



SPECIAL USE REPORT

► **FILE #:** 12-A-22-SU

AGENDA ITEM #: 14

AGENDA DATE: 12/8/2022

► **APPLICANT:** MARK FARLEY

OWNER(S): Eddie Long

TAX ID NUMBER: 106 C C 01301

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6900 SEAVER DR

► **LOCATION:** Southeast corner of Amherst Rd & Seaver Dr, northwest of Middlebrook Pk

► **APPX. SIZE OF TRACT:** 15244 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Seaver Drive, a minor collector street with a 20-ft pavement width within a 60-ft right-of-way. Access is also via Amherst Road, a major collector street with a 22-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** duplex in RN-1 zoning district

HISTORY OF ZONING: none noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This is a low density residential area near commercial, office and wholesale establishments to the east.

STAFF RECOMMENDATION:

► **Approve the request for a duplex in the RN-1 zoning district, subject to 2 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RN-1 zoning district and the special use criteria for a two-family dwelling.

COMMENTS:

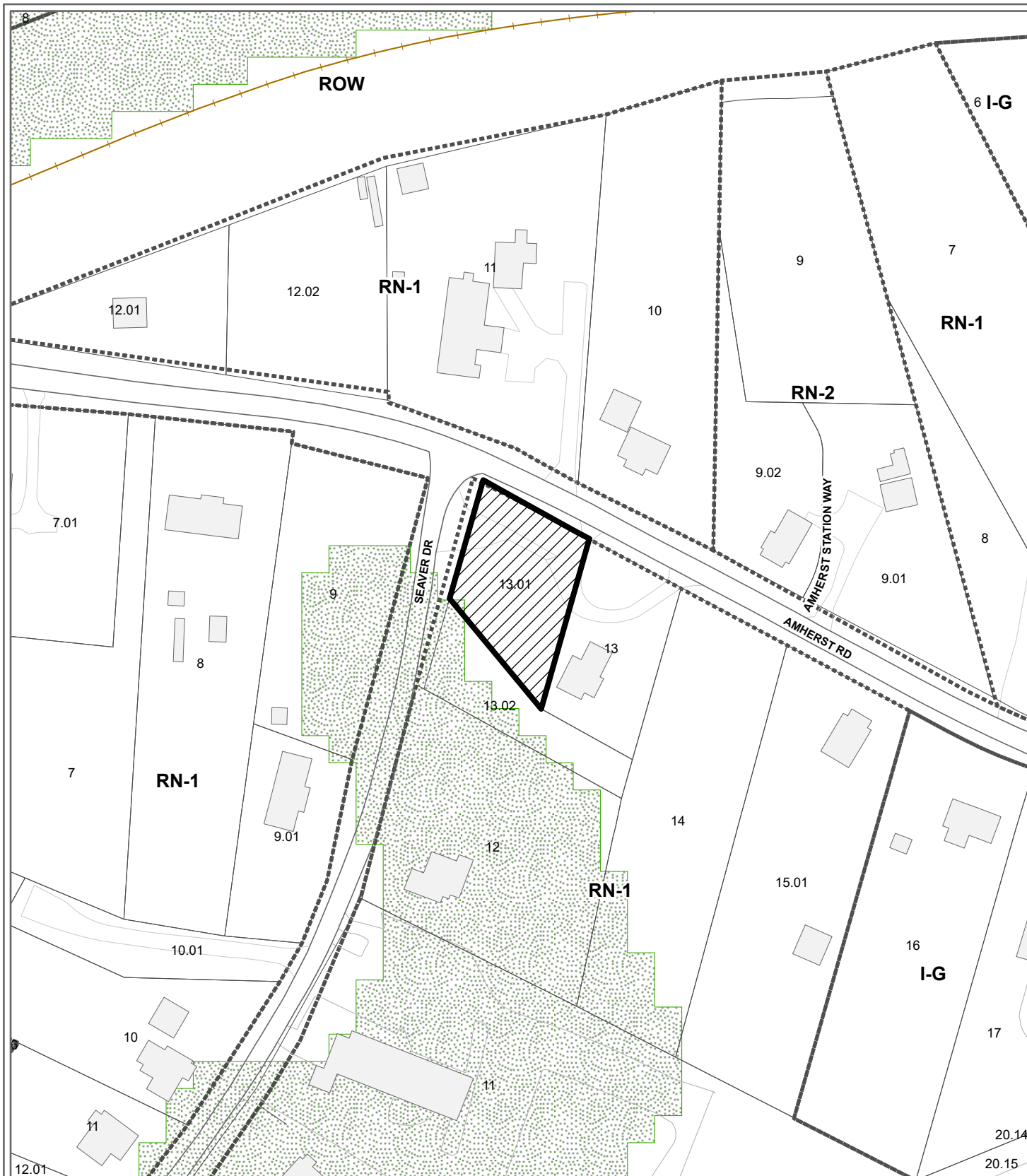
STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
 - A. The proposed duplex is consistent with the General Plan's development policy to encourage growth in existing urban areas through infill housing on vacant lots (policy 8.1).
 - B. The subject property complies with the One Year Plan's location criteria for the specific use of a duplex by being located on a collector street.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
 - A. The site plan and architectural elevations for the proposed duplex demonstrate conformity with the dimensional standards for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, as well as the principal use standards for a two-family dwelling (Article 9.3.J).
- 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 proposed duplex is one story with a 1,802 square-foot building envelope. This is comparable in size and scale to surrounding dwellings.
 - B. The subject property is located near office, warehouse and commercial uses on Amherst Rd. A duplex would be a transition between these more intense uses and the single family uses to the west. It is also noteworthy that in 2021 three duplexes were approved for development in this transitional area approximately 150 feet east of the subject property.
- 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 duplex is a low-density residential use. Considering that I-G (General Industrial) zoning is predominant from this area to Middlebrook Pike, a duplex is a relatively mild land use that is not anticipated to negatively impact the surrounding properties.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
 - A. The subject property is located at the intersection of a major and a minor collector street. The addition of a duplex will not result in a significant increase in traffic to this area.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
 - A. The immediately surrounding properties are residential. There are no known developmental or environmental factors that would negatively impact the proposed use.

