



# SPECIAL USE REPORT

► **FILE #:** 10-A-22-SU

**AGENDA ITEM #:** 18

**AGENDA DATE:** 10/6/2022

► **APPLICANT:** TYLER BONTS

OWNER(S): Tyler Bonts

TAX ID NUMBER: 92 O C 029

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6055 TENNYSON DR

► **LOCATION:** South side of Tennyson Drive, north of Shelley Drive

► **APPX. SIZE OF TRACT:** 10767 square feet

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Tennyson Drive, a local street with a 28-ft pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Addition to existing dwelling in a former planned 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: Single family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This property is part of the Autumn Place planned residential subdivision composed of single family detached homes.

## STAFF RECOMMENDATION:

► **Approve the request to reduce the rear setback from 25-ft to 14.5-ft, subject to one condition.**

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

With the condition noted, this plan meets the requirements of the former RP-1 (Planned Residential) zone, the previously approved development plan, and the criteria for approval of a special use for modifications to

previously approved planned districts per Article 1.4.G.

**COMMENTS:**

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

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

A. The proposed expansion of a single family home is a use consistent with the LDR (Low Density Residential) land use designation in the North County Sector Plan and One Year Plan.

B. The use is not in conflict with the General Plan or any other adopted plans.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The subject property is part of a completed planned residential development called Autumn Place. Per Section 1.4.G of the zoning code, all previously approved planned districts remain in effect and are subject to all plans, regulations and/or conditions of their approval.

B. The plat for Autumn Place, the planned residential subdivision that includes the subject property, shows setback guidelines of 25-ft from the rear property line and 5-ft from the side property line.

C. The proposed expansion of the existing single family dwelling would reduce the rear setback to 14.5-ft. However, the subject property has an irregular lot shape with five property lines, including two rear property lines. The rear line with the proposed setback reduction is the atypical line that runs from the rear of the property towards the front. Given this irregularity, and the absence of any regulation or condition of the planned development's approval regarding deviations from the platted setback guidelines, this proposed reduction is not in conflict with the zoning code.

**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 addition would maintain the existing architectural styling and single-story building type that currently exists. The Autumn Place subdivision incorporates a diverse range of architectural styles for one and two-story single family homes that are placed at varying locations on their lots. The two-room expansion on the subject property is not incompatible with the neighborhood character or surrounding building size and location.

**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 addition of a family room and bedroom is not anticipated to significantly injure adjacent properties.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

A. The proposed addition should not increase traffic through surrounding residential streets.

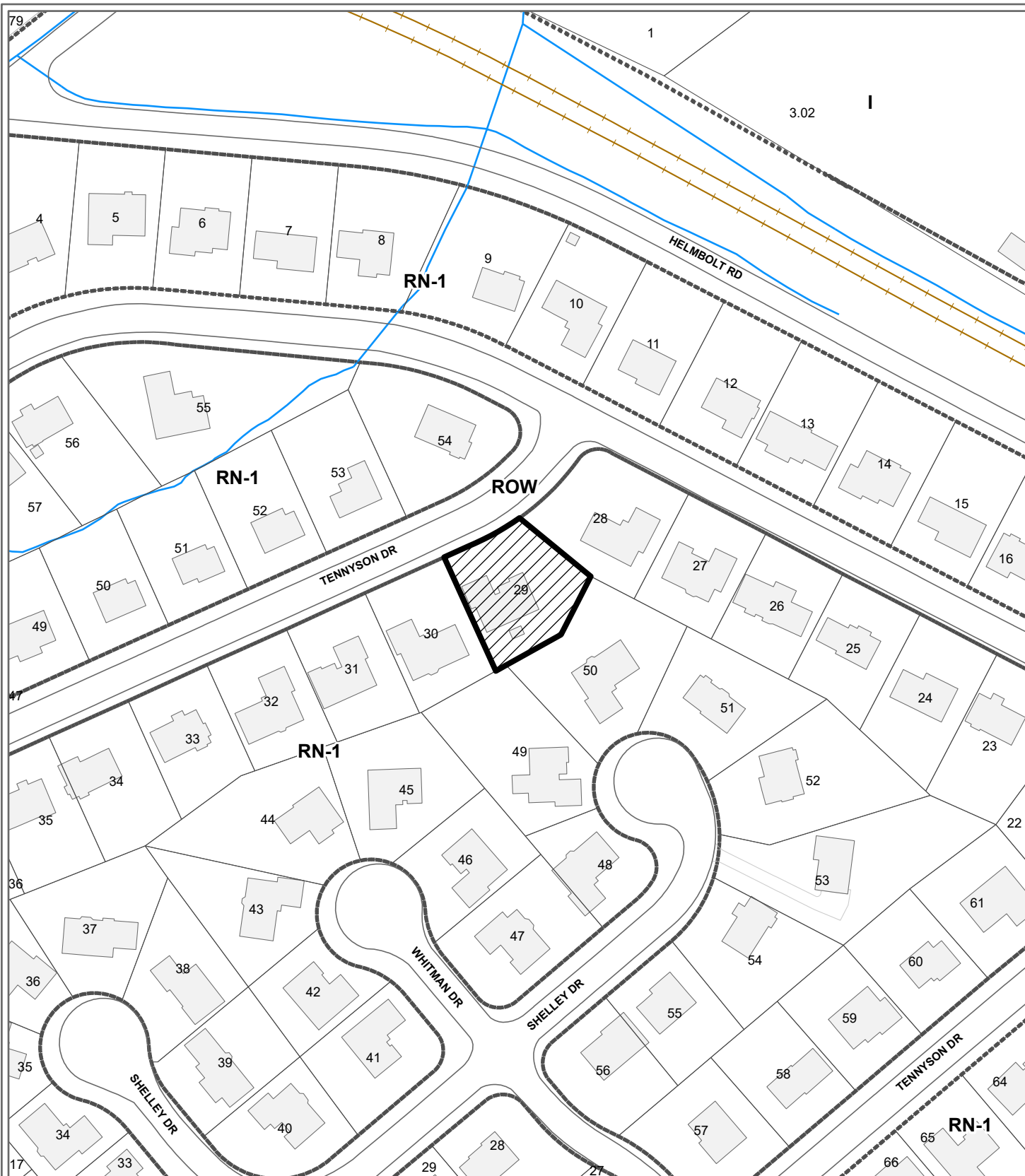
**6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.**

A. There are no features of the surrounding environment that should pose a hazard to the proposed addition of the single family residence.

