



SPECIAL USE REPORT

▶ **FILE #:** 12-A-23-SU (REVISED)

AGENDA ITEM #: 17

AGENDA DATE: 12/14/2023

▶ **APPLICANT:** NELSON TALLENT

OWNER(S): Nelson Tallent

TAX ID NUMBER: 107 C B 026 02

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1825 KIM WATT DR

▶ **LOCATION:** South side of Kim Watt Dr, west of Frank Watts Rd

▶ **APPX. SIZE OF TRACT:** 0.74 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: The property is a flag lot off Kim Watt Dr, a local street with a 20-ft pavement width within a 45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

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

▶ **PROPOSED USE:** Duplex

DENSITY PROPOSED: 2.7 du/ac

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant Land - 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: The subject property is located within the Lonas Drive Community Association, which is primarily consisted of single-family residences with a few multifamily developments mixed in. A commercial node is approximately 1/4 mile to the south along Papermill Drive that contains a mix of office and commercial uses.

STAFF RECOMMENDATION:

▶ **Approve the request for a two-family dwelling development in the RN-1 zoning district, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections Department

COMMENTS:

This special use request is for a two-family dwelling on a 0.74-acre (approximately 32,234 sf) vacant parcel in the RN-1 district. Each unit of the proposed one-storied structure includes two bedrooms and an attached garage.

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 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 Northwest City Sector Plan's LDR (Low Density Residential) land use classification.

C. Lonas Drive Community has a moderately high density with several multifamily developments mixed in, and the property is within approximately 0.4 miles from Lonas Drive, a major collector street. In these ways, the proposed use complies with the One Year Plan's location criteria for duplexes, and it is not anticipated to 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-1 zone is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.

B. The RN-1 district requires a minimum lot size of 15,000 sq. ft. for two-family dwellings and the subject property is larger than that. The site plan and elevations as provided conform to the dimensional standards for a two-family dwelling in the RN-2 zoning district. The submitted drawings also conform 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 several multifamily developments located within 1/4 mile of the subject property. There is also a nearby higher-density apartment complex along Lonas Drive on a property zoned RN-6.

B. The surrounding area is characterized by one- and two-story houses. The proposed single-story structure 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.

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.

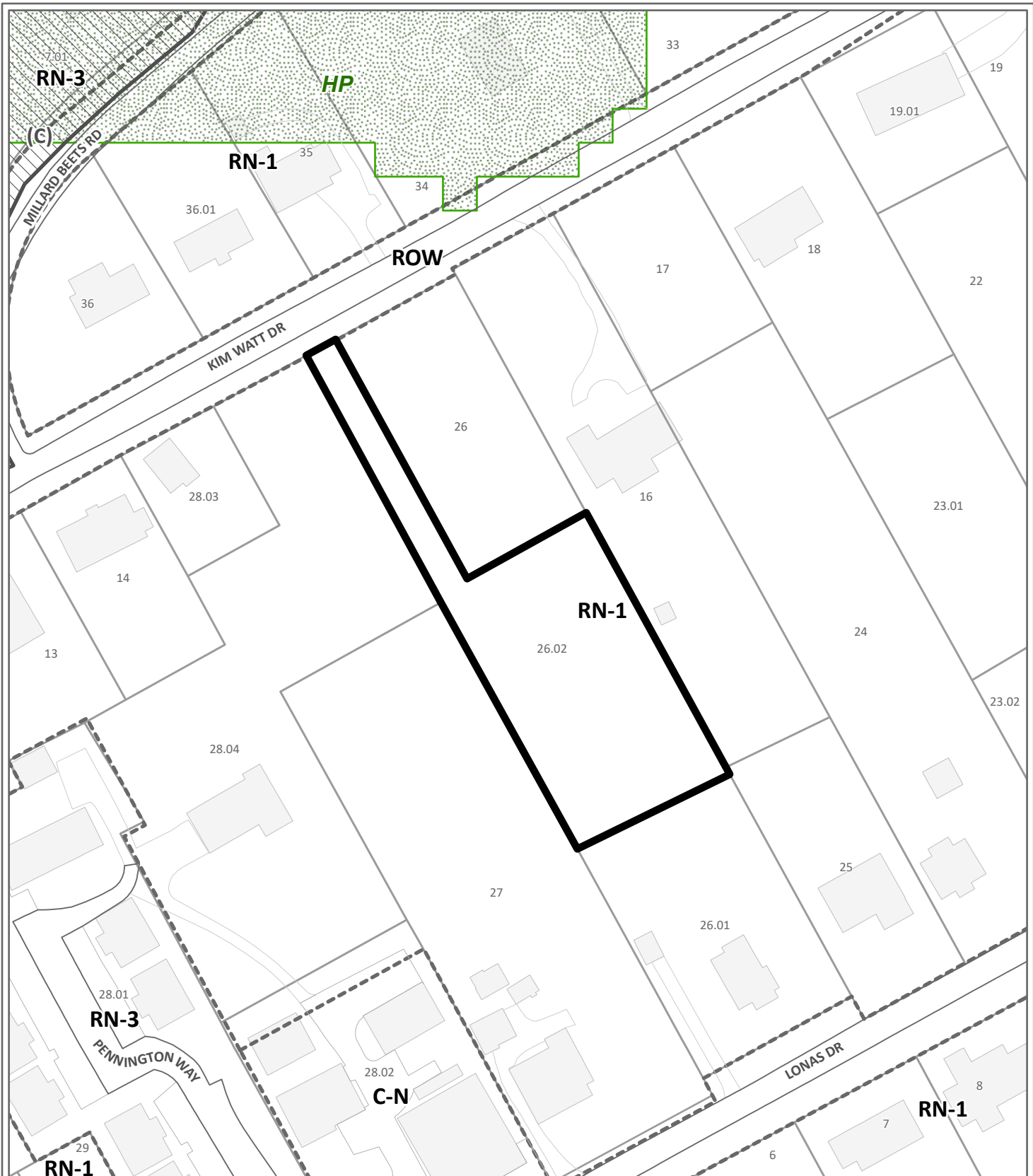
ESTIMATED TRAFFIC IMPACT: Not required.

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

Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West 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.



SPECIAL USE

12-A-23-SU

Petitioner: Nelson Tallent



Duplex in the RN-1 (Single-Family Residential Neighborhood) district in RN-1 (Single-Family Residential Neighborhood)

Map No: 107
Jurisdiction: City

Original Print Date: 11/13/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

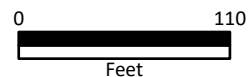