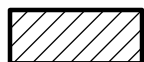
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**12-A-22-SU
SPECIAL USE**



duplex in RN-1 in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 11/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mark Farley

Map No: 106

Jurisdiction: City

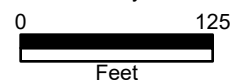
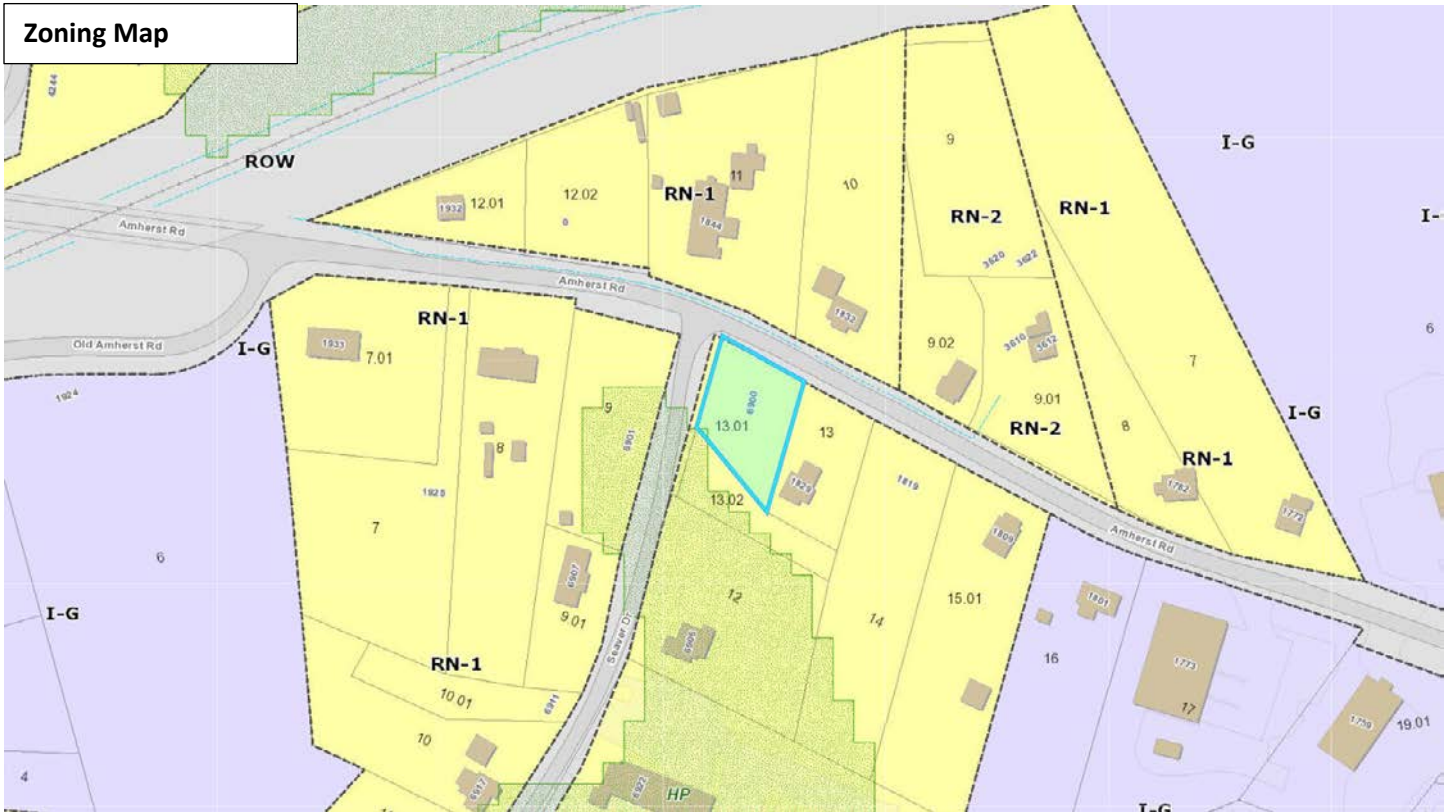