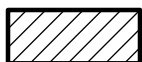
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**10-A-22-SU  
SPECIAL USE**

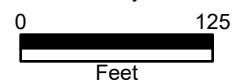


Addition to existing dwelling in a former planned district in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 9/7/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Tyler Bonts

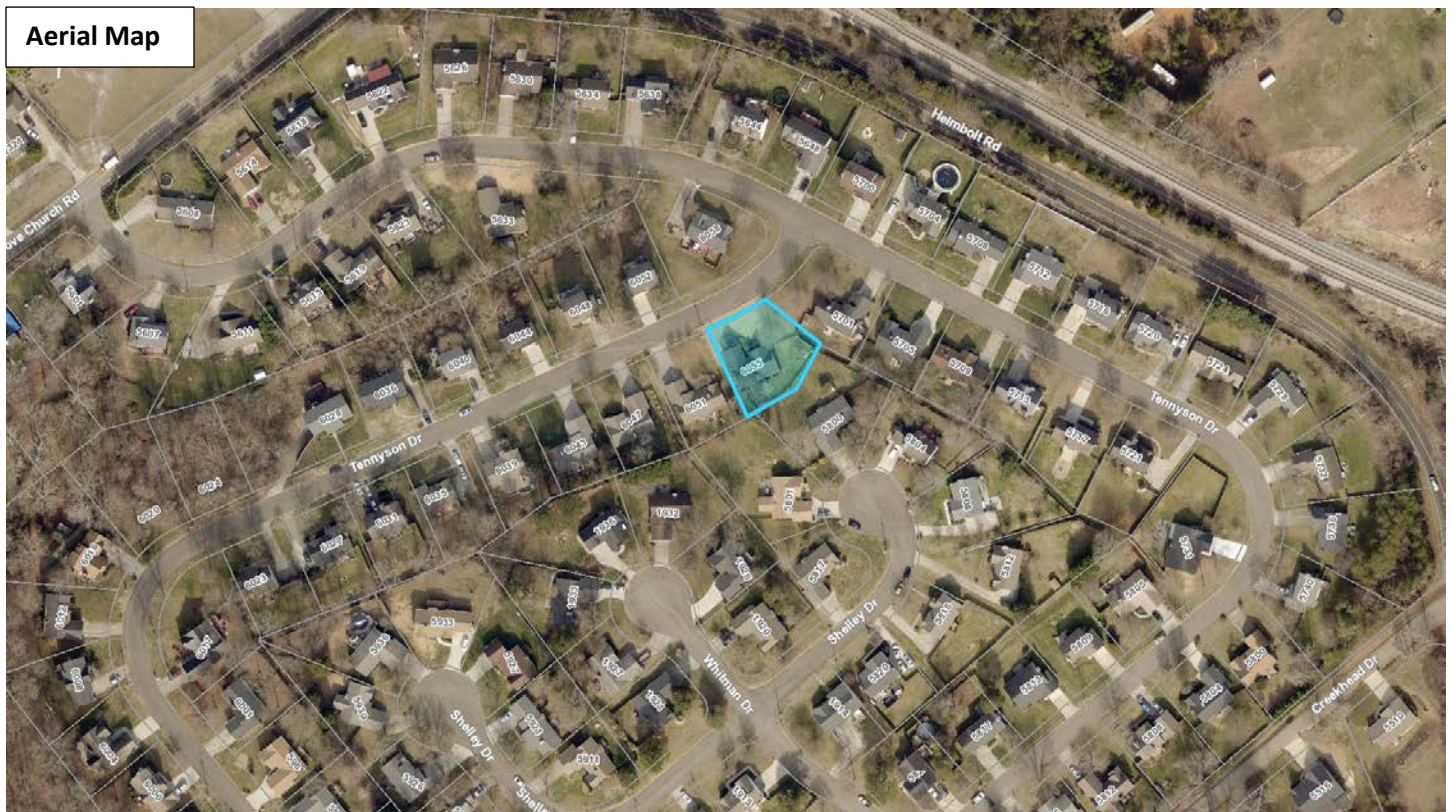
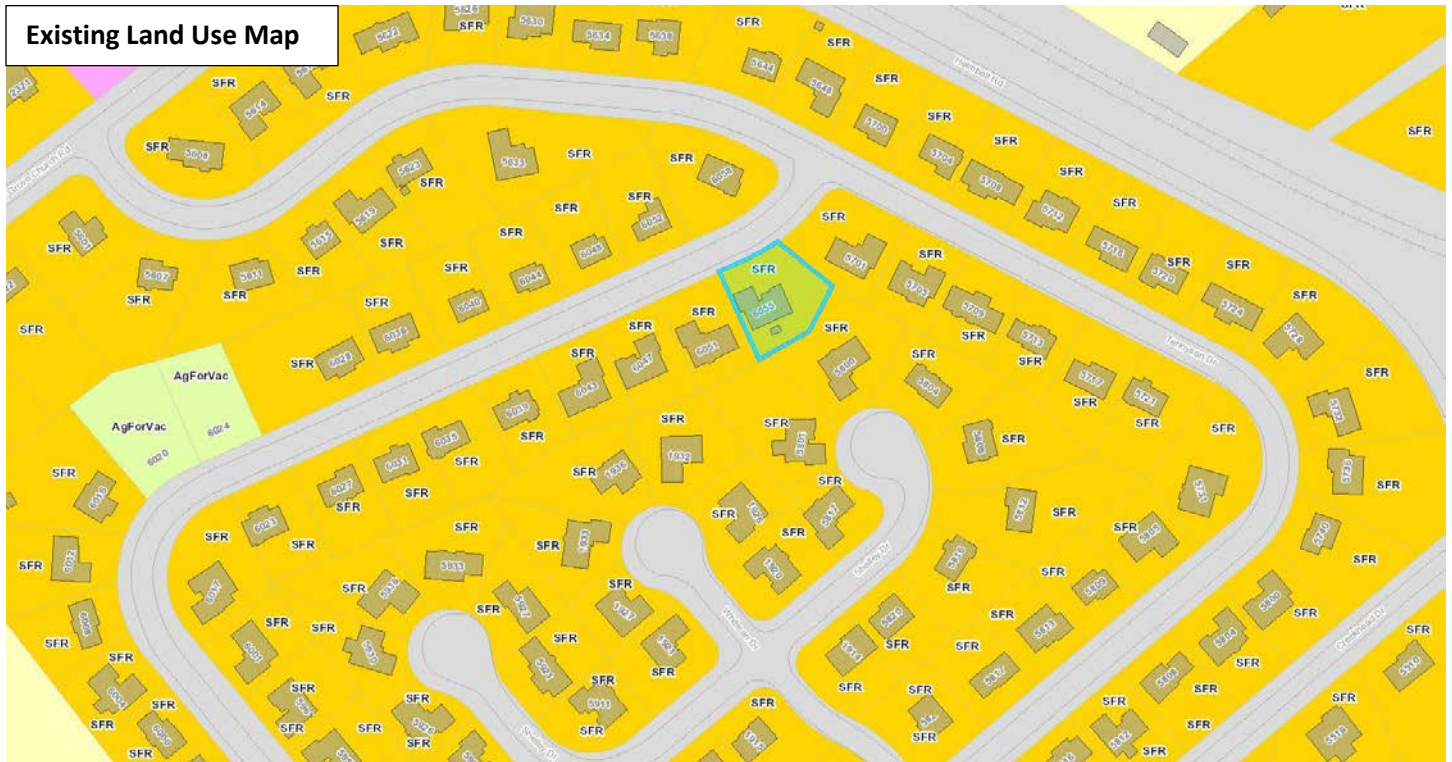
Map No: 92  
Jurisdiction: City



