

# SPECIAL USE REPORT

► FILE #: AGENDA ITEM #: 5-D-21-SU 43

> AGENDA DATE: 5/13/2021

► APPLICANT: JIM MCDANIEL

OWNER(S): Filippo A, Jr. Bonifacio

81 L J 002 TAX ID NUMBER: View map on KGIS

JURISDICTION: City Council District 4 STREET ADDRESS: 1417 N. Fourth Ave.

► LOCATION: South side of Overton Place, west side of N. Fourth Ave.

► APPX. SIZE OF TRACT: 11827 square feet

SECTOR PLAN: Central City

**GROWTH POLICY PLAN:** N/A

ACCESSIBILITY: This is accessed off of an alley that runs to the side of the property between

Overton Place and E. Glenwood Avenue and running parallel to N. Fourth Avenue. The alley has a pavement width and a 11-ft right-of-way width and is

accessed off of E. Glenwood Avenue.

Knoxville Utilities Board **UTILITIES**: Water Source:

> Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► ZONING: RN-2 (Single-Family Residential Neighborhood)

► EXISTING LAND USE: Depicted as a single Family Residential dwelling in KGIS; however, the

structure was converted into a multifamily building at some point.

▶ PROPOSED USE: Two-family dwelling

7.38 du/ac

HISTORY OF ZONING: Property was rezoned from R-2 (General Residential) to R-1A (Low Density

Residential) as part of a general rezoning for the overall neighborhood (Case

9-B-85-RZ)

SURROUNDING LAND

Single family dwelling - RN-2 (Single Family Residential Neighborhood) District USE AND ZONING:

North:

South: Multifamily dwelling - RN-2 (Single Family Residential

Neighborhood) District

East: Single family dwelling - RN-2 (Single Family Residential

Neighborhood) District

West: Parking pad - RN-2 (Single Family Residential Neighborhood)

District

NEIGHBORHOOD CONTEXT: This property is located in the Brownlow neighborhood between N. Hall of

Fame Drive and First Creek. It lies to the northwest of the Fourth and Gill

neighborhood, from which it is separated by N. Hall of Fame Drive.

STAFF RECOMMENDATION:

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# ► APPROVE the request for a two-family dwelling in the RN-2 zone, subject to 3 conditions.

- 1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance and zoning interpretations by the City's Plans Review and Inspections Department.
- 3. Clearing the alley right-of-way of all debris and vegetation.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District and the criteria for approval of a special use.

# **COMMENTS:**

This request is for a two-family dwelling in a house that was originally constructed in 1956. Historical city directories show this property as having a business associated with it at that time. The structure was never addressed as a four-plex residence, nor is there a permit associated for a conversion to a four-plex. City staff completed a site visit and determined it had never been converted into a four-plex despite the site plans show conversion of an existing multifamily structure hosting four dwelling units into a duplex. The use of this structure is transitioning from a business to a duplex use.

Parking is proposed on a separate parcel across the alley (0 Overton Place, parcel 081LJ00107). Historical aerials on KGIS shows that that parcel began being used for parking somewhere between 1996-98. However, that parking was never permitted. Parking on a separate lot from the primary use is considered shared parking on another lot by the City's Zoning Ordinance [11.3.A], and is not a permitted use in the RN-2 (Single Family Residential Neighborhood) District regardless of the primary use for which the spaces are provided. However, the City has determined it is a pre-existing use and they will allow the parking pad on a separate parcel to continue. Four spaces would be required for the proposed development (1.25 spaces per 2-bedroom dwelling, plus guest parking) and four spaces are provided in the parking pad behind the alley.

At the same time the parking pad was added to the parcel across the alley (circa 1996-98), vegetation was added to the northern parcel boundary. This vegetation is thick and acts as a screening buffer. It crosses the right-of-way and acts as a conduit between the parcel across the alley used for parking and 1417 N. Fourth Avenue. This portion of the right-of-way is undeveloped and has never provided access directly to Overton Place; however, the right-of-way should be cleared of trees, brush, and/or bamboo plantings.

