



SPECIAL USE REPORT

▶ **FILE #:** 8-B-23-SU

AGENDA ITEM #: 12

AGENDA DATE: 8/10/2023

▶ **APPLICANT:** R. BENTLEY MARLOW

OWNER(S): R. Bentley Marlow Marlow Properties, LLC

TAX ID NUMBER: 94 F Q 022

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 519 DOUGLAS AVE

▶ **LOCATION:** North side of Douglas Ave, west of Callaway St

▶ **APPX. SIZE OF TRACT:** 3071 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Douglas Avenue, a local road with a 24-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant Land

▶ **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: In 1985, this property was part of a large area rezoned from R-2 (General Residential) to R-1A (Low Density Residential) (8-B-85-RZ).

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

South: Public/quasi public land (church) - RN-2 (Single-Family Residential Neighborhood)

East: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

West: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This neighborhood has a mix of single family and multifamily residential uses with a commercial node to the north.

STAFF RECOMMENDATION:

▶ **Approve the request for a two-family dwelling in the RN-2 zoning district, subject to 2 conditions.**

1) Meeting all applicable requirements of the City of Knoxville Engineering Department.

2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-2 zoning district and the special use criteria for a two-family dwelling.

COMMENTS:

The applicant is requesting approval for a two-family dwelling on a 3,071 sq. ft. lot in the RN-2 zoning district. The Board of Zoning Appeals (BZA) has approved seven variances for this lot on 06/20/2023 (BZ6C23VA), including reduction of front, interior side and rear setbacks, increasing maximum building coverage and impervious surface coverage, a reduction of parking requirements, and a reduction of minimum lot area in the RN-2 district. The seven approved variances are stated below.

1. Reduction of the front setback from 20 feet to 3 feet (Article 4.3; Table 4-1).
2. Reduction of the interior side setback from 15 feet combined to 10 feet combined (Article 4.3; Table 4-1).
3. Reduction of the rear setback from 25 feet to 13.7 feet (Article 4.3; Table 4-1).
4. Increase in the maximum building coverage in a RN-2 zoning district from 30% to 44.5% (Article 4.3; Table 4-1).
5. Increase in the maximum impervious surface coverage in a RN-2 zoning district from 40% to 44.5% (Article 4.3; Table 4-1).
6. Reduction of the parking requirement of 4 to 0 for a Dwelling-Two Family (Article 11.4; Table 11-2).
7. Reduction of the minimum lot area required for a Dwelling-Two Family from 10,000 square feet to 3071 square feet (Article 4.3; Table 4-1).

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 two-family dwelling use is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

B. The proposed use is consistent with the Central City Sector Plan's TDR (Traditional Neighborhood Residential) land use classification.

C. The proposed use complies with the One Year Plan's location criteria A.3 for a duplex as the area has a gross density exceeding 5 dwelling units per acre and it will not significantly affect the service demands or aesthetics of the area.

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. The proposed two-family dwellings are considered low-density residential uses and it is consistent with the RN-2 district's intent.

B. The site plan as provided complies with the dimensional standards approved by the above-mentioned BZA variances. The elevation as provided conforms to 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. There are two two-family dwellings (on properties zoned RN-2) located within approximately 250-ft east of the subject property. There are also four multi-family dwellings (on a property zoned RN-3) located approximately 500-ft west of the subject property.

B. The surrounding area is characterized by one-and two-story houses. The proposed one-story structures will be compatible in size and scale with the surrounding single-family houses.

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 dwellings are considered low-density residential uses and are compatible with other low-density residential uses.

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

A. A duplex would be a minor increase in density for the area and would not significantly impact traffic on surrounding streets. Currently, only one dwelling is accessed via Douglas Avenue between Boyd Street and Callaway Street.

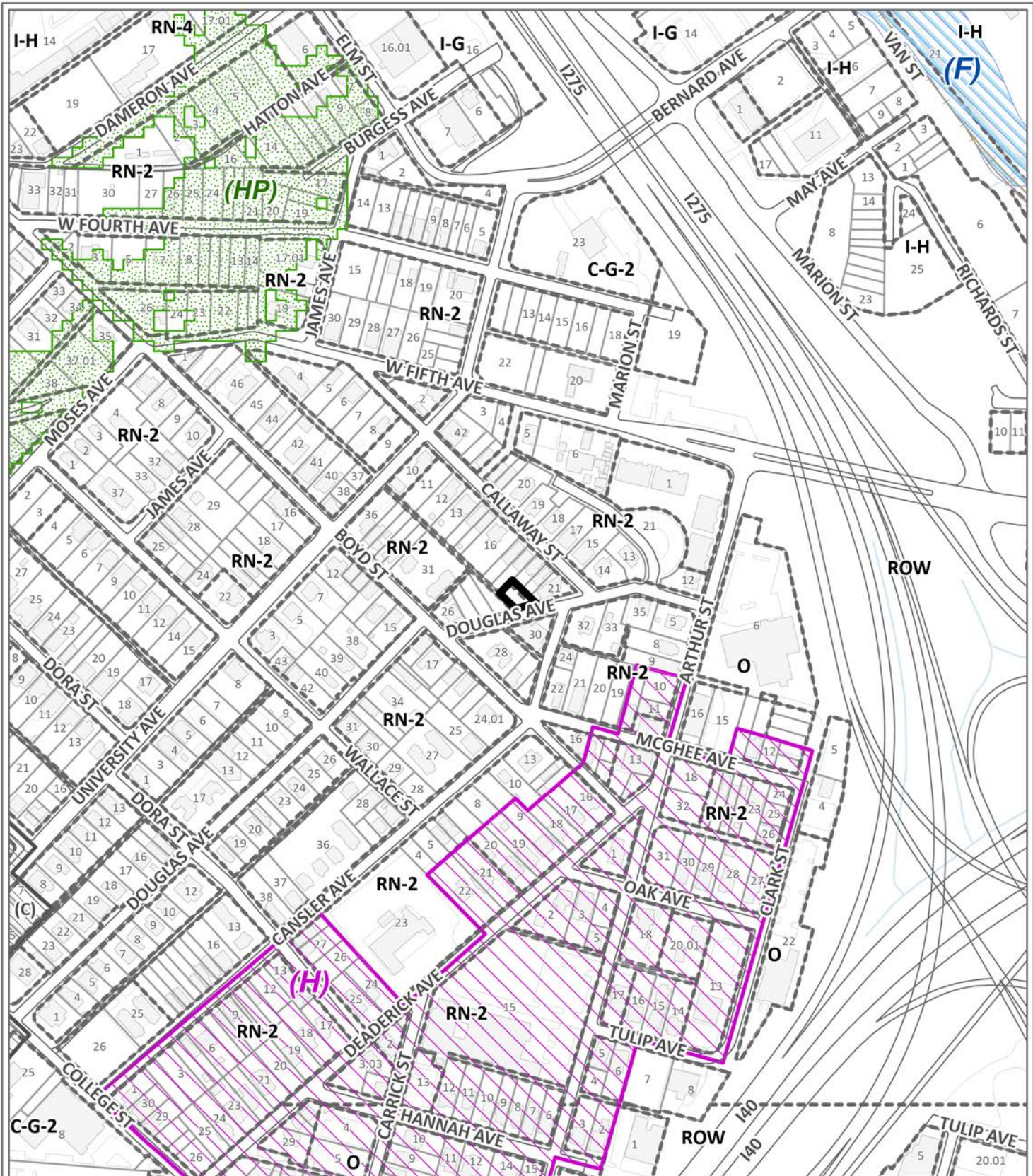
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use. The church on the opposite side of the property is of neighborhood scale.

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.