## Exhibit A. 10-A-22-SU Contextual Images



## Exhibit A. 10-A-22-SU Contextual Images



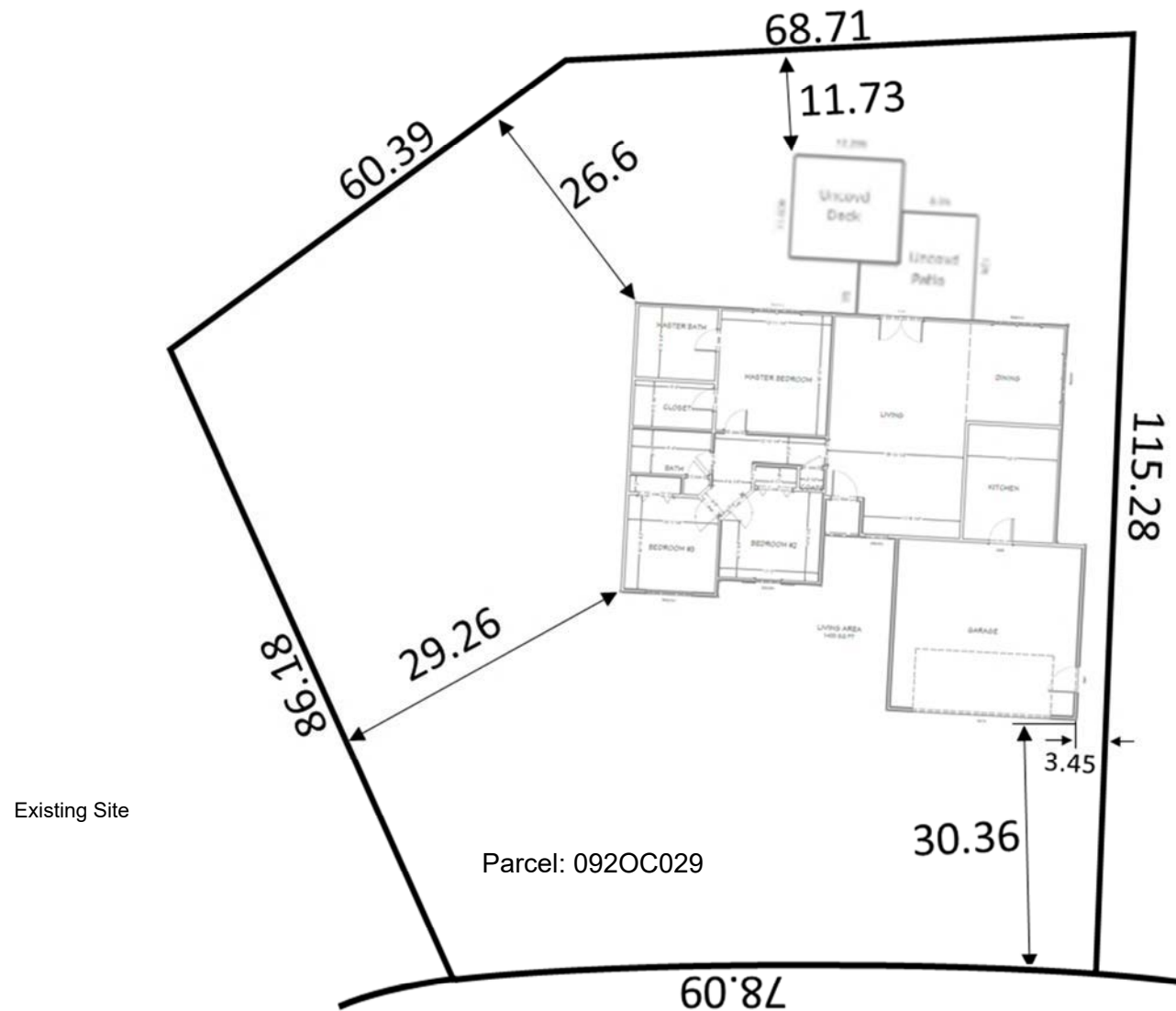
## Exhibit A. 10-A-22-SU Contextual Images