Exhibit A. 12-A-22-SU Context Images

Zoning Map



Sector Plan Map

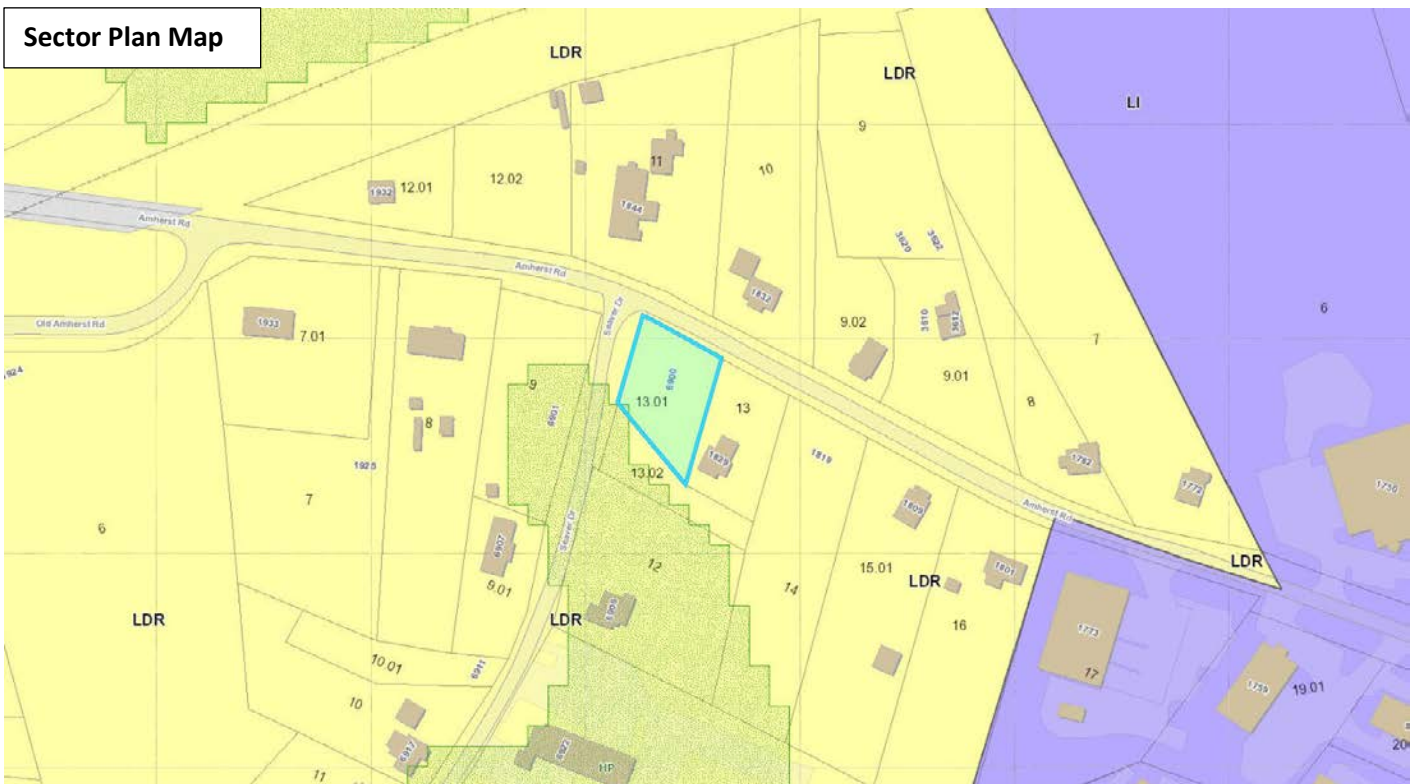
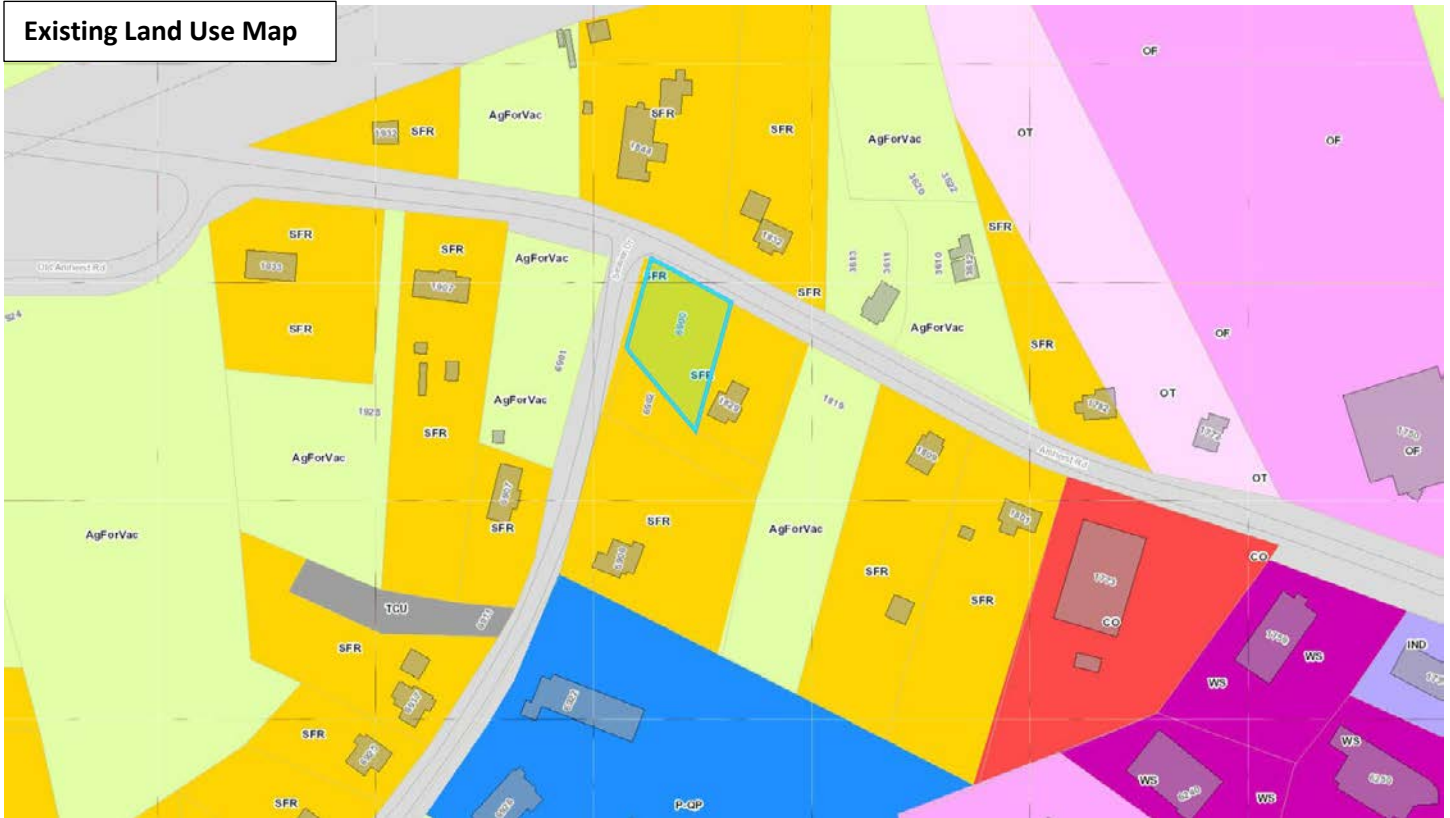