SPECIAL USE

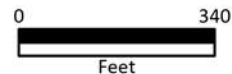
8-B-23-SU

Petitioner: R. Bentley Marlow



Duplex development on a property in the RN-2 (Single-Family Residential Neighborhood) zoning district. in RN-2 (Single-Family Residential Neighborhood)

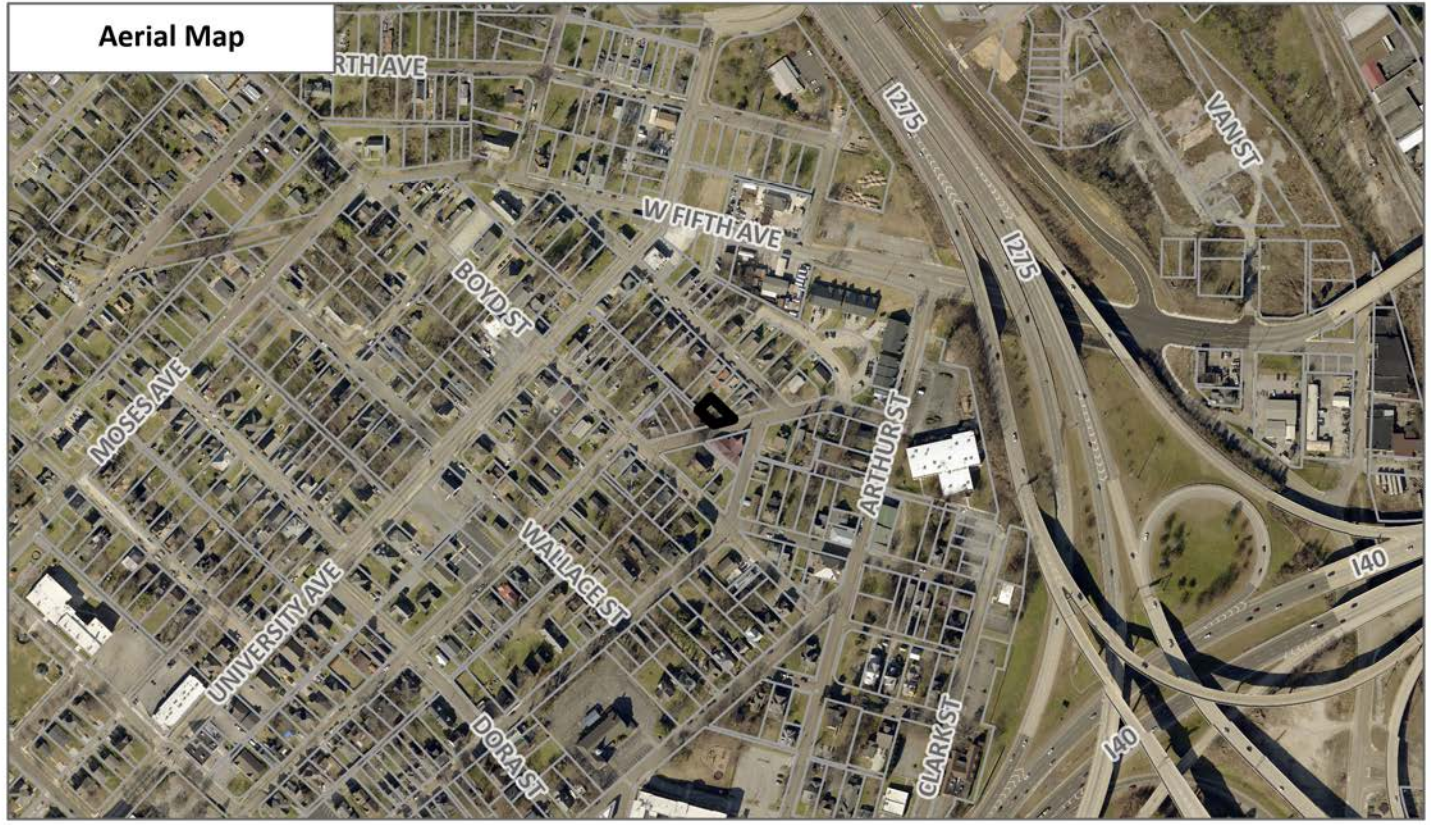
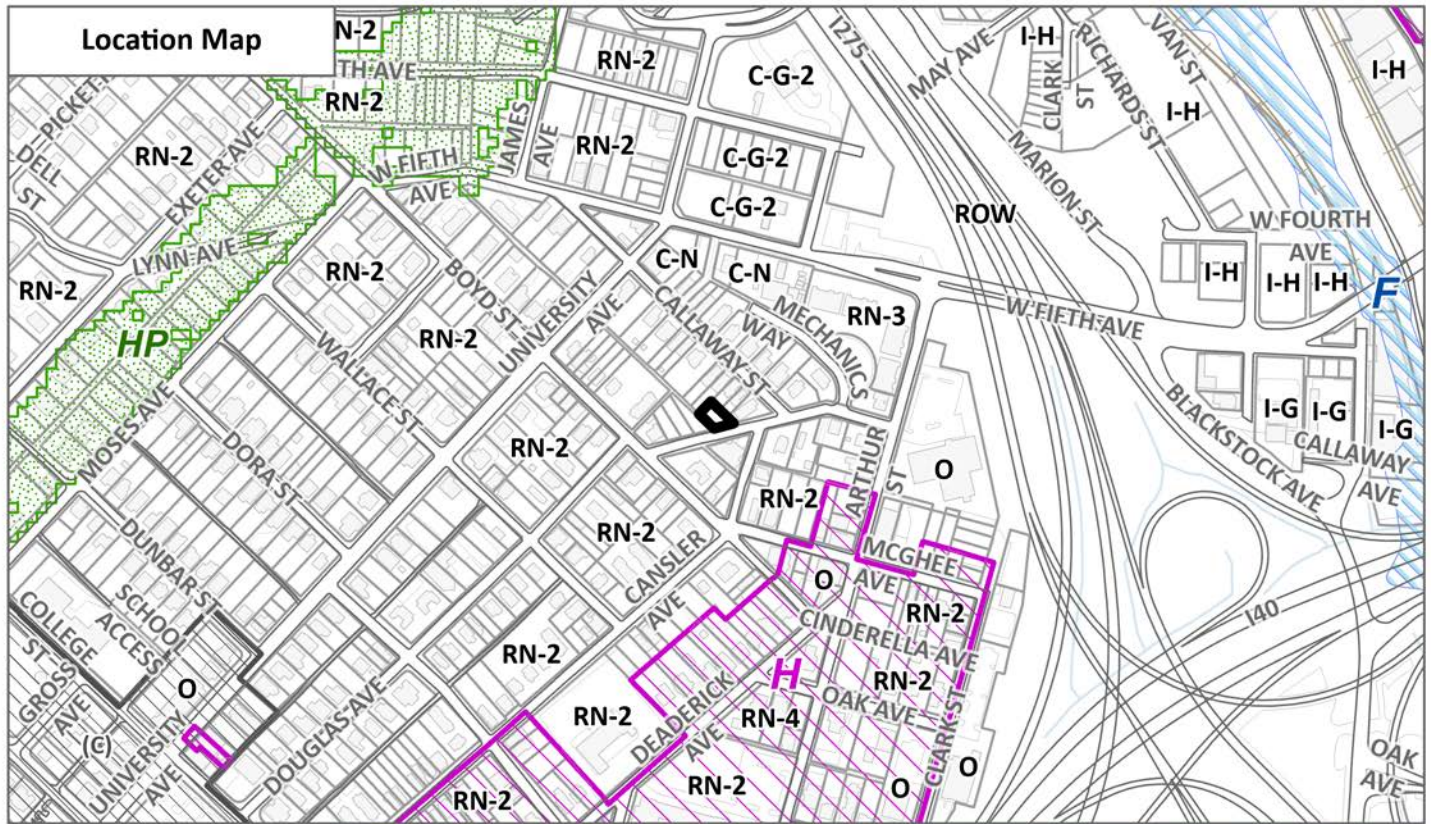
Map No: 94
Jurisdiction: City