STANDARDS FOR EVALUATING A DUPLEX AS A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
- A. The One Year Plan and Central City Sector Plan designation for this parcel is TDR (Traditional Neighborhood Residential). The proposed duplex is consistent with the TDR land use classification, which allows attached housing.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
- A. The RN-2 zone is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.
- B. The RN-2 zone requires a minimum lot size of 10,000 sq ft for two-family dwellings. The subject lot is approximately 11,827 sq ft.
- C. Two-family dwellings that are new construction are subject to the principal use standards in Article 9.3.J. The subject structure already exists so it is not subject to the principal use standards for two-family dwellings. D. Per Section 11.1.B.2 of the City's Ordinance, renovations that are less than 50% of the most recently
- appraised or assessed value of the lot would be required to comply with parking requirements with a change of use with the exceptions of sections 11.3, 11.5, 11.6, and 11.7. The applicant has supplied the assessed value of the property and the estimated cost of the renovation, which is less than 50% of the assessed property value. Therefore, they do not need to update parking to comply with these sections.
- E. For two, two-bedroom units, a minimum of four parking spaces is required.
- F. The City has determined it will allow the shared parking on a separate parcel in the RN-2 zone to continue.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

  A. The majority of the other houses on this block and on surrounding blocks are one-story single family.

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residences, though there are duplexes in the neighborhood. In the near vicinity, there are three duplexes across Oswald Place on this block and the adjacent house to the south is a duplex.

- B. This proposal replaces three of the exterior doors on the north façade of the western wing of the property and replaces them with windows. This will give the existing structure more of an appearance of a single-family residence.
- C. The duplex will have one dwelling unit on the square portion of the house facing N. Fourth Avenue and one dwelling unit on the western wing facing Overton Place.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
- A. The proposed two-family dwelling is considered a low-density residential use and is permitted in the RN-2 zone as a Special Use.
- B. As stated previously, there are existing duplexes in this part of the neighborhood. An additional duplex is not expected to generate any of the aforementioned adverse impacts.
- C. All properties are required to comply with the Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
- A. Duplex uses are only anticipated to add 28 daily trips to the existing traffic pattern.
- B. East Glenwood Avenue is one block to the south and is a major collector connecting N. Broadway Avenue and N. Sixth Avenue, two arterials to the east and west. Located as such, East Glenwood Avenue would provide a conduit for much of the traffic approaching this site. Traffic exiting off the interstate would approach the site via N. Broadway east to Grainger Avenue then south via N. Fourth Avenue to the property.

# 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.

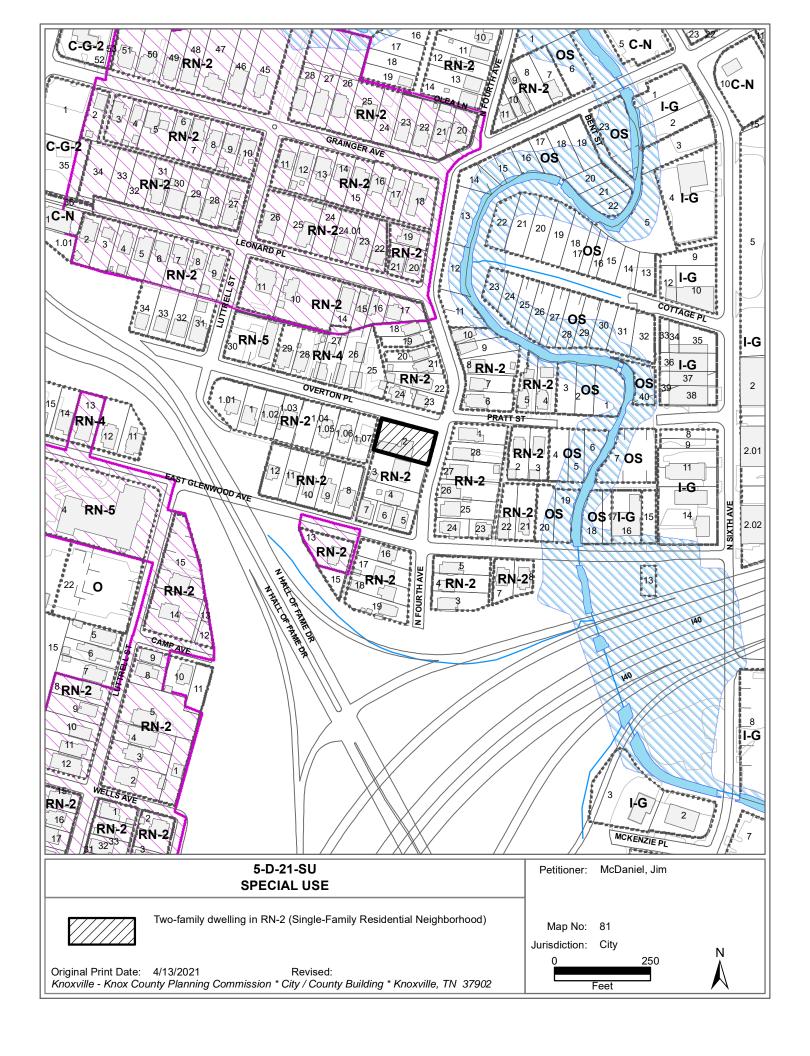
# ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