Exhibit A. 12-A-22-SU Context Images

Existing Land Use Map



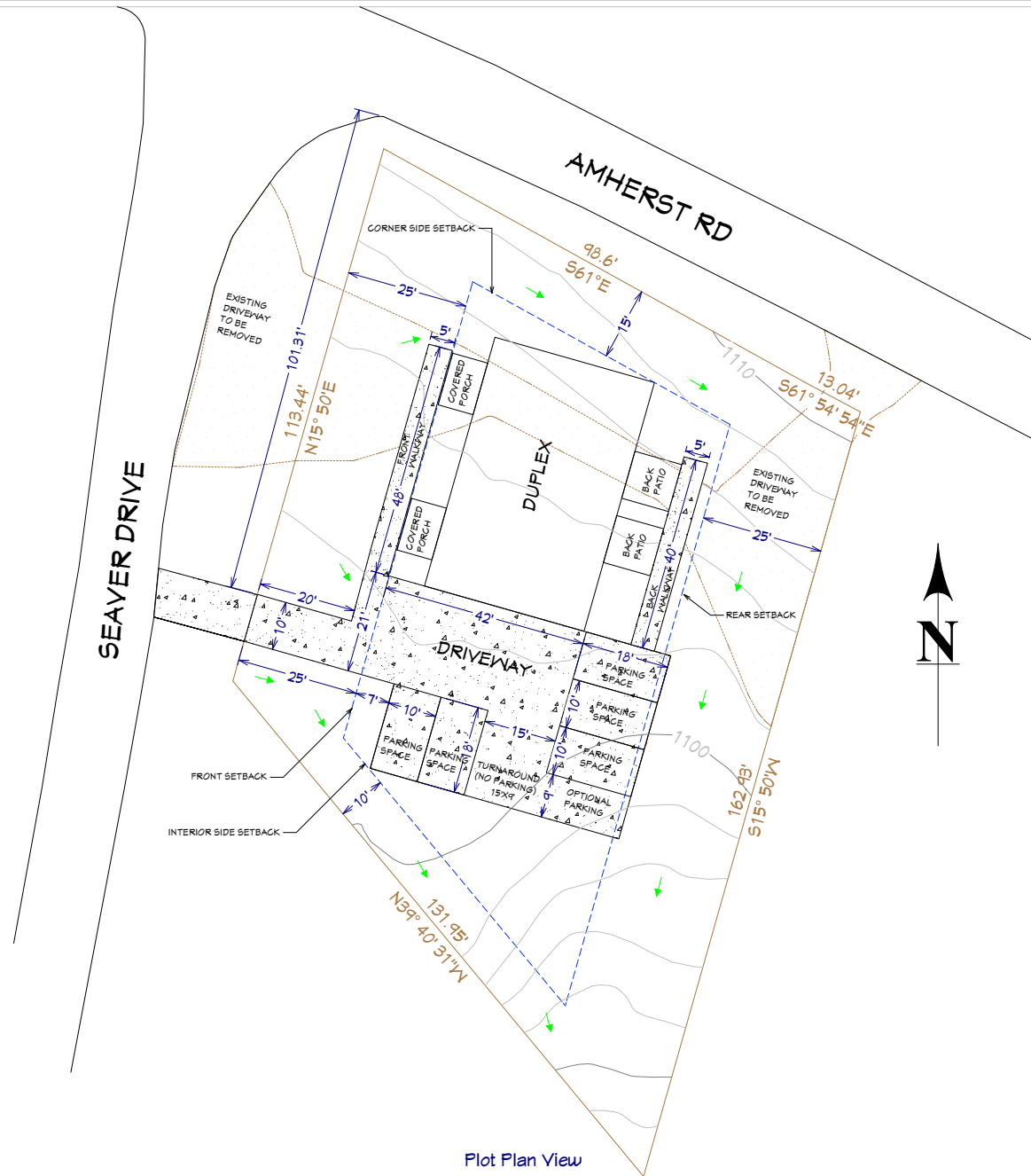
Aerial Map

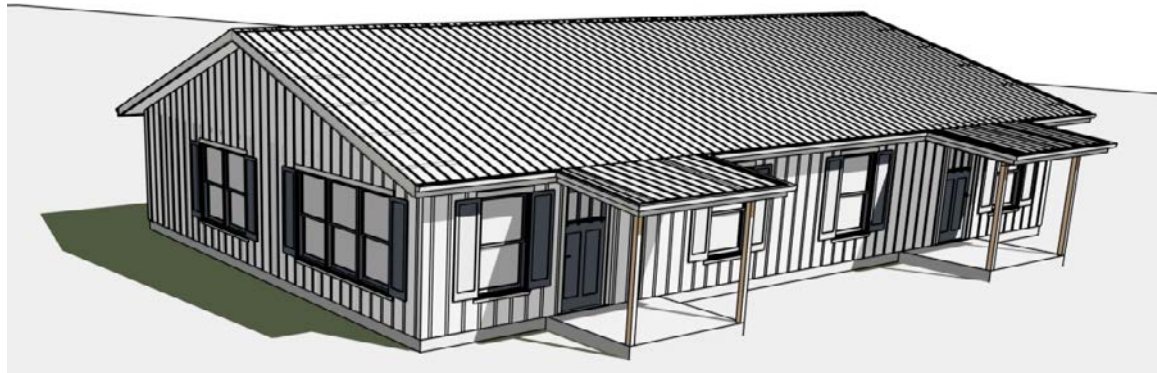


PROPERTY STATISTICS NOTES

1. LOT SIZE: 15,018 SQFT
2. BLDG ENVELOPE: 1,802 SQFT
3. ROOF: 2,035 SQFT
4. FRONT/REAR HEIGHT: 14' +/-
5. GARAGE: NONE
6. COVERED PORCHES: 165 SQFT
7. BACK PATIOS: 200 SQFT
8. DRIVEWAY: 1,322 SQFT
9. TURNAROUND: 135 SQFT
10. PARKING: 1,062 SQFT
11. WALKWAY: 440 SQFT
12. IMPERVIOUS SURFACE COVERAGE: 5,359 +/- SQFT
13. FINISHED FLOOR ELEVATION: 1114.0' +/-
14. DRIVEWAY / WALKWAY MATERIAL: CONCRETE
15. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

12-A-22-SU
11/18/2022





FRONT RENDERING
FOR ILLUSTRATION ONLY



VICINITY MAP



REAR RENDERING
FOR ILLUSTRATION ONLY

12-A-22-SU
11-18-2022

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

| Layout Page Table | | | |
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| Label | Title | Description | Comments |
| P-1 | Project Overview | | |
| P-2 | Floor Plan | | |
| P-3 | Framing, Floor, Ceiling & Roof Plan View | | |
| P-4 | Elevations | | |
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OWNER: CLETUS E. LONG
PROJECT: DUPLEX
ADDRESS: 6900 SEAYER DR. KNOXVILLE, TN 37909
LEGAL: _____