Original Print Date: 7/18/2023

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

Exhibit A. Contextual Images

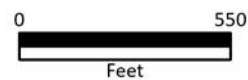


CONTEXTUAL MAPS 1

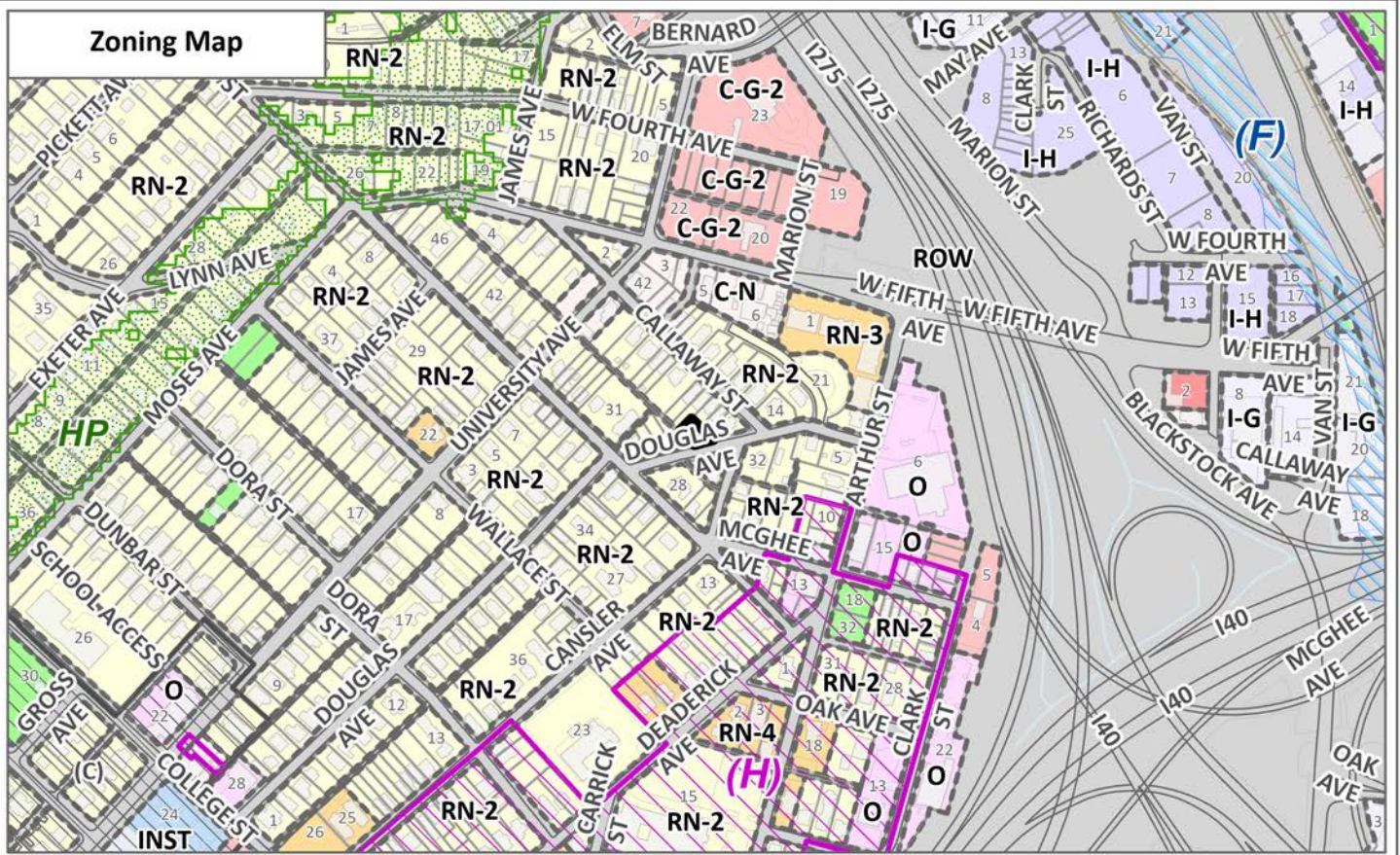
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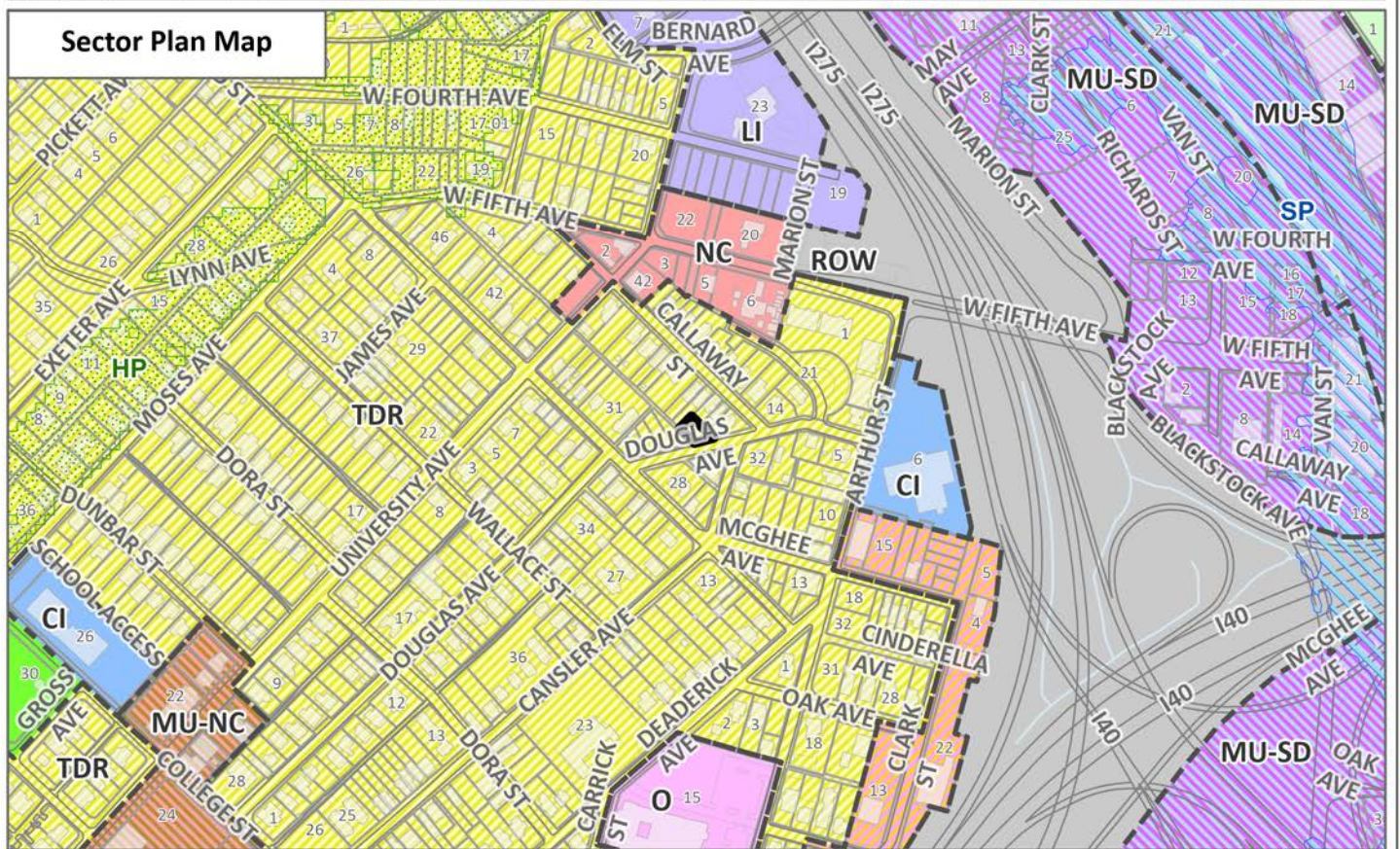
Case boundary



Zoning Map



Sector Plan Map

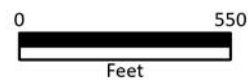


CONTEXTUAL MAPS 2

8-B-23-SU



Case boundary

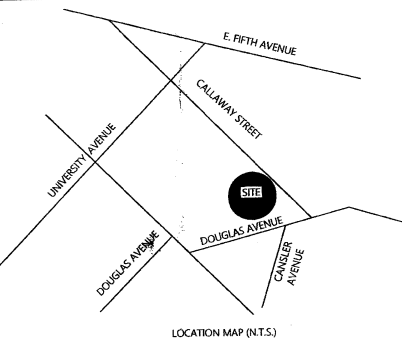


Certificate of Ownership and General Dedication
 I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.
 Owner's Printed Name: **R. BENTLEY MARLOW**
 Signature: *[Signature]*
 Notary: *[Signature]*
 My Commission expires: **11-22-2023**