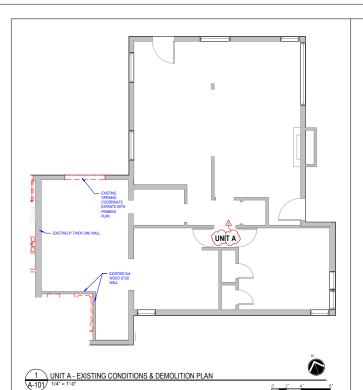
Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, and Fulton High.

- 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.

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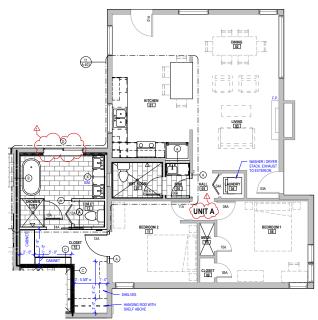
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FLOORS

1. FLOOR SHALL BE LEFT AS CLEAN, BARE CONCRETE. (TYP.

THROUGHOUT)

2. CONCRETE SLAB SHALL BE SCRUBBED CLEANED: DIRT, DUST, OILS, AND ADHESIVES REMOVED.





SYMBOL LEGEND

— — — WALL TO REMOVE OPENING TO BE CUT IN EXISTING WALL, COORD

EXISTING WINDOW

NEW DOOR

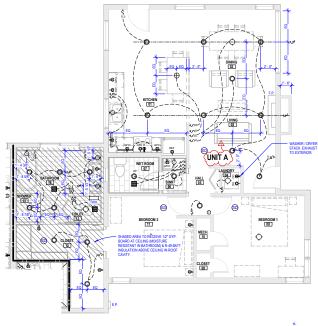
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# GENERAL FLOOR PLAN NOTES:

- FIELD VERIFY DIMENSIONS. REPORT DISCREPANCIES TO DESIGNER.

- PROVIDE SOLID WOOD BLOCKING OR PLYWOOD FOR INSTALLATION OF TOILET ACCESSORIES, SHELVING, CASEWORK, AND OTHER SPECIALTY OR WALL MOUNTED ITEMS.





SINGLE POLE SWITCH LOCATION (48" MAX. A.F.F. - U.N.O.) څ

110 VOLT DUPLEX RECEPTACLE OUTLET (15'-18" A.F.F. OR 6" ABOVE COUNTER - U.N.O.)

GROUND FAULT CURRENT INTERRUPTER PROTECTED ELECTRICAL OUTLET (15'-18" A.F.F. OR 6" ABOVE COUNTER - U.N.O.)

CLOTHES DRYER RECEPTACLE (15"-18" A.F.F.)

DISHWASHER RECEPTACLE (GFCI) (15\*-18\* A.F.F.)