FIRE DISTRICT: KNOXVILLE CITY
WATER/SEWER: SUB

ZONING / PLANNING: RN1
ENGINEERING: _____

STORM WATER PERMIT: _____

BUILDING PERMIT: _____

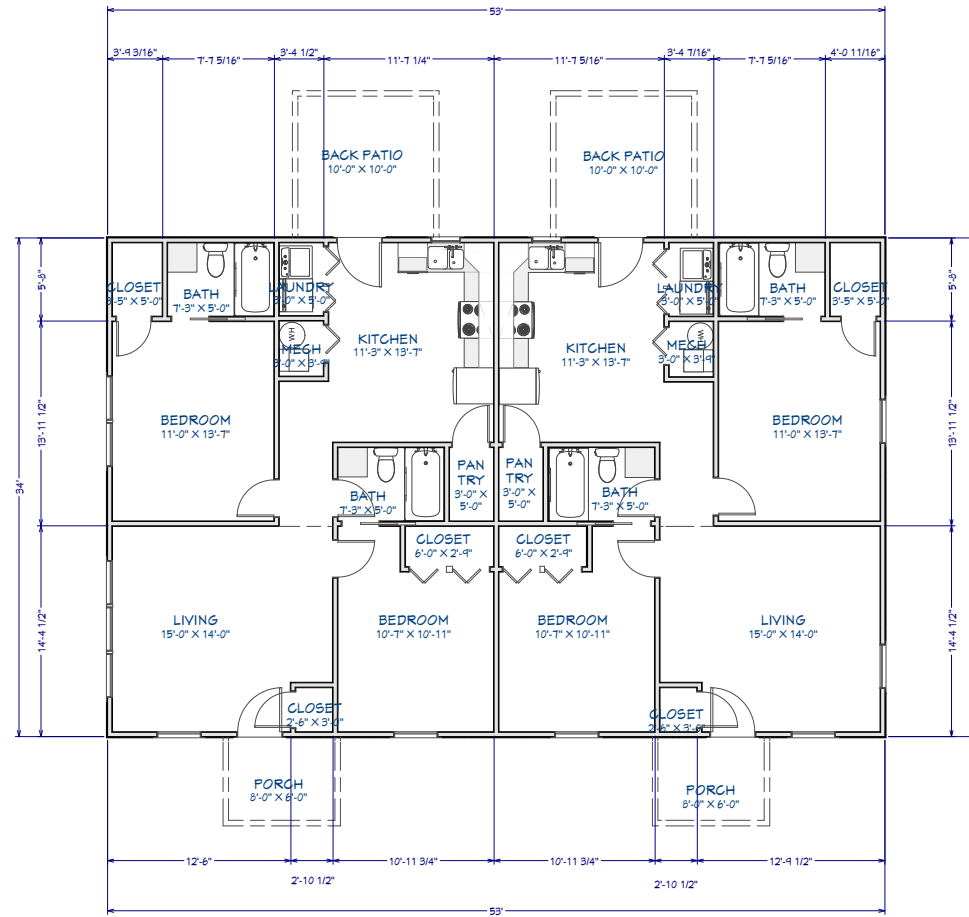
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6900 SEAYER DR,
KNOXVILLE, TN 37909

Project Overview

DRAWINGS PROVIDED BY:
STRAIGHT PATH CONSTRUCTION SERVICES, LLC
2400 GASPARD DR KNOXVILLE, TN 37912

DATE:
SEP 2022
SHEET:
P-1



Floor Plan View Dimensioned

| NUMBER | DATE | REVISION BY | DESCRIPTION |
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6900 SEAYER DR,
KNOXVILLE, TN 37909

Floor Plan

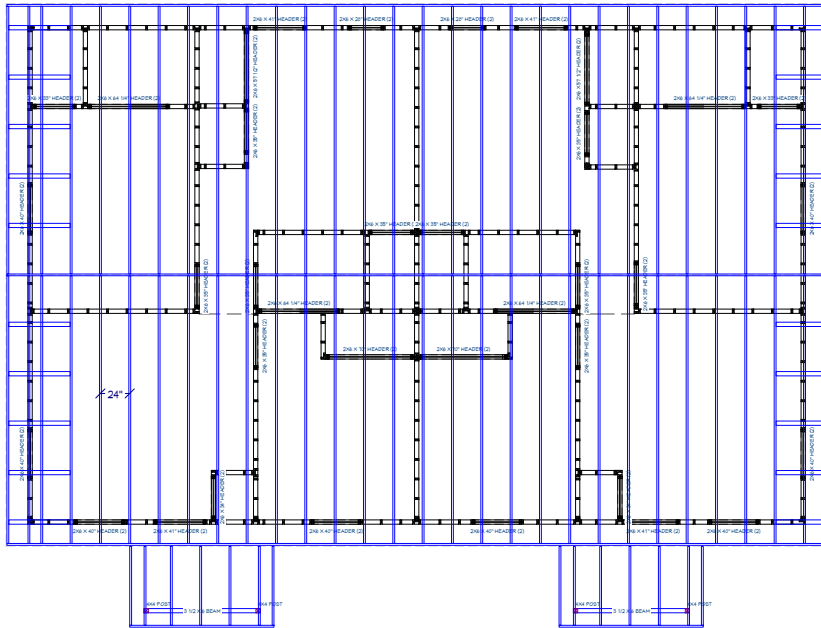
DRAWINGS PROVIDED BY:
STRAIGHT PATH CONSTRUCTION SERVICES, LLC
2400 CASPIAN DR KNOXVILLE, TN 37932

DATE:

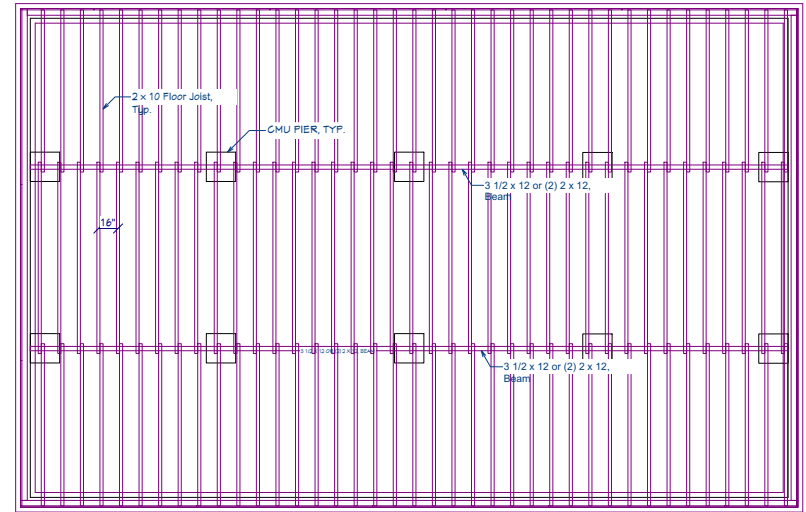
SEP 2022

SHEET:

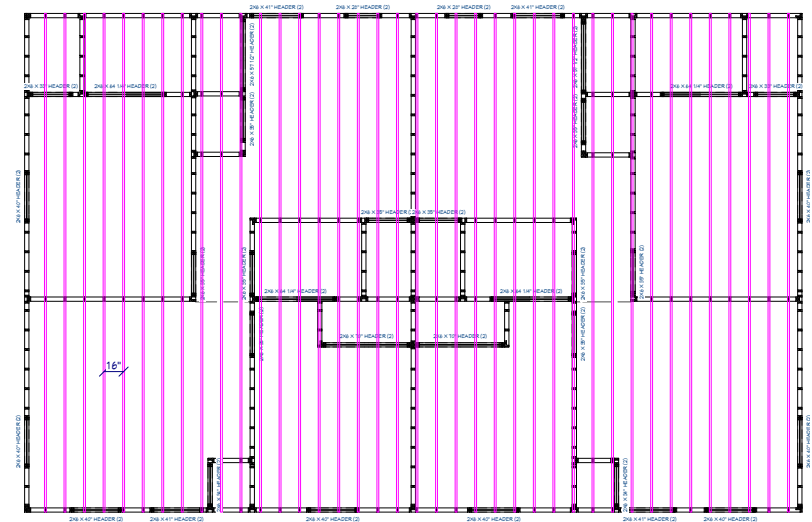
P-2



Framing, Roof Plan View

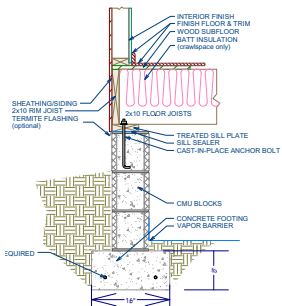


Framing, Floor Plan View



Framing, Ceiling Plan View

1. All load-bearing walls shall be placed on continuous concrete footings placed integrally with the exterior wall footings.
2. The minimum actual thickness of a load-bearing masonry wall shall be not less than 4 inches (102 mm) nominal or 3 1/2 inches (92 mm) actual thickness, and shall be bonded integrally with piers spaced in accordance with Section R606.6.4.
3. Piers shall be constructed in accordance with Sections R606.7 and R606.1.1, and shall be bonded into the load-bearing masonry wall in accordance with Section R606.13.1 or R606.13.1.1.



Foundation Detail

ANCHOR BOLTS:

SECTION R403.1.6, 2018 IRC: 1/2" (OR LARGER) DIAMETER ANCHOR BOLTS EMBEDDED 7" MINIMUM INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS AND SPACED 6 FEET ON CENTER. MAXIMUM OR APPROVED ANCHORS OR ANCHOR STRAPS ARE REQUIRED.

NOTES:

1. ANCHOR BOLTS MUST BE PLACED WITHIN 12" OF EACH WALL CORNER AND ALL SILL PLATE SPLICES AT A MINIMUM 3 1/2" FROM THE EDGE.
2. MAXIMUM SPACING OF BOLTS IS 6'-0".
3. BOLTS MUST BE 1/2" DIAMETER MINIMUM SIZE WITH WASHERS.
4. RIGHT ANGLE BEND ANCHOR BOLTS MUST HAVE 7" EMBEDMENT.

FLOOR JOISTS:

SIZE: 2"x10"
SPACING: 16" OC
INSULATION VALUE: R-19

FRAMING VALUES:

PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

FOOTING AND PIERS

THE MINIMUM ACTUAL THICKNESS OF A LOAD-BEARING MASONRY WALL SHALL BE NOT LESS THAN 4 INCHES (102 MM) NOMINAL OR 3 1/2 INCHES (92 MM) ACTUAL THICKNESS, AND SHALL BE BONDED INTEGRALLY WITH PIERS SPACED IN ACCORDANCE WITH SECTION R606.6.4.

PIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTIONS R606.7 AND R606.7.1, AND SHALL BE BONDED INTO THE LOAD-BEARING MASONRY WALL IN ACCORDANCE WITH SECTION R606.13.1 OR R606.13.1.1.