State of TN County of KNOX
 On this 17th day of April, 2023
 Before me personally appeared R. Bentley Marlow to be known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and official seal of the notary public.
 Notary: *[Signature]*
 My Commission expires: **11-22-2023**



HEARINGS SHOWN ON PLAT HAVE BEEN BASED ON A HEARING OF N 46° 54' 25" E BY CITY MAP NO. 0719 TO CITY MAP NO. 0719 DISTANCES SHOWN ARE GROUND
 CITY MAP NO. 0719 TO CITY MAP NO. 0719 DISTANCES SHOWN ARE GROUND
 LEGEND:
 △ NON-MONUMENT POINT
 ○ EXISTING IRON PIN
 ⊙ SET IRON PIN
 SS SANITARY SEWER LINE
 ● MANHOLE
 W WATER VALVE
 H FIRE HYDRANT
 WM WATER METER
 G GAS VALVE
 GW GROUND WIRE



Owner Certification for Public Sewer and Water Service - Minor Subdivisions
 I, We, the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Owner's Printed Name: **R. BENTLEY MARLOW**
 Signature: *[Signature]*
 Notary: *[Signature]*
 My Commission expires: **11-22-2023**

LINE	BEARING	DISTANCE
L1	S 44°07' W	89.91'
L2	S 44°15' W	89.83'
L3	S 44°17' W	90.07'
L4	N 45°40' W	23.00'
L5	N 45°40' W	27.00'
L6	N 45°40' W	31.80'

Zoning
 Zoning shown on Official Map: **RN-2**
 Date: **4/20/2023**
 By: *[Signature]*

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
 Signed: *[Signature]* Date: **4/20/2023**

Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.
 City Tax Clerk Signed: *[Signature]* Date: **Mar 29, 2023**
 Knox County Trustee Signed: *[Signature]* Date: **Mar 30, 2023**

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
 This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Utility Provider: *[Signature]* Date: **Mar 31, 2023**

City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plat on this the 20th day of April, 2023
 Thomas V. Clabo, P.E. (CPG)
 Engineering Director

Certification of Approval of Public Water System - Minor Subdivisions
 This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.
 KUB
 Utility Provider: *[Signature]* Date: **Mar 31, 2023**

Certification of No Recorded Easements
 This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision.
 Registered Land Surveyor: *[Signature]* Date: **2-6-2023**
 Tennessee License No.: **2115**

Certification of the Accuracy of Survey
 I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.
 Registered Land Surveyor: *[Signature]* Date: **2-6-2023**
 Tennessee License No.: **2115**

6. Modify/Close easements as necessary to accommodate site plan.

7. Sanitary Service Line to be moved if it is in fact in the footprint.

Owner/Developer also owns the properties this sanitary line services and their future development is being planned now.

BY EXECUTING THIS PLAT THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVERS)
 1) To reduce the standard drainage and utility easement, under the existing retaining walls and concrete steps on Lots 39R, 40R & Lot 41R, along Callaway Street, from 10 feet to 0 feet as shown hereon.
 2) To reduce the standard drainage and utility easement, under the existing porches of Lots 37R/R & Lot 38R, along Callaway Street, from 10 feet to the minimum distances, as shown hereon.
 3) To reduce the standard drainage and utility easement, under the existing structures on Lots 37R, 37R/R, 38R, 39R & 41R, from 10 feet or 5 feet to the minimum distances, as shown hereon

- NOTES:
- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY ZONED: RN-2.
 - PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
 - LOTS CONTAINING: 30.49 SQ.FT. (0.699) ACRES.
 REFERENCE: MAP B-452 IN TECHNICAL SERVICES
 TAX MAP 094F*Q022 - DEED INSTR. 20190220050254
 TAX MAP 094F*Q021 - DEED INSTR. 20170803001591
 TAX MAP 094F*Q020 - DEED INSTR. 20170204000595
 TAX MAP 094F*Q019 - DEED INSTR. 20180320001723
 TAX MAP 094F*Q017 - DEED INSTR. 20180320001977
 TAX MAP 094F*Q016 - DEED INSTR. 20170803001973
 TAX MAP 094F*Q015 - DEED INSTR. 20170204000594
 - UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, EXCEPT AS MODIFIED BY WAIVER.
 - THE DESCRIBED PROPERTY IS NOT CURRENTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, MAP PANEL 42903028G, DATED 8-5-2013
 - A VARIANCE IS NOT REQUIRED FOR THE REMAINING PORTION OF LOT 41 UNDER KNOXVILLE/KNOX COUNTY RULE, SUB 23-84, LOT WAS DECEDED THAT WAY IN 1943, DEED BK 166, PG. 153
 - LOT 41 MAY BE SUBJECT TO EASEMENT OVER EXISTING SANITARY SEWER SERVICE LINE.
 - Per the Current City Zoning Ordinance a subdivision plat may be recorded if this property because the property boundaries have remained intact with the same boundary configuration as described in Deeds which were recorded in the Knox County Register of Deeds prior to July 8, 1971. This plat may provide updated surveying boundary measurements and consolidations of property; however, it does not create or increase a substantial lot non-conformity.
 TAX MAP 094F*Q022 - DEED BK 152, PG. 272. TAX MAP 094F*Q017 - DEED BK 874, PG. 479
 TAX MAP 094F*Q021 - DEED BK 796, PG. 319. TAX MAP 094F*Q016 - DEED BK 130, PG. 190
 TAX MAP 094F*Q020 - DEED BK 777, PG. 177. TAX MAP 094F*Q015 - DEED BK 1403, PG. 630
 TAX MAP 094F*Q019 - DEED BK 774, 442

Nick McBride
 Register of Deeds
 Knox County

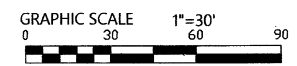


Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. Further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as itemized on this final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 2 day of FEB, 2023
 Registered Land Surveyor: *[Signature]* Tennessee License No.: **2115**
 Date: **2-6-2023**

"THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMPLIANCE STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS."

Joshua McGee 04/21/2023
 Property Assessor
 Planning Staff Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the execution of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
 Date: **4/20/2023**

PURPOSE OF THIS PLAT IS TO RECORD THE LOTS IN THE CURRENT CONFIGURATION.
 FINAL PLAT
 RESUBDIVISION OF LOTS 37, Pt of 38 & 39, 40 & 41 MIDDLETON & WEATHERFORDS ADDN. TO KNOXVILLE THE PLAT OF MIDDLETON & WEATHERFORDS ADDN. TO KNOXVILLE IS OF RECORD ON FILE IN THE CITY OF KNOXVILLE TECHNICAL SERVICES MAP B-4152
 DISTRICT 4, KNOX CO., TN
 WARD 9, CITY OF KNOXVILLE TN
 TAX MAP 094F GROUP Q PARCELS 15,16,17,19,20,21 & 22
 CITY WARD 09084
 DATE: FEB. 6, 2023