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(48" MAX. A.F.F.)

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(9)

RECESSED LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE

SMOKE DETECTOR EXHAUST FAN. VENT TO EXTERIOR PER CODE.

TANKLESS WATER HEATER

GENERAL NOTES:

REVISION 1 1 DATE ISSUED: 03/22/202

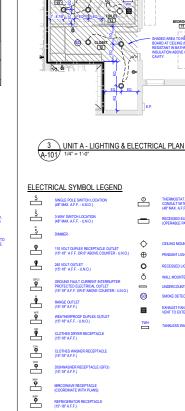
ACAIDIA **DESIGN GROUP** 

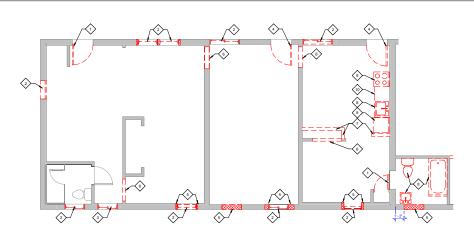
1417 N FOUTH AVE KNOXVILLE, TN 37917 TWO-FAMILY INTERIOR RENOVATION

UNIT A - DEMOLITION. FRAMING, LIGHTING AND ELECTRICAL PLANS

RELEASE FOR CONSTRUCTION DRAWN BY: JM

A-101









# DEMOLITION KEYNOTES: (\*)

- REMOVE EXISTING DOOR, EXISTING DOOR FRAME TO REMAIN IN PLACE.
- 2. REMOVE EXISTING WINDOW.
- EXISTING WINDOW OPENING, SEE FRAMING PLAN AND WINDOW SCHEDULE FOR WINDOW SIZE.
- 4. REMOVE EXISTING DOOR & FRAME.

- 9. REMOVE APPLIANCES.
- 10. REMOVE COUNTERTOP.

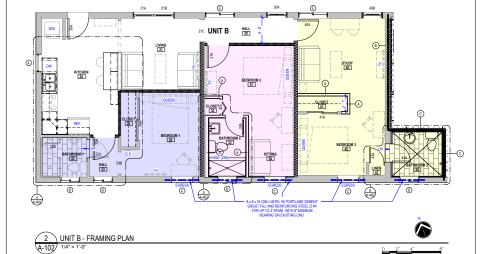
# GENERAL DEMOLITION NOTES

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2. CONCRETE SLAB SHALL BE SCRUBBED CLEANED: DIRT, DUST, OILS, AND ADHESIVES REMOVED.





EXISTING WALL TO REMAIN ■ ■ ■ ■ WALL TO REMOVE









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ELECTRICAL PANEL

# **GENERAL FLOOR PLAN NOTES:**

- PROVIDE SOLID WOOD BLOCKING OR PLYWOOD FOR INSTALLATION OF TOILET ACCESSORIES, SHELVING, CASEWORK, AND OTHER SPECIALTY OR WALL MOUNTED ITEMS.