Street View



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6	Foundation Plan Details
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8	Electrical Plan - Floor 1
9	Energy Star Recommendations
10	Existing Site Plan
11	Proposed Site Plan

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 3D VIEWS ALWAYS SUPERCEDE 2D VIEWS.



10-A-22-SU  
8/22/2022

LICENSE NUMBER:

NEW HOME PLANS FOR:  
Tyler Bonts

CLIENT EMAIL:  
PHONE:

PAGE TITLE:  
Existing Site

DRAWN BY:

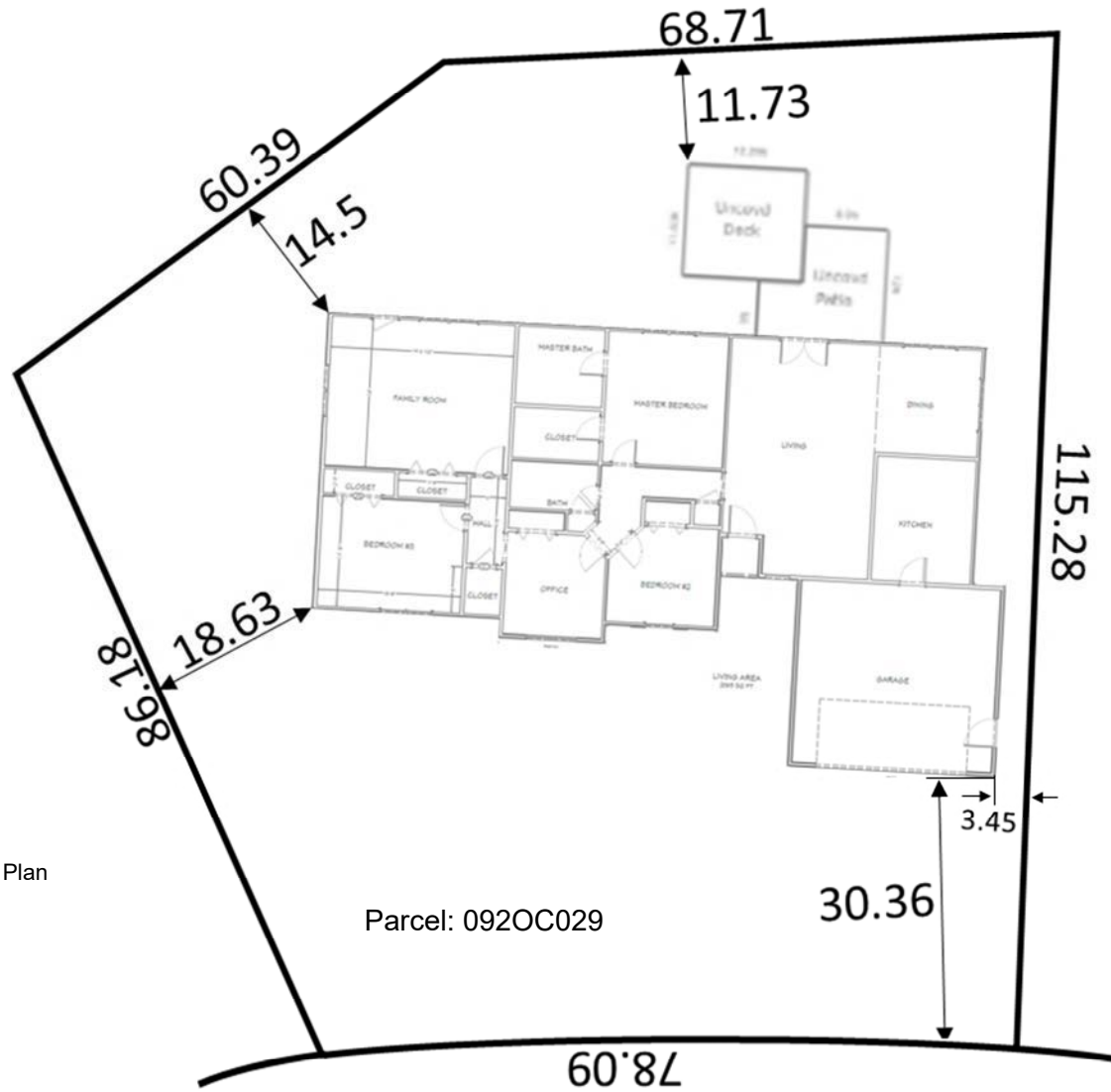
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8/1/2022

SCALE:  
1/2" = 1'0"

SHEET #:  
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Proposed Site Plan

Parcel: 092OC029

10-A-22-SU  
8/22/2022

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Tyler Bonts	
CLIENT EMAIL:	CELL PHONE:
PAGE TITLE:	
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DRAWN BY:	
DATE:	
8/1/2022	
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SHEET #:	
11	