T.M.W. LAND SURVEYING INC.
 P.O. BOX 18358
 KNOXVILLE, TN 37928
 PHONE: 865-639-4303

09084-B



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519 DOUGLAS AVE

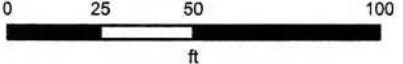
6-C-23-VA

R. BENTLEY MARLOW

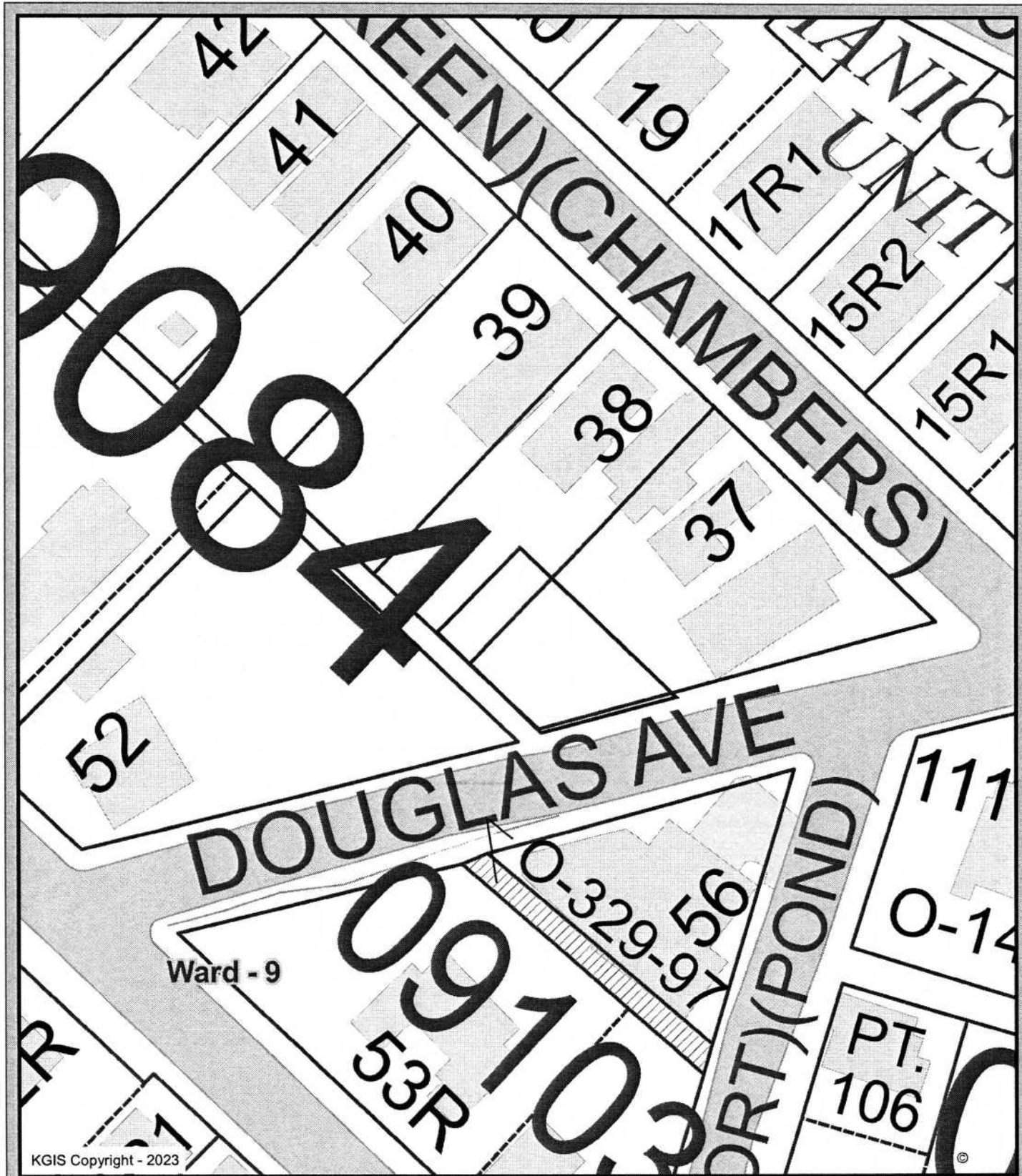
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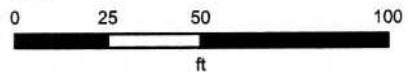
6-C-23-VA

R. BENTLEY MARLOW

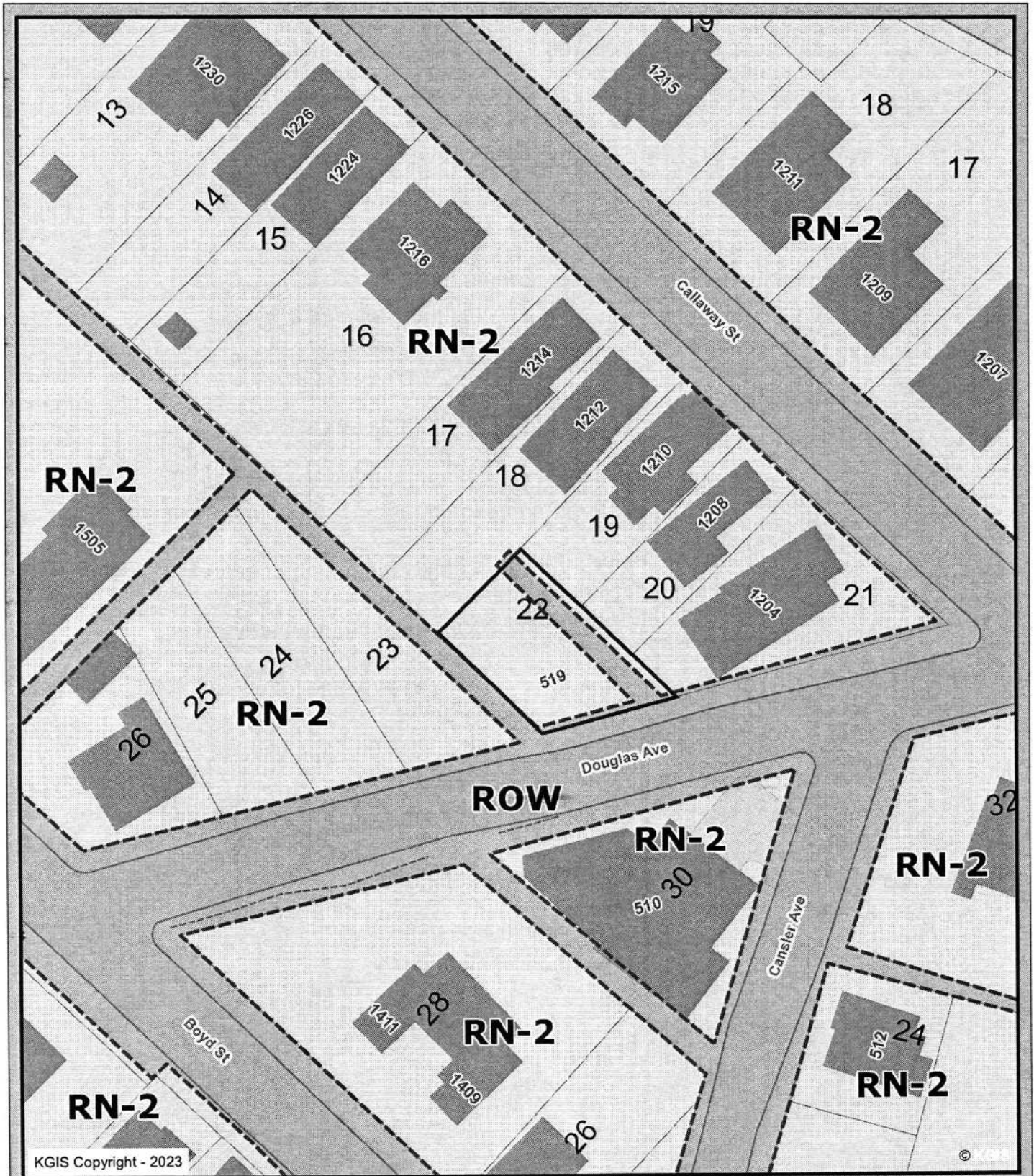
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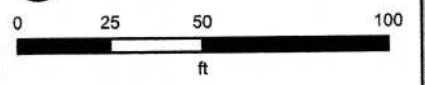
519 DOUGLAS AVE