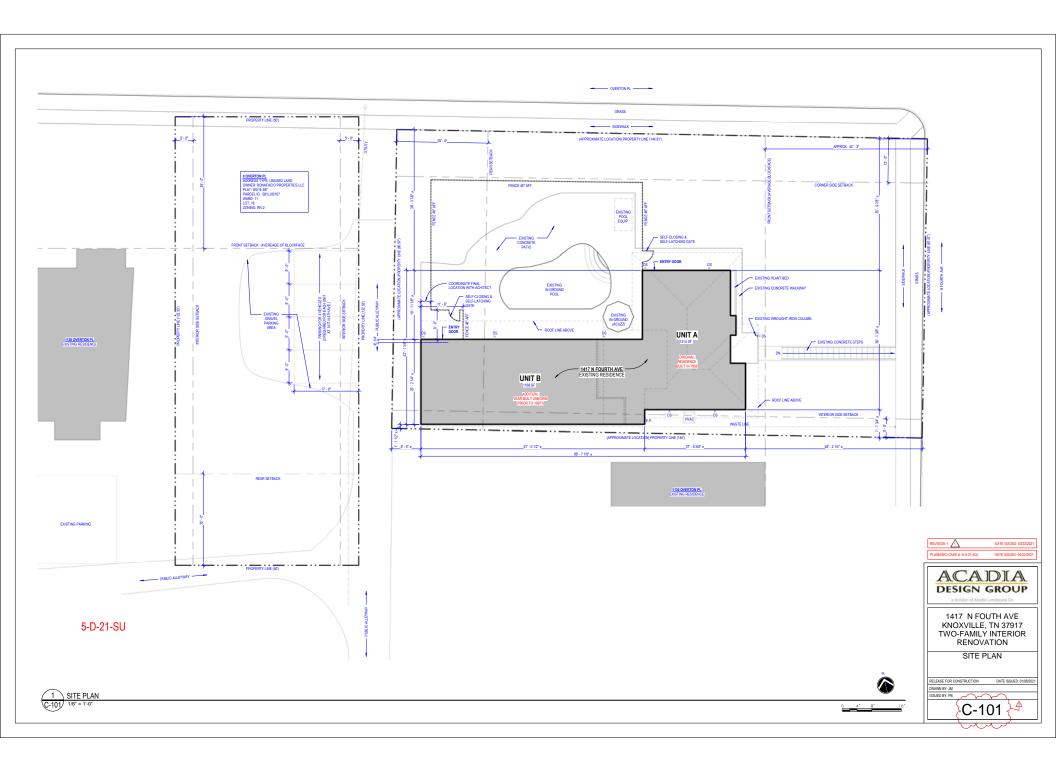


1417 N FOUTH AVE KNOXVILLE, TN 37917 TWO-FAMILY INTERIOR RENOVATION

UNIT B - DEMOLITION AND FRAMING PLANS

RELEASE FOR CONSTRUCTION DATE ISSUED: 01/08/202 DRAWN BY: JM

(A-102)



# **ACADIA DESIGN GROUP**

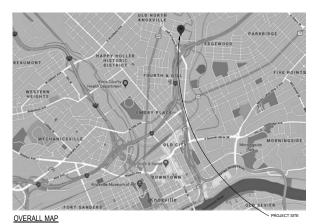
# INTERIOR RENOVATION TWO-FAMILY RESIDENCE

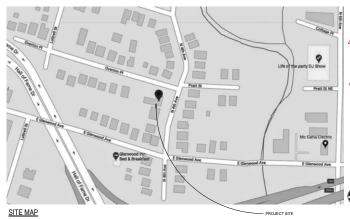
# 1417 N 4TH AVE KNOXVILLE, TN 37917

BONIFACIO PROPERTIES, LLC 203 GORE RD. KNOXVILLE, TN 37919



PHOTOGRAPH OF EXISTING BUILDING





G-001 CODE, ZONING, NOTES, SYMBOLS, OVERALL PLAN, ABBREVIATIONS, WALL TYPES

(C-101 SITE PLAN)

A-101 UNIT A - DEMOLITION, FRAMING, LIGHTING AND ELECTRICAL PLANS.

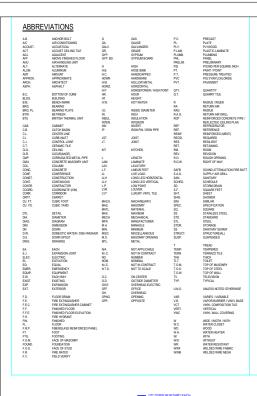
A-102 UNIT B - LIGHTING & ELECTRICAL PLAN

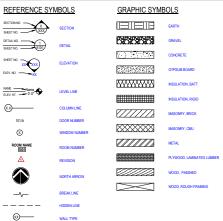
A-101 UNIT A - ENLARGED PLANS, INTERIOR ELEVATIONS, &

DRAWING INDEX:

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# CODE INFORMATION JURISDICTION: CITY OF KNOXVILLE, TN. CODES INTERNATIONAL DISDIBITINA CODE 30 INTERNATIONAL DISDIBINATION CODE METHOD CLASSIFICATION OF WORK ALTERATION - LEVEL 2 2018 INTERNATIONAL DISBIRITY CONSERVATION CODE 2018 EDITION OF The MITTONAL ELECTRICAL CODE 2018 EDITION OF THE MITTONAL ELECTRICAL CODE 2018 EDITION OF THE MITTENAL TONAL ELECTRICAL CODE 2018 EDITION OF THE MITTENATIONAL RECHANGLE CODE 2018 EDITION OF THE MITTENATIONAL PLUMBING CODE 2018 DUTCH OF THE INTERNATIONAL FLORIBING CODE 2018 DUTCH OF THE INTERNATIONAL SUPPLY CODE 2018 INTERNATIONAL SYMMING POOL & SAX CODE OCCUPANCY (CHAPTER 3): RESIDENTIAL GROUP R-2

CONSTRUCTION TYPE (CHAPTER 6): TYPE VB. UNPROTECTED, UNSPRINKLERED

BUILDING AREA, CONDITIONED:
EXISTING 2,382 SF
NUMBER OF STORIES: 1 STORY
BUILDING HEIGHT: 12' ± INTERNATIONAL ENERGY CONSERVATION CODE - RESIDENTIAL

CLIMATE ZONE (C402.3): 4 A (EXCEPT MARINE) MINIMUM INSULATION AND FENESTRATION REQUIREMENTS (TABLE R402.1.1)

BASEMENT OR CRAWL SPACE SLAB-ON-GRADE, UNHEATED: FENESTRATION:

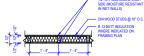
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

(NOTE: TO BE PROVIDED BY CODE JURISDICTION, NUMBERS BELOW ARE FROM KNOXVILLE)

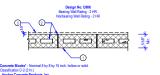
GOLDO SANVIOLOGIA DE CONTROLLO DE CARRO DE COMO DE COM SEVERE 12 INCHES MODERATE TO HEAVY

## **GENERAL PROJECT NOTES**

- CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND FEDERAL CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SURROUNDING PROPERTY, STREETS, WALKS, ETC. FROM CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE CAUSED AS A RESULT.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON TH JOB SITE AND FOR COMPLIANCE WITH OSHA REGULATIONS
- CONTRACTORS TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING WORK. IF CONDITIONS VARY FROM THOSE SHOWN ON DRAWINGS, CONTACT ARCHITECT BEFORE PROCEEDING CHANGE ORDERS WILL NOT BE ISSUED FOR ITEMS ARISING OUT OF FAILURE TO FULLY INSPECT EXISTING CONDITIONS.
- WHERE WORK IS INDICATED TO FIT TO OTHER CONSTRUCTION, FIELD VERIFY DIMENSIONS OF CONSTRUCTION BEFORE FABRICATION. NOTE FIELD MEASUREMENTS OF SHOP DRAWINGS.
- CHANGE ORDERS WILL NOT BE ISSUED FOR CHANGES UNLESS APPROVED BY OWNER PRIOR TO BEGINNING WORLD



1 WALL TYPE "A" - NON-RATED WOOD 2x4 INTERIOR PARTITION G-001 3/4" = 1'-0"

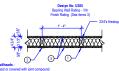


ement Stucco or Gypsum Plaster - Add 1/2 hr to Classification if used. Attached to concrete

m 1). Celotex Corp - Type Thermax

\* Bearing the UL Classification Marking

2 WALL TYPE "B" - FIRE RATED WALL ASSEMBLY (U906) G-001



\*\*>

LLS Guntum Cn : Tyme AR SCX C WRX WRC IP-X1 FCV IP-X2 SHX

. Wallboard, Gypsum \*- (As an alternate to Item 3) -- Nom. 3/4 in. thick installed as described in Item 3.