# Tennessee

## Home Design

Custom Home Plan prepared for Tyler Bonts

### STANDARD ABBREVIATIONS

AT	JOINT
FOUND(S)	JOIST
	JOISTS
APPROX. APPROXIMATELY	
BASE BASEMENT	LT LIGHT
B/T BETWEEN	LIN LINEN
B/LC BLOCK	MANUF MANUFACTURER
BLKG BLOCKING	MAS MASONRY
BD BOARD	MAX MAXIMUM
BRD BOARD	MTL METAL
BOT BOTTOM	MIN MINIMUM
BLDG BUILDING	N.T.G. NOT IN CONTRACT
CAB CABINET	O.C. ON CENTER
CEL CEILING	O.C. ON CENTER
CLF CLEFT	OPT. OPTIONAL
CLOS CLOSET	O.S.B. ORIENTED STRAND BOARD
COL COLUMN	OTS OWNER TO SELECT
COLS COLUMNS	O.T.S. OWNER TO SELECT
CONG CONCRETE	
CONG CONCRETE MASONRY UNIT	PG PAGE
CU CONDENSER UNIT	PAN. PANTRY
CONN CONNECTION	PL PLATE
CONT CONTINUOUS	P PLATE
COVERS COVERING	PLYND PLYWOOD
CS CRAWL SPACE	PLYND PLYWOOD
	POLY POLYETHYLENE
DECO DECORATIVE	PSI POUNDS PER SQUARE INCH
DET DETAIL	PREFAB PREFABRICATED
DIAM DIAMETER	REF REFERENCE
DW DISHWASHER	REF REFRIGERATOR
DBL DOUBLE	REINF REINFORCED
DOUGLAS FIR	R RESISTANCE
D DRYER	R.A. RETURN AIR
	R.A.G. RETURN AIR GRILLE
EA EACH	REQD REQUIRED
ELEV ELEVATION	
ENG ENGINEER	SCR SCREEN
	SHLV SHelves
FT FEET	SHR SHOWER
F.F.L. FINISHED FLOOR LINE	SHWR SHOWER
FIN FINISH	SST SIMPSON STRONG TIE
F.G. FIRE CODE	SP SOUTHERN PINE
F.L.R. FLOOR	SPECS SPECIFICATIONS
FTG FOOTING	SQ SQUARE
FOUND FOUNDATION	S.F. SQUARE FOOTAGE
FND FOUNDATION	STL STEEL
FR FREEZER	
	THK THICK
GA GAUGE	THK THICKNESS
GALV GALVANIZED	TBD TO BE DETERMINED
GYP GYPSUM	TR TRANSOM
	TYP TYPICAL
HDR HEADER	U.T.G. UNDER THE COUNTER
HVAC HEATING, VENTILATION & AIR CONDITIONING	UTL UTILITY
HGT HEIGHT	
HTS HEIGHTS	VAN VANITY
HORIZ HORIZONTAL	VERT VERTICAL
IN INCHES	WH WATER HEATER
INCL INCLUDE	W WASH
INSUL INSULATION	WT WEIGHT
	WIN WINDOW
	WM WIRE MESH
	WY WITH
	WD WOOD
	WFCM WOOD FRAME CONSTRUCTION MANUAL

### 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.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

### CODE DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE MIDDLE TENNESSEE AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BEAMS & FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHICAL LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
- ALL CEILINGS & FLOOR JOISTS SHOULD BE BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZED LABELED WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE IRC.
- ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

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### LICENSE NUMBER:

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Tyler Bonts

CELL PHONE:

CLIENT EMAIL:  
PHONE:

PAGE TITLE:

Project Overview

DRAWN BY:

DATE:

6/9/2022

SCALE:

1/4"= 1'0"

SHEET #:

1

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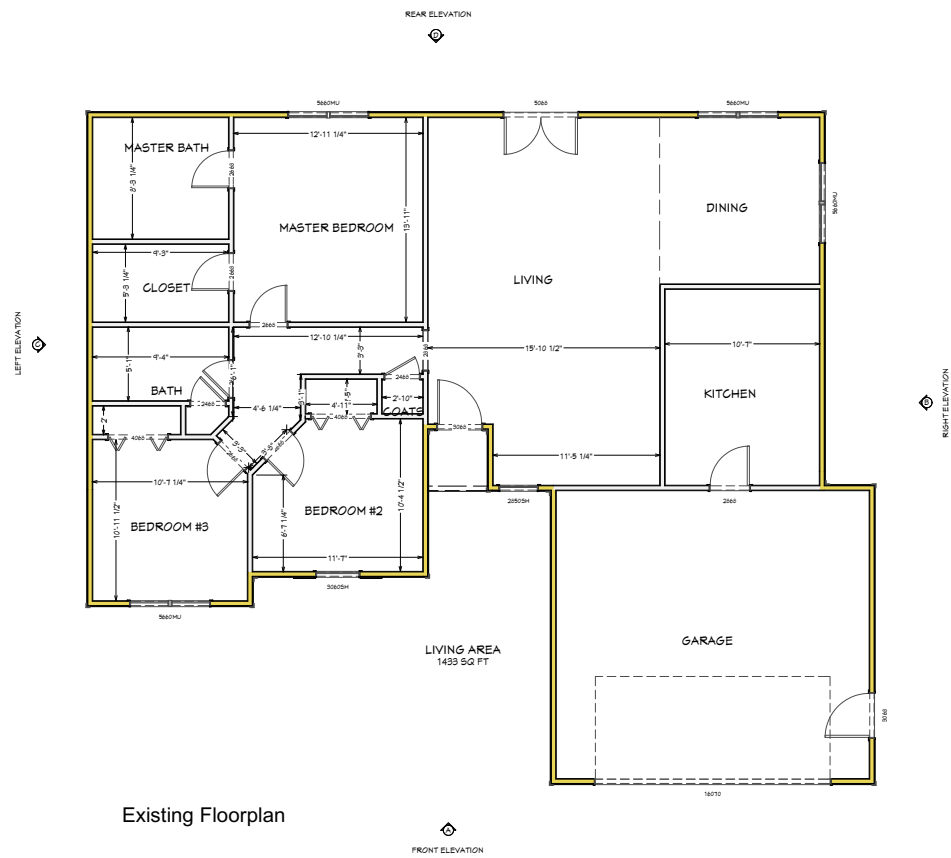
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**Existing Floorplan**

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6/9/2022

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SHEET #:  
**2**

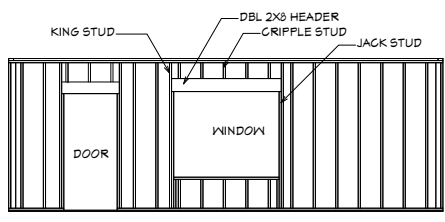


Existing Floorplan

- WALL LEGEND**
- ROOM DIVIDER / RAILING WALL
  - 4" INTERIOR HALF WALL
  - 4" INTERIOR WALL
  - 6" INTERIOR WALL
  - 3/8" GLASS SHOWER, TEMPERED
  - 6" EXTERIOR WALL, BRICK/STONE
  - 6" EXTERIOR WALL, PANEL SIDING
  - 8" CMU STEM WALL
  - CONCRETE STEM WALL & 4" FURRED WALL
  - TERRAIN RETAINING WALL

**FLOOR PLAN NOTES:**

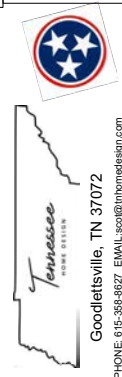
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8/22/2022

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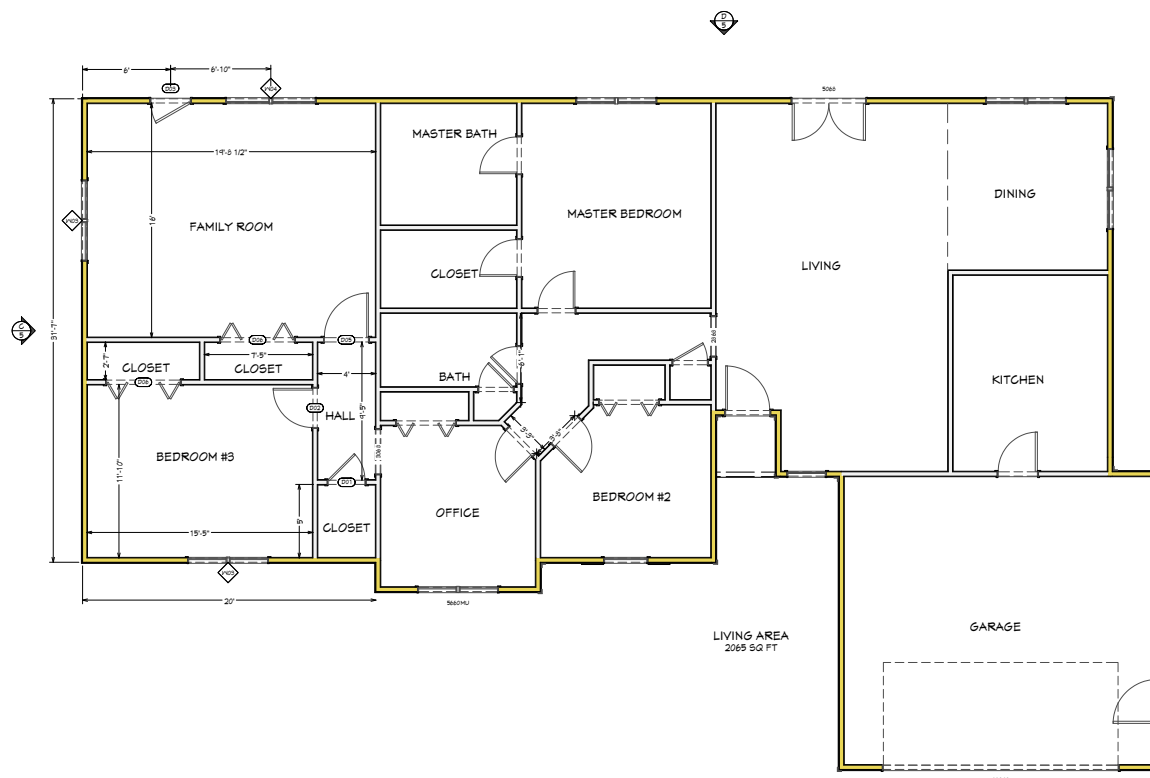
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**Proposed Floorplan**

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6/9/2022

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**3**



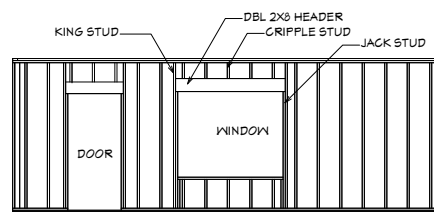
Proposed Floorplan

# WALL LEGEND

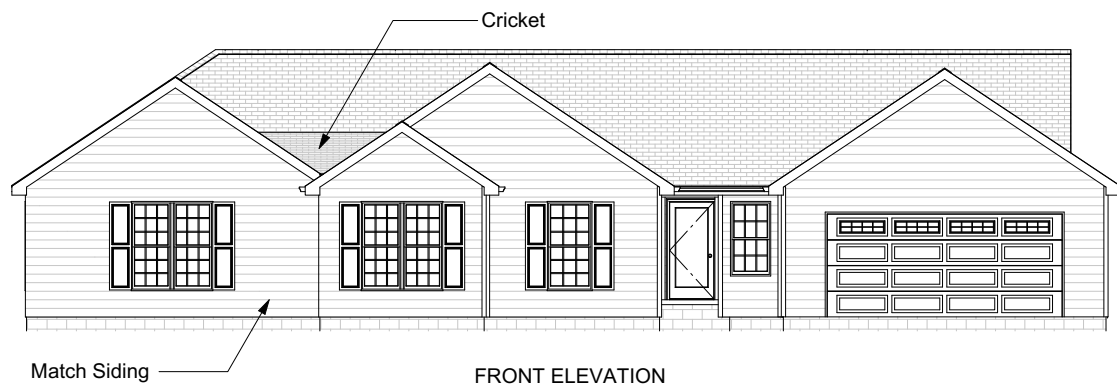
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# FLOOR PLAN NOTES:

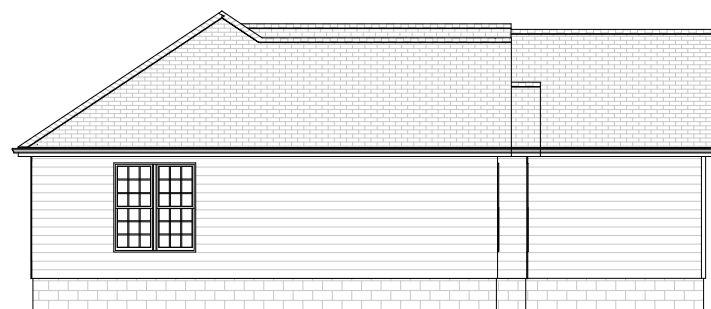
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FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



SCALE 1/4" = 1'

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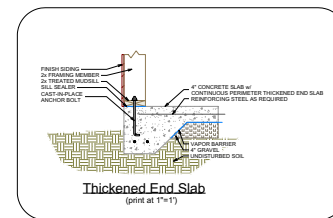
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**Tennessee**  
Professional Engineer  
Goodlettsville, TN 37072  
PHONE 615-358-8627 EMAIL scott@inhomeesign.com



**Thickened End Slab**  
(print at 1"=1')

**LICENSE NUMBER:**

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**Tyler Bonts**

**CLIENT EMAIL:**  
**PHONE:**

**PAGE TITLE:**  
**Foundation Plan Details**

**DRAWN BY:**

**DATE:**  
6/9/2022

**SCALE:**  
1/4" = 1'0"

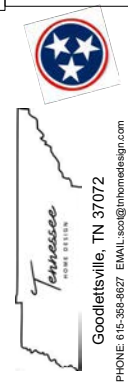
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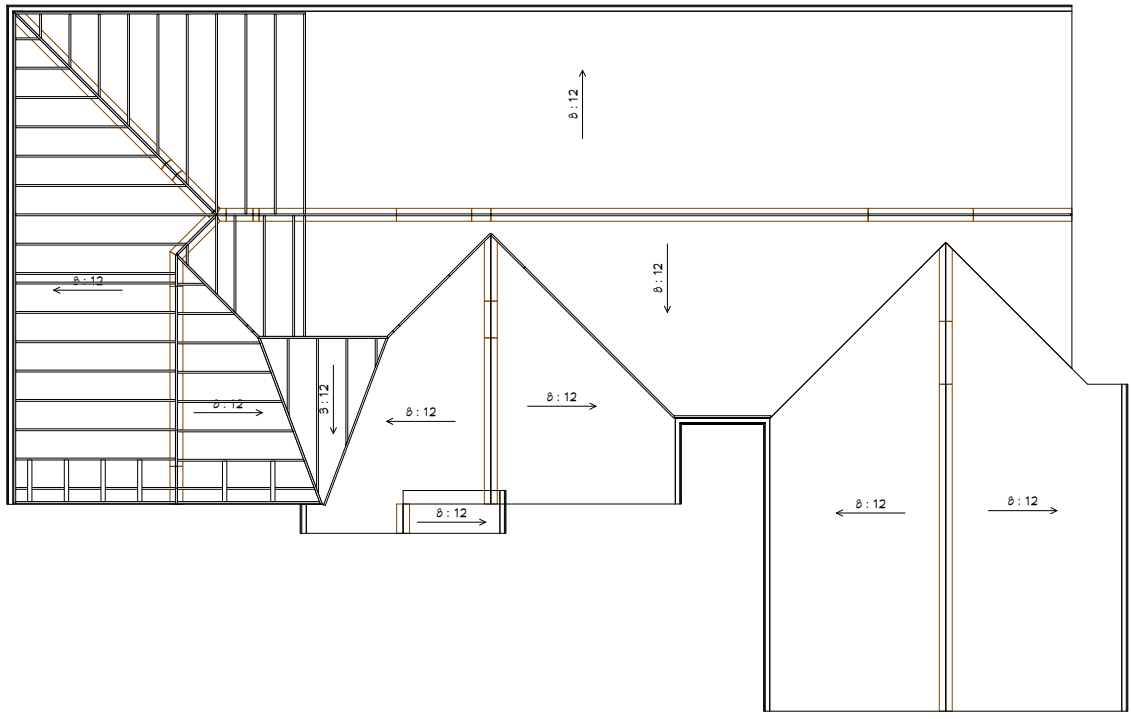
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PHONE: 615-358-8627 EMAIL: info@tomedesign.com

- ROOF STRUCTURAL NOTES:
1. ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO PRE-ENGINEERED TRUSS FRAMING, CONSULT A LOCAL TRUSS MANUFACTURER.
  2. PROVIDE 2X6 COLLAR TIES @ 32" O.C. IN TOP THIRD OR TOP 30" OF ATTIC SPACE IN ACCORDANCE WITH LOCAL BUILDING CODE.
  3. UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WINDOW OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2X10'S LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL). LINTELS WHICH WILL NOT FIT BELOW WALL PLATE SHALL BE LOCATED WITHIN THE FLOOR/CEILING FRAMING ABOVE, AND THE OPENING SHALL BE FRAMED DOWN FROM THE LINTEL.
  4. UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR & WINDOW OPENINGS IN 2X4 WALLS SHALL HAVE (2) 2X10'S WITH 12" PLYWOOD PLATE LINTEL AND IN 2X6 WALLS USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES WITH 4" MIN BEARINGS WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
  5. AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH. USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.



Roof Plan

HIP/VALLEY CONVERSION			
IF COMMON RAFTER ROOF PITCH IS:		THEN HIP/VALLEY PITCH BECOMES:	
RISE:RUN	SLOPE	RISE:RUN	SLOPE
5/12	5"	5/11	3"
8/12	10"	5/11	9"
9/12	14"	5/11	10"
10/12	15"	5/11	13"
12/12	20"	5/11	16"
16/12	27"	5/11	19"
20/12	30"	5/11	22"
24/12	34"	5/11	25"
32/12	40"	5/11	30"
40/12	42"	5/11	35"
48/12	45"	5/11	38"

RAFTER LENGTH CHART		
ROOF PITCH		FACTOR
3/12		1.08
4/12		1.07
5/12		1.11
6/12		1.14
7/12		1.17
8/12		1.20
9/12		1.25
10/12		1.30
11/12		1.35
12/12		1.40
14/12		1.54
16/12		1.70

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD=20PSF, L/240, DEAD LOAD=10PSF)		
SIZE	SPACING (INCHES)	SPAN (FEET)
2 X 4	12"	12.11
	16"	11.2
	18"	10.2
	24"	8.4
2 X 6	12"	14.2
	16"	13.1
	18"	12.1
	24"	10.1
2 X 8	12"	16.3
	16"	15.4
	18"	14.4
	24"	12.4

CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD=20PSF, L/240, DEAD LOAD=10PSF)		
SIZE	SPACING (INCHES)	SPAN (FEET)
2 X 4	12"	8.2
	16"	7.2
	18"	6.2
	24"	5.2
2 X 6	12"	10.3
	16"	9.3
	18"	8.3
	24"	7.3
2 X 8	12"	12.3
	16"	11.3
	18"	10.3
	24"	9.3

LICENSE NUMBER:

NEW HOME PLANS FOR:  
**Tyler Bonts**  
CLIENT EMAIL: PHONE: CELL PHONE:

PAGE TITLE:  
**Roof Layout Plan**

DRAWN BY:  
DATE:  
6/9/2022  
SCALE:  
1/4" = 1'0"  
SHEET #:  
**7**

10-A-22-SU  
8/22/2022



# 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

**Tyler Bonts**

Applicant Name

**8/22/2022**

Date Filed

**10/6/2022**

Planning Commission  
Meeting (if applicable)

**()**

Legislative Meeting (if applicable)

**10-A-22-SU**

File Number(s)

## CORRESPONDENCE

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

**Tyler Bonts**

Name / Company

**6055 Tennyson Dr Knoxville TN 37909**

Address

**334-728-5876 / tsbonts@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Tyler Bonts**

Owner Name (if different)

**6055 Tennyson Dr Knoxville TN 37909**

Owner Address

**334-728-5876 / tsbonts@gmail.**

Owner Phone / Email

**6055 TENNYSON DR**

Property Address

**92 O C 029**

Parcel ID

**10767 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Tennyson Drive, north of Shelley Drive**

General Location

☒ City

**Council District 3**

**RN-1 (Single-Family Residential Neighborhood)**

**Single Family Residential**

☐ Count

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

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) **addition to existing dwelling in a former planned district**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre)   Previous Zoning Requests

- ☐ Plan Amendment Change

Proposed Plan Designation(s)

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**

Total

Fee 2

Fee 3

## AUTHORIZATION

*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.*

**Tyler Bonts, 6055 Tennyson Dr Knoxville TN 37909**

**8/22/2022**

Application Authorized By

Affiliation

Date

**334-728-5876 / tsbonts@gmail.com**

Phone / Email

Staff Signature

Please Print

Date Paid



# 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

Tyler Bonts

Applicant Name

Affiliation

8/9/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

10-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

Tyler Bonts

Name

Company

6055 Tennyson Dr.

Knoxville

TN

37909

Address

City

State

ZIP

334-728-5876

tsbonts@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

6055 Tennyson Dr

334-728-5876

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6055 Tennyson Dr

0920C029

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

November 22, 2021

**DEVELOPMENT REQUEST**☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA☒ Residential ☐ Non-ResidentialHome Occupation (specify) Occupied

Related City Permit Number(s)

Other (specify) \_\_\_\_\_

R22-1325

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

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

Tyler Bonts

Please Print

8/9/2022

Date

3347285876

Phone Number

tsbonts@gmail.com

Email



Property Owner Signature

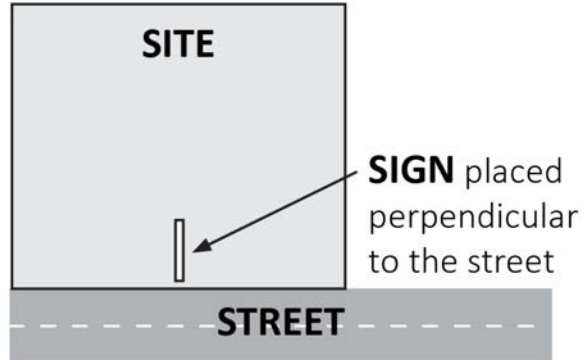
Tyler Bonts

Please Print

8/9/2022

Date

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:***

\_\_\_\_\_ 9/24/2022 \_\_\_\_\_ and \_\_\_\_\_ 10/7/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Tyler Bonts

Date: 8/22/22

File Number: 10-A-22-SU



Sign posted by Staff



Sign posted by Applicant