6-C-23-VA
R. BENTLEY MARLOW

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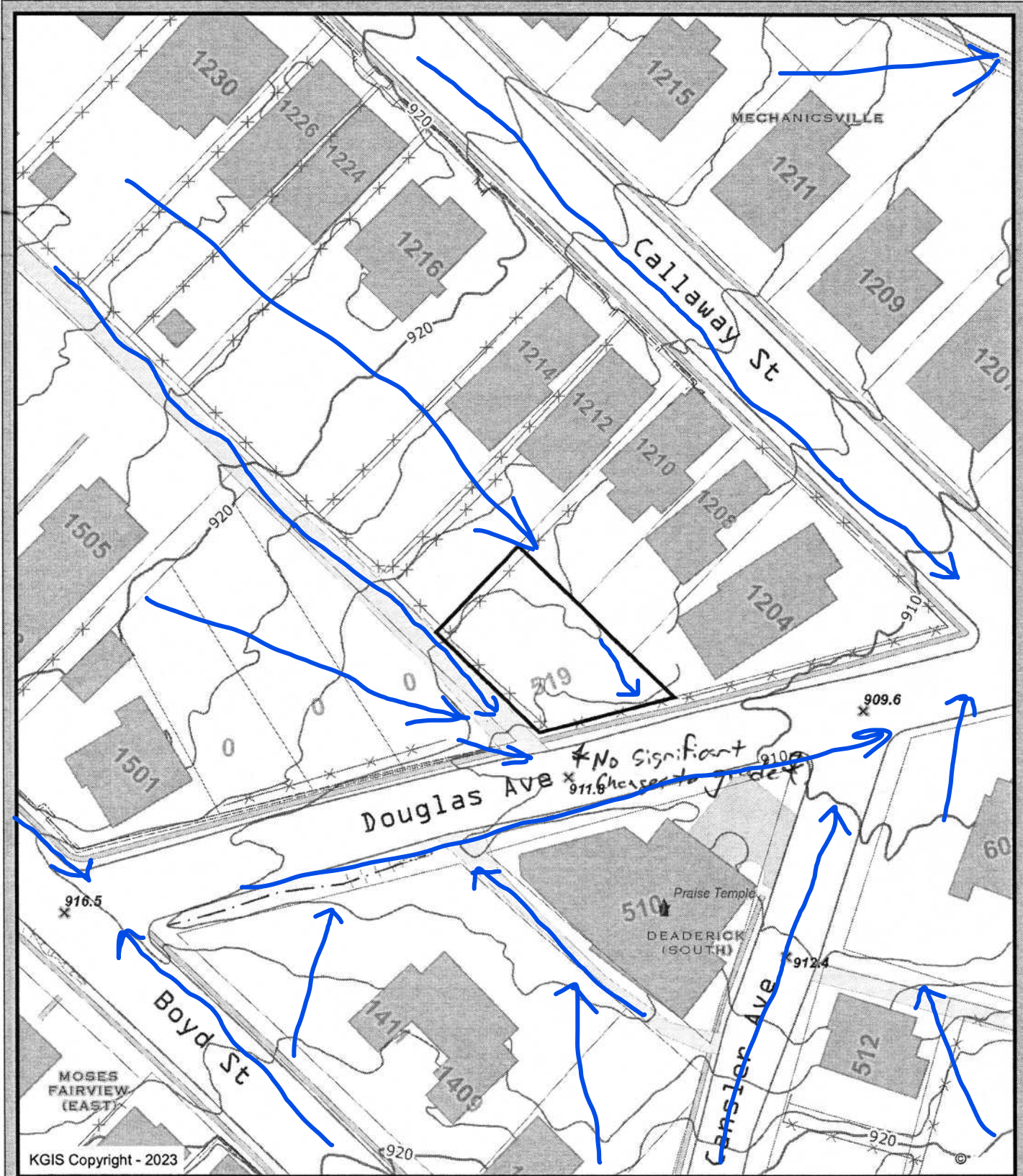


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8-B-23-SU REVISED 17 JULY 2023 - RESPONSE TO CITY ENGINEERING COMMENT #3.
TOPO MAPS SHOW ELEVATION - WATER FALLS FROM THE HEAVANS; GRAVITY DIRECTS IT TO THE GROUND. ON THE SURFACE GRAVITY CONTINUES ITS PULL DIRECTING THE WATER TO THE LOWEST POINT, IT FOLLOWS THE CONTOURS OF THE TOPOGRAPHY. THIS PROCESS IS NEVER ENDING. THE RAIN FROM HEAVEN CONTINUES ITS QUEST TO EXTINGUISH THE FIRES OF HELL.