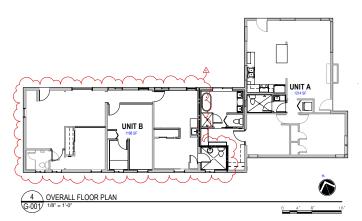
3B. Waltboard, Gypsum\* - (As an alternate to Items 3 and 3A) – 5f8 in: thick, 4 ft. wide, square edge, applied vertically. Waltboard nailed 8 in: OC with 1-34 in: long galvanized roofing nails. Joint covering (Item 2) or

4. Steel Corner Fasteners - (Optional) - For use at wall corners. Channel shaped, 2 in, long by 1 in, high on the back side with two 1/8 in, wide cleans protruding into the 5/8 in, wide channel, fabricated from 24 gauge gaid, steel. Fasteners applied only to the end or out degle into its opprend degle of the wellboard, no greater than 2 in, thorn corner of wallboard, max, spacing 16 in, OC. Nailed to adjacent stud through tab using only to 6/8 or 10 in 10

5. Batts and Blankets\* - (Optional, Not Shown) class fiber or mineral wool insulation

\* Bearing the UL Classification Marking





# LIFE SAFETY NOTES

- CONTRACTOR SHALL COMPLY WITH LOCAL STATE AND FEDERAL CODES, REGILATIONS AND ORDINANCES CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR CONSTRUCTION.
- BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.
- FIRE-RATED PARTITIONS SHALL BE TIGHTLY SEALED TO THE UNDERSIDE OF DECK. INTEGRITY OF FIRE-RATED PARTITIONS SHALL BE MAINTAINED AT CORNERS AND A: INTERSECTIONS WITH OTHER PARTITION TYPES.
- 5. PENETRATIONS IN FIRE-RATED PARTITIONS BY CONDUIT, PIPING OR OTHER ITEMS SHALL BE FILLED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL. TO PROVIDE AN UL TESTED SEAL TO PROHIBIT THE PASSAGE OF FIRE AND SMOKE.

# REFERENCE SYMBOLS



# Exhibit B. City's Review Comments Approving Gravel Lot to Continue as Parking



Michelle Portier <michelle.portier@knoxplanning.org>

# Review comments for duplex use at 1417 N. Fourth Ave.

Jennifer McDaniel <cloudycloudcalculator5000@yahoo.com>
To: Michelle Portier <michelle.portier@knoxplanning.org>
Cc: Phil Bonifacio <phil@acadialandscape.com>

preexisting (#081LJ00107, same owner) for parking.

Thu, Apr 22, 2021 at 11:19 AM

Michelle.

We spoke to Peter Ahrens. He met with us at the site and this parking situation was their recommendation, since there is no adequate space on the lot to support on-site parking because of the topography and the existing pool. Here is the comment that can be found on the Plans Review comments (R21-0029).

# CON0287833 Date Entered: 1/13/2021 Reviewer: RFC Action: Disapproved ZONING -- Article 11.4 Required Off-Street Parking, 1- and 2-Family Dwellings. The minimum number of off-street vehicle parking spaces provided per dwelling unit shall be 2 spaces measuring a minimum of 9' x 17-1/2' each, unless otherwise specified in the zoning district. Reviewer Comments: Show, on the site plan, the location and dimension of required off-street parking. A minimum of 4 spaces are required. 1/19/2021 Date Entered: Reviewer: JMV Action: Disapproved ZONING -- Article 11.4 Required Off-Street Parking, 1- and 2-Family Dwellings. The minimum number of off-street vehicle parking spaces provided per dwelling unit shall be 2 spaces measuring a minimum of 9' x 17-1/2' each, unless otherwise specified in the zoning district.

