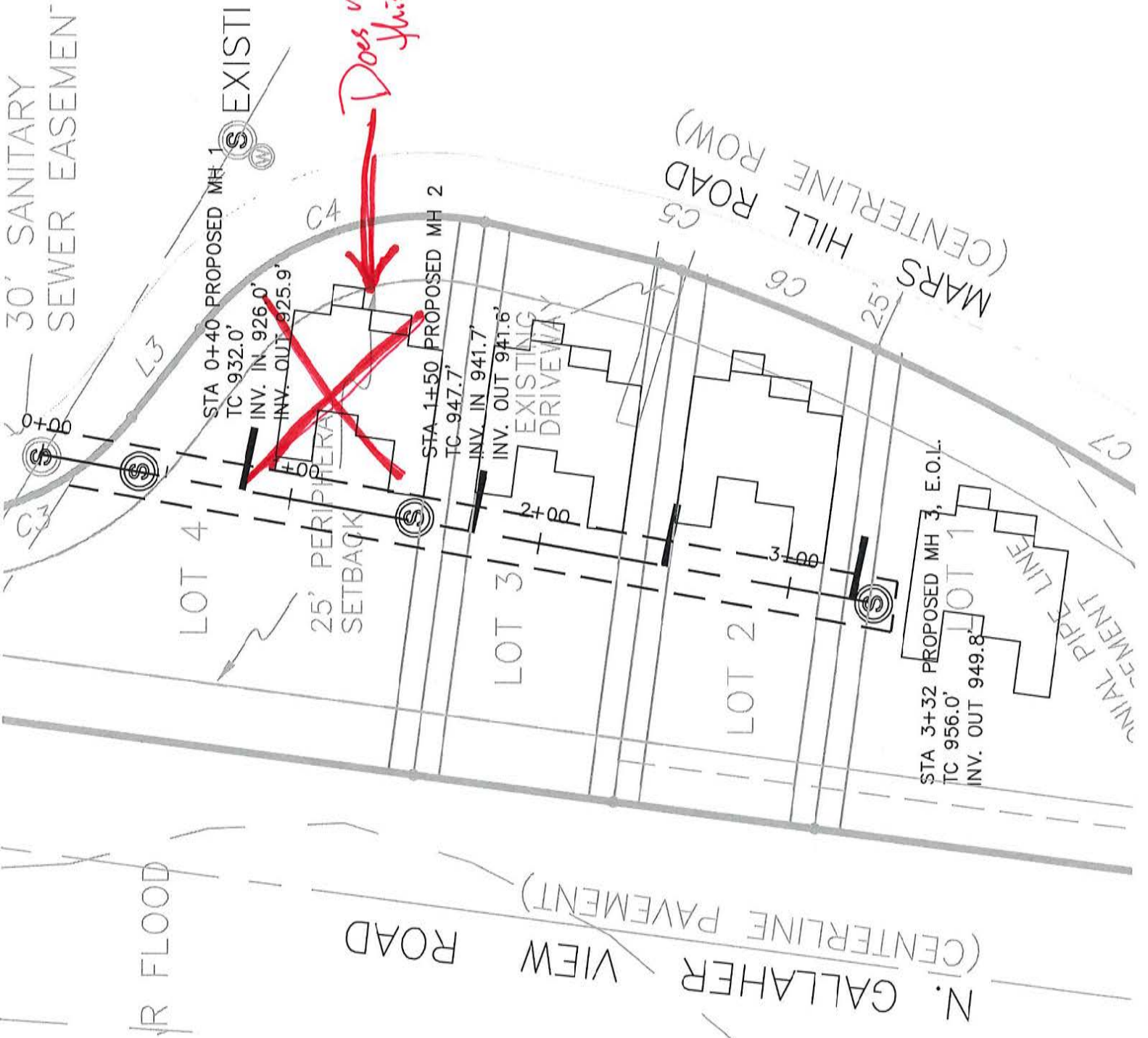


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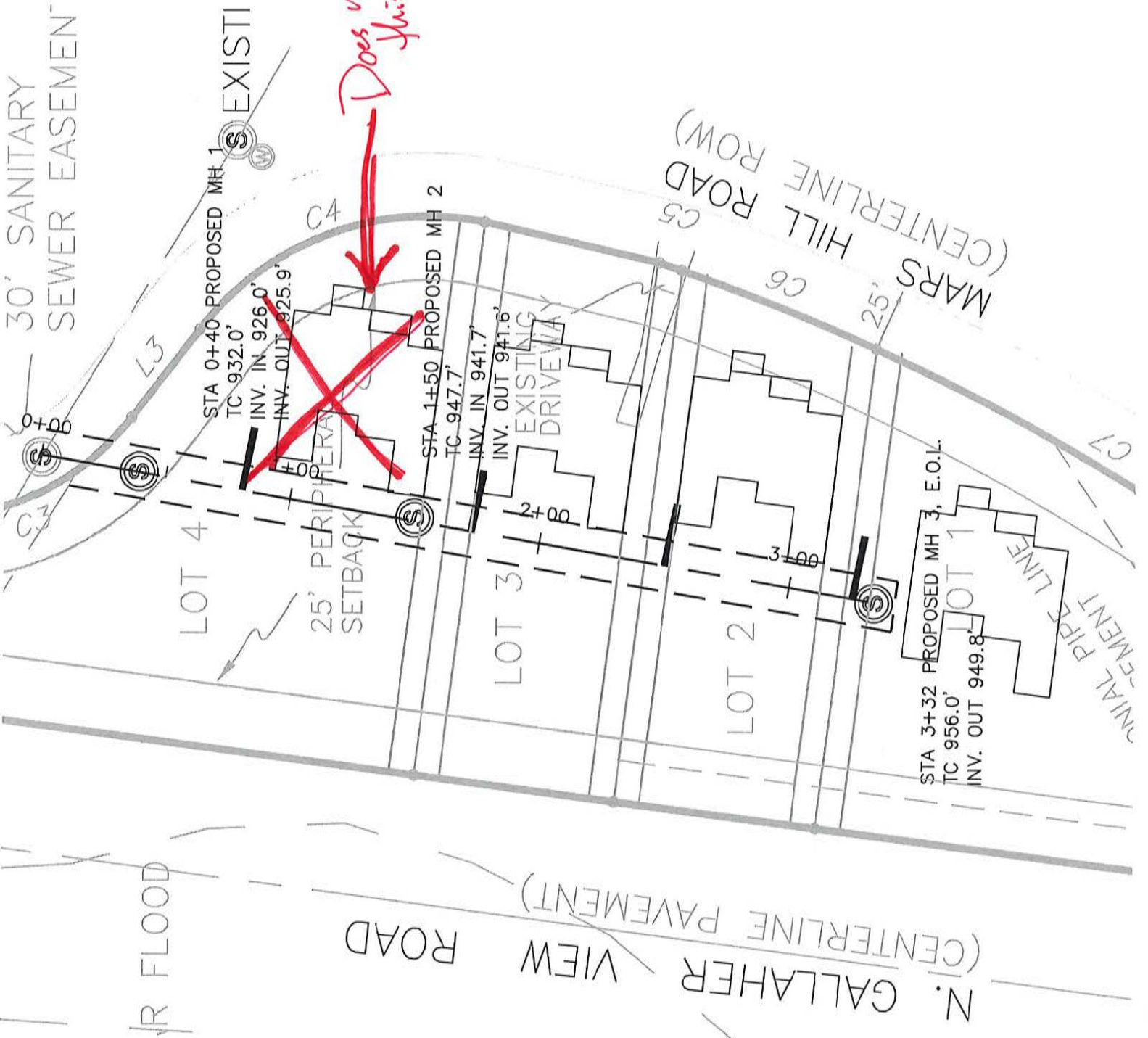
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Printed: 7/27/2020 11:33:00 AM

30' SANITARY
SEWER EASEMENT



30' SANITARY
SEWER EASEMENT



R FLOOD

N. GALLAHER
VIEW ROAD
(CENTERLINE PAVEMENT)

MARS HILL ROAD
(CENTERLINE ROW)

LOT 4

LOT 3

LOT 2

STA 0+40 PROPOSED MH 1
TC 932.0'
INV. IN 926.0'
INV. OUT 925.9'

STA 1+50 PROPOSED MH 2
TC 947.7'
INV. IN 941.7'
INV. OUT 941.6'

STA 3+32 PROPOSED MH 3, E.O.L.
TC 956.0'
INV. OUT 949.8'

25' PERIPHERAL
SETBACK

EXISTING
DRIVEWAY

ANNUAL PIPE LINE
EASEMENT

Does not include
this lot.