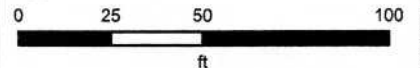
519 DOUGLAS AVE

6-C-23-VA
R. BENTLEY MARLOW

Knoxville - Knox County - KUB Geographic Information System

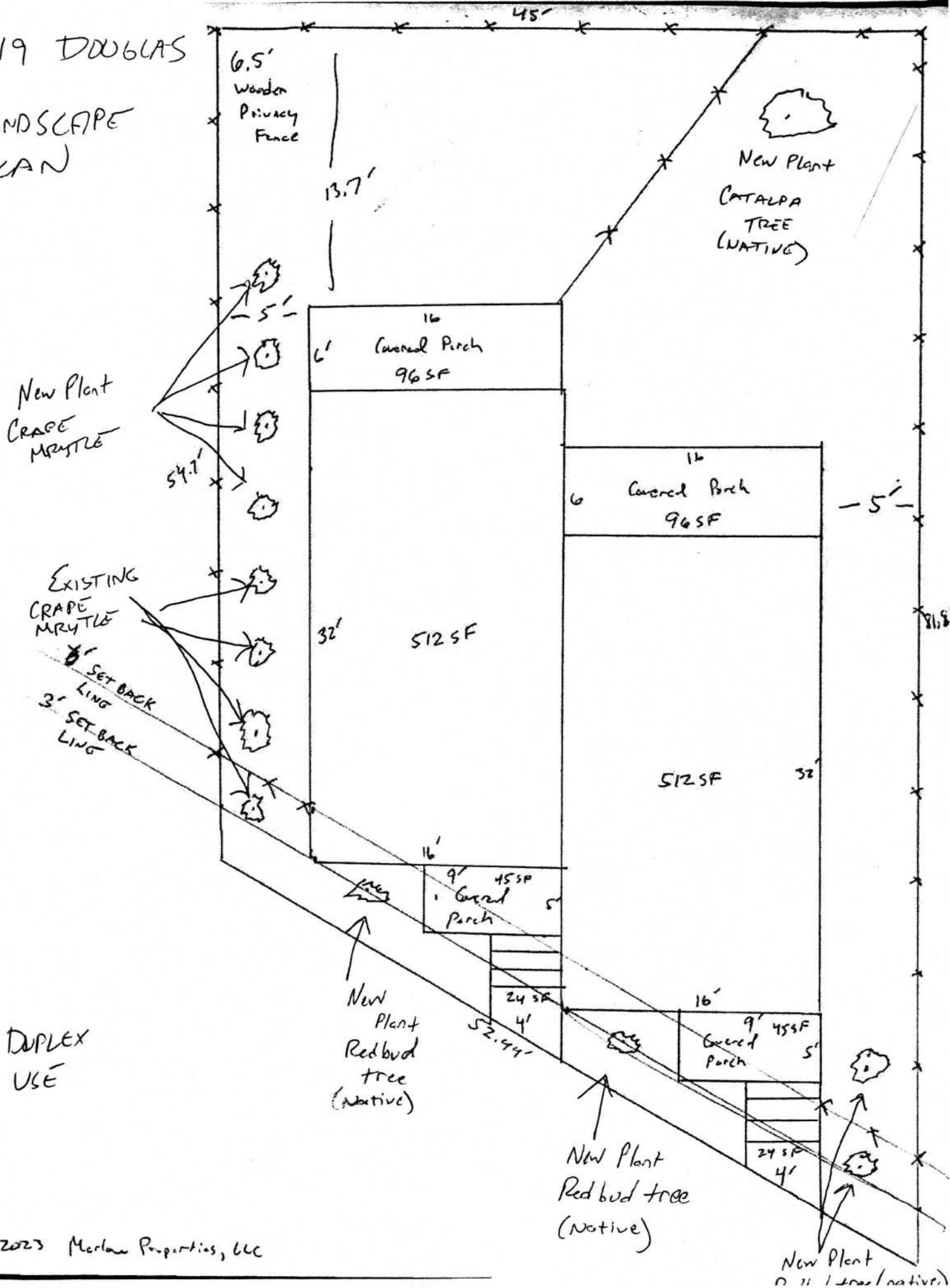


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519 DOUGLAS
LANDSCAPE
PLAN



519
DOUGLAS
SITE
PLAN

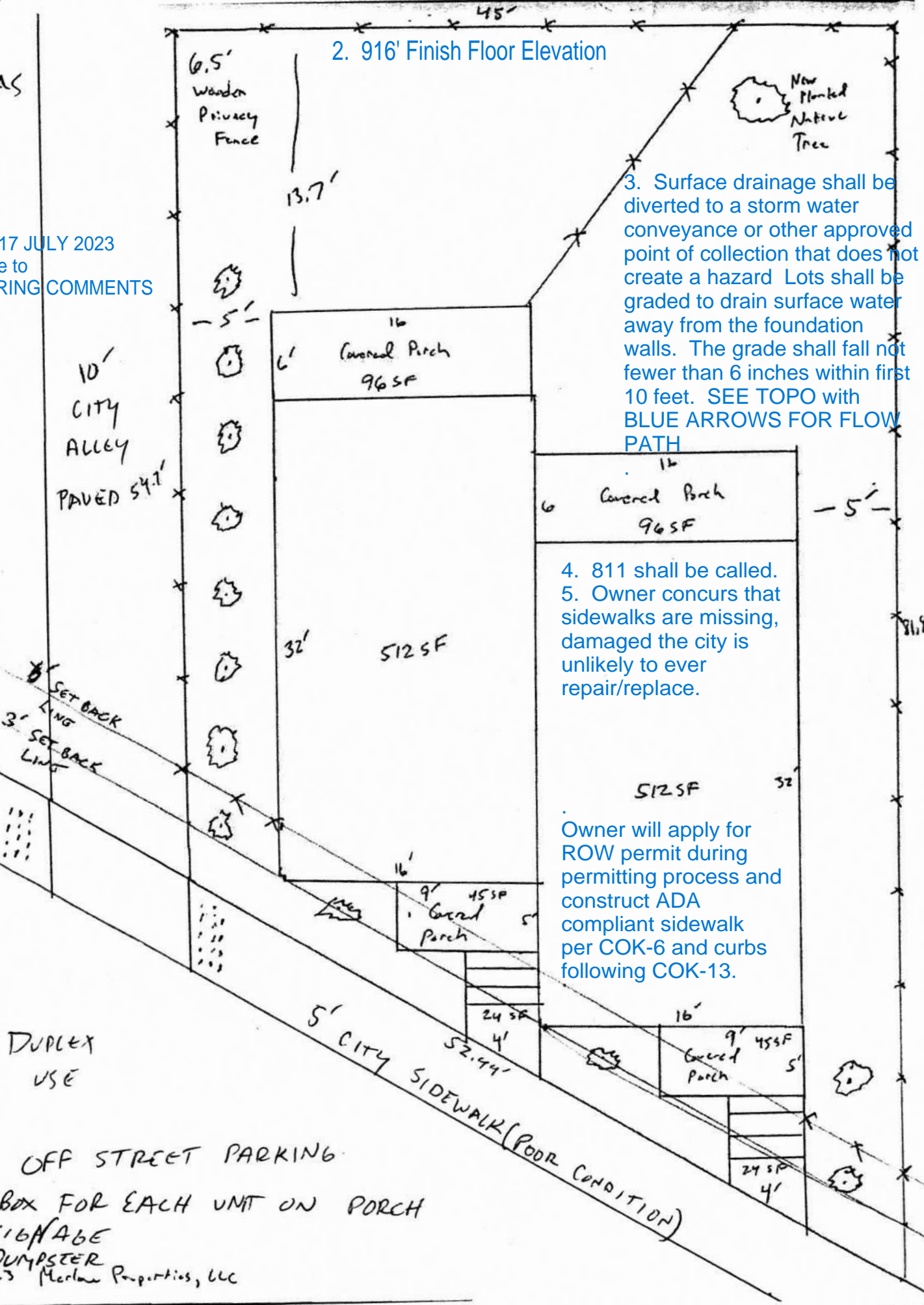
REVISED 17 JULY 2023
in response to
ENGINEERING COMMENTS

2. 916' Finish Floor Elevation

3. Surface drainage shall be diverted to a storm water 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 first 10 feet. SEE TOPO with BLUE ARROWS FOR FLOW PATH

4. 811 shall be called.
5. Owner concurs that sidewalks are missing, damaged the city is unlikely to ever repair/replace.

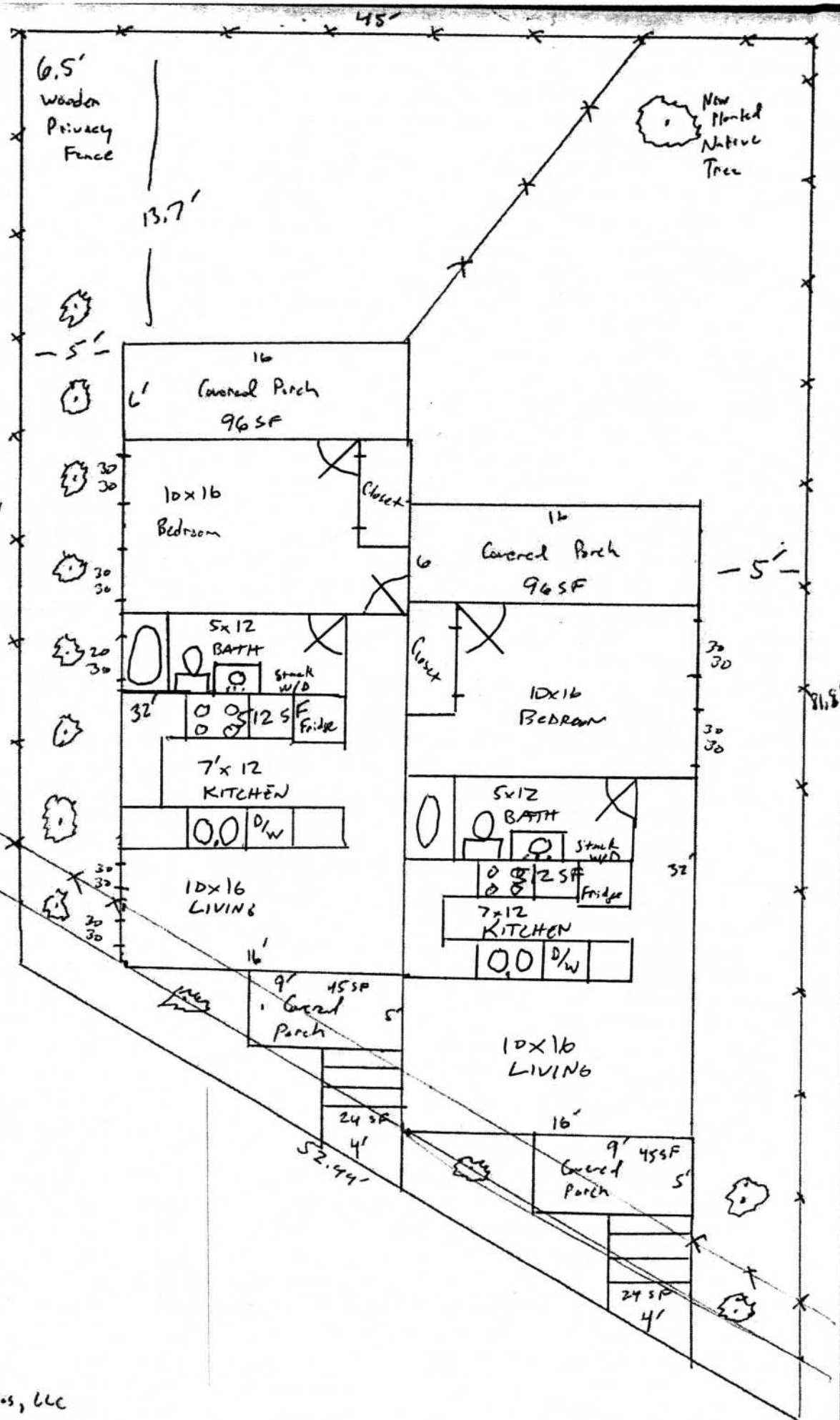
Owner will apply for ROW permit during permitting process and construct ADA compliant sidewalk per COK-6 and curbs following COK-13.