1/22/2021 8:22:54 AM ConditionsReport Full

Reviewer Comments: Departmental determination made that we will recognize the gravel parking on the lot to the west as

Jim McDaniel
Designer
314.651.9538
cloudycloudcalculator5000@yahoo.com

[Quoted text hidden]



# Development Request

Plann	ing	☐ Development Pla ☐ Planned Develop ☐ Use on Review / S ☐ Hillside Protectio	ment Special Use	☐ Concept Plan☐ Final Plat	☐ Plan Amendme☐ SP ☐ C☐ Rezoning			
im McDaniel				Ow	Owner's Designer			
pplicant Name				Affili	Affiliation			
03/26/2021		n/a			File Numbe	er(s)		
ate Filed		Meeting Date (if	applicable)	5-	D-21-SL	J		
CORRESPONDE	NCE All o	correspondence related to	this application si	hould be directed to the	approved contact listed be	low.		
Applicant 🗌 C	Owner 🗌 Opti	ion Holder 🔲 Project S	Surveyor □ Eng	gineer 🔳 Architect/La	ndscape Architect			
im McDaniel			Acadia	a Design Group				
lame			Compai	ny				
740 Radford Pl.			Knoxv	ille TN	37917			
Address			City	State	e ZIP			
314.651.9538		CloudyCloudC	Calculator5000	@yahoo.com				
hone		Email						
CURRENT PROP	ERTY INFO							
onifacio Properties LLC		203 G	ore Rd. Knoxvil	le, TN 37919	865.755.0516			
Owner Name (if different)		Owner /	Address		Owner Phone			
L417 N Fourth Av	ve			081LJ002				
roperty Address				Parcel ID				
(noxville Utilities Board (KUB)			Knoxville Utili	ties Board (KUB)	N			
ewer Provider			Water Provider		Septic (Y/N)			
STAFF USE ONLY								
outh side of Ov	verton Place	, West side of N Fo	ourth Ave	11.8	827 SQ. FT. +/-			
General Location					t Size			
	4th	RN-2		SFR				
☐ City ☐ County	District	Zoning District		Existing Land Use				
Central City		TDR		Ci	ty			
lanning Sector		Sector Plan Land	Use Classification		vth Policy Plan Designation			

Use on Review / Special Use (Concept Plan)  ☐ Traffic Impact Study ☐ COA Checklist (Hillside Protection)  AUTHORIZATION  By signing below,  Applicant Signature  314.651.9538  Phone Number  Staff Signature	Jim McDaniel Please Print CloudyCloudCalcu Email Marc Payne Please Print		03.2 Date	\$450.00  d representative.  6.2021  /2021
☐ Traffic Impact Study ☐ COA Checklist (Hillside Protection)  AUTHORIZATION  By signing below,  Applicant Signature  314.651.9538	Jim McDaniel Please Print CloudyCloudCalcu		<b>03.2</b> Date	d representative.
☐ Traffic Impact Study ☐ COA Checklist (Hillside Protection)  AUTHORIZATION  By signing below,  Applicant Signature	<b>Jim McDaniel</b> Please Print		<b>03.2</b> Date	d representative.
☐ Traffic Impact Study ☐ COA Checklist (Hillside Protection)  AUTHORIZATION By signing below,	Jim McDaniel	ner, applicant or the	03.2	d representative.
☐ Traffic Impact Study ☐ COA Checklist <i>(Hillside Protection)</i>		ner, applicant or the		d representative.
☐ Traffic Impact Study				\$450.00
☐ Traffic Impact Study				\$450.00
🚺 Use on Review / Special Use (Concept Plan)				
Design Plan Certification (Final Plat)	)	Fee 3		
DDITIONAL REQUIREMENTS				
	riance Request	Fee 2		
☐ Staff Review ☐ Planning Commission  ITTACHMENTS		0402	\$450.00	
PLAT TYPE		Fee 1		Total
STAFF USE ONLY				
Other (specify)				
	Previous Rezoning Requests			
·				
Plan Amendment Change Proposed Plan I	Designation(s)			
Zoning Change Proposed Zoning				
			Pending	; Plat File Number
ZONING REQUEST				
Attachments / Additional Requirements				
Other (specify)				
☐ Combine Parcels Init / Phase Number	☐ Divide Parcel ————————————————————————————————————	lumber of Lots Creat	ed	
roposed Subdivision Name				
			Meiateu Ne	zoning i ne munic
SUBDIVISION REQUEST			Polated Po	ezoning File Numb
ther (specify)				
	g single family residence	e to two-family.		
Residential Non-Residential ome Occupation (specify)				