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6900 SEAVIER DR,
KNOXVILLE, TN 37909

Framing, Floor, Ceiling &
Roof Plan View

DRAWINGS PROVIDED BY:
SPRAUGHT PATH CONSTRUCTION SERVICES, LLC
2400 GOSFORD DR KNOXVILLE, TN 37922

DATE:
SEP 2022
SHEET:
P-3

SEAYER FACING FACADE
 TOTAL WALL SURFACE AREA: 4305 SQFT
 TOTAL TRANSPARENCY AREA: 66 SQFT
 15.3% TRANSPARENCY OF FACADE.



Exterior Elevation Front

AMHERST FACING FACADE
 TOTAL WALL SURFACE AREA: 470 SQFT
 TOTAL TRANSPARENCY AREA: 75 SQFT
 16.0% TRANSPARENCY OF FACADE.



Exterior Elevation Left



Exterior Elevation Back



Exterior Elevation Right

| REVISION TABLE | |
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6900 SEAYER DR,
 KNOXVILLE, TN 37909

Elevations

DRAWINGS PROVIDED BY:
 STRAIGHT PATH CONSTRUCTION SERVICES, LLC
 2400 CASPIAN DR KNOXVILLE, TN 37922

DATE:

SEP 2022

SHEET:

P-4



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Mark Farley

Applicant Name

Affiliation

10/20/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-A-22-SU

File Number(s)

CORRESPONDENCE

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

Mark Farley Straight Path Construction Service

Name / Company

2400 Caspian Drive Knoxville TN 37932

Address

931-260-3483 / mfarley1@vols.utk.edu

Phone / Email

CURRENT PROPERTY INFO

Eddie Long

Owner Name (if different)

3412 Pearly Smith Rd. Louisville TN 37777

Owner Address

8657246133

Owner Phone / Email

6900 SEAVER DR

Property Address

106 C C 01301

Parcel ID

15244 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

At the corner of Amherst Rd & Seaver Dr, northwest of Middlebrook Pk

General Location

☒ City

Council District 3

RN-1 (Single-Family Residential Neighborhood)

Vacant

☐ County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

| | | | |
|--|--|---|-------------------------------|
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Use on Review / Special Use | Related City Permit Number(s) |
| <input type="checkbox"/> Hillside Protection COA | <input type="checkbox"/> Residential | <input type="checkbox"/> Non-residential | |
| Home Occupation (specify) _____ | | | |
| Other (specify) duplex in RN-1 | | | |

SUBDIVISION REQUEST

| | |
|--|------------------------------|
| Proposed Subdivision Name | Related Rezoning File Number |
| Unit / Phase Number | |
| Total Number of Lots Created | |
| Additional Information | |
| <input type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | |
|--|------------------------------|
| <input type="checkbox"/> Zoning Change | Pending Plat File Number |
| Proposed Zoning | |
| <input type="checkbox"/> Plan Amendment | Proposed Plan Designation(s) |
| Proposed Density (units/acre) Previous Zoning Requests | |
| Additional Information | |

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$450.00

Fee 2

Fee 3

Total

AUTHORIZATION

| | |
|---------------------|-------------------|
| Mark Farley | 10/20/2022 |
| Applicant Signature | Date |

Phone / Email

| | |
|--------------------------|-------------------|
| Eddie Long | 10/20/2022 |
| Property Owner Signature | Date |

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Mark Farley

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

12-A-22-SU

CORRESPONDENCE

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

- ☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Mark Farley

Straight Path Construction Service

Name

Company

2400 Caspian Drive

Knoxville

Tn

37932

Address

City

State

ZIP

931-260-3483

mfarley1@vols.utk.edu

Phone

Email

CURRENT PROPERTY INFO

Eddie Long

3412 Pearly Smith Rd. Louisville Tn 37777 865-724-6133

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6900 Seaver Dr Knoxville Tn

Parcel #Correction - 106CC01301
106CC011301

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Want to be able to build a Duplex

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel _____ Total Number of Lots Created _____☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change _____
Proposed Zoning _____☐ Plan Amendment Change _____
Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

Mark Farley
Please Print2 Sep 22
Date

931-260-3483

Phone Number

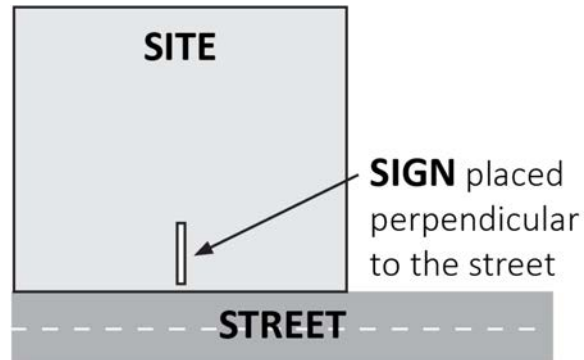
mfarley1@vols.utk.edu
Email

Property Owner Signature

Eddie Long
Please Print2 Sep 2022
Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 11/25/2022 _____ and _____ 12/9/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mark Farley

Date: 10/20/2022

File Number: 12-A-22-SU

☒

Sign posted by Staff

☐

Sign posted by Applicant