DUPLEX
USE

NO OFF STREET PARKING
MAILBOX FOR EACH UNIT ON PORCH
NO SIGNAGE
NO DUMPSTER
© 2023 Merlow Properties, LLC

519 DOUGLAS FLOOR PLAN DUPLEX



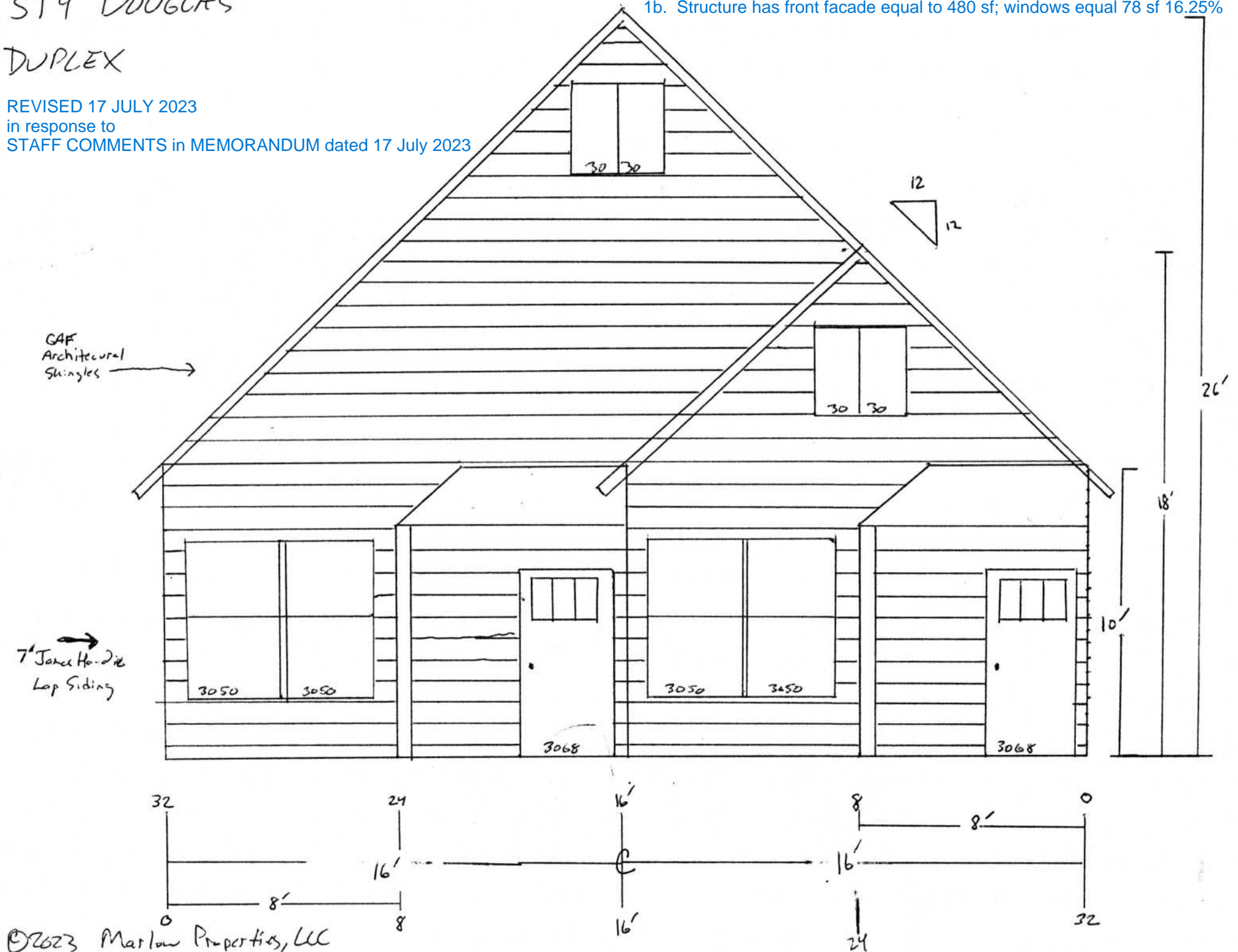
DUPLEX USE

519 DOUGLAS 8-B-23-SU

1a. Ground level is 32" below bottom of drawing as submitted.
1b. Structure has front facade equal to 480 sf; windows equal 78 sf 16.25%

DUPLEX

REVISED 17 JULY 2023
in response to
STAFF COMMENTS in MEMORANDUM dated 17 July 2023



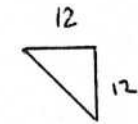
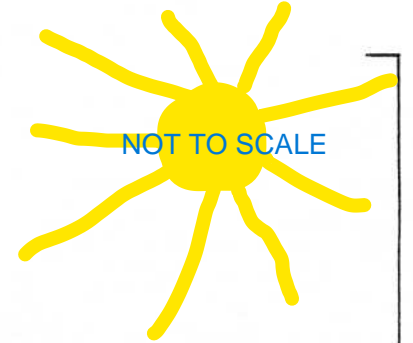
©2023 Marlow Properties, LLC

519 DOUGLAS

DUPLEX

REVISED V.2 - 18 July 2023

656 sf frontage
114 sf of transparency
17.37% (exceeds 15% requirement)



CAF
Architectural
Shingles →

7' James Hardie
Lap Siding →

32"
GRADE

8x16 CMU
PAINTED

8x16" CMU
PAINTED

GRADE



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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

R. Bentley Marlow

Applicant Name

Affiliation

6/26/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-B-23-SU

File Number(s)

CORRESPONDENCE

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

R. Bentley Marlow Marlow Properties, LLC

Name / Company

322 Douglas Ave Knoxville TN 37921

Address

865-607-4357 / rbentleymarlow@gmail.com

Phone / Email

CURRENT PROPERTY INFO

R. Bentley Marlow Marlow Properties, L

Owner Name (if different)

322 Douglas Ave Knoxville TN 37921

Owner Address

865-607-4357 / rbentleymarlow

Owner Phone / Email

519 DOUGLAS AVE

Property Address

94 F Q 022

Parcel ID

Part of Parcel (Y/N)?

3071 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Douglas Avenue, west of Callaway Street, right of Boyd street

General Location

City

Council District 6

RN-2 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Central City

Planning Sector

TDR (Traditional Neighborhood 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 development on a property in the RN-2 (Single-Family Residential Neig	

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	Proposed Zoning	Pending Plat File Number
<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	Total
\$450.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	R. Bentley Marlow Please Print	6/26/2023 Date
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Phone / Email		
Property Owner Signature	R. Bentley Marlow Marlow Properties, LLC Please Print	6/26/2023 Date



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

R. Bentley Marlow

Applicant Name

Affiliation

22 June 2023

10 August 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

R. Bentley Marlow

Marlow Builders, Inc.

Name

Company

322 Douglas Avenue

Knoxville

Tenn.

37921

Address

City

State

ZIP

865-607-4357

rbentleymarlow@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Marlow Properties, LLC

322 Douglas Avenue

865-607-4357

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

519 Douglas Avenue

094FQ022

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

MIDDLETON & WEATHERFORD

3,071 SF / .071 acres

General Location

Tract Size

City County

6

RN2

AgForVac

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Duplex

Other (specify) _____

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) _____

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

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

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Applicant Signature

R. Bentley Marlow

22 June 2023

Please Print

Date

865-607-4357

rbentleymarlow@gmail.com

Phone Number

Email

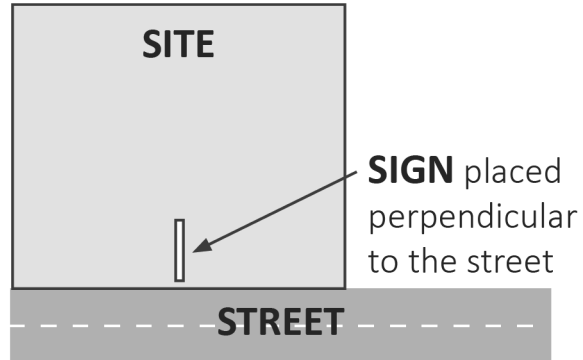

Property Owner Signature

R. Bentley Marlow / Marlow Properties, LLC 22 June 2023

Please Print

Date Paid

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:

_____ **July 28, 2023** _____ and _____ **August 11, 2023** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: R. Bentley Marlow

Date: 6/26/2023

File Number: 8-B-23-SU

- Sign posted by Staff
- Sign posted by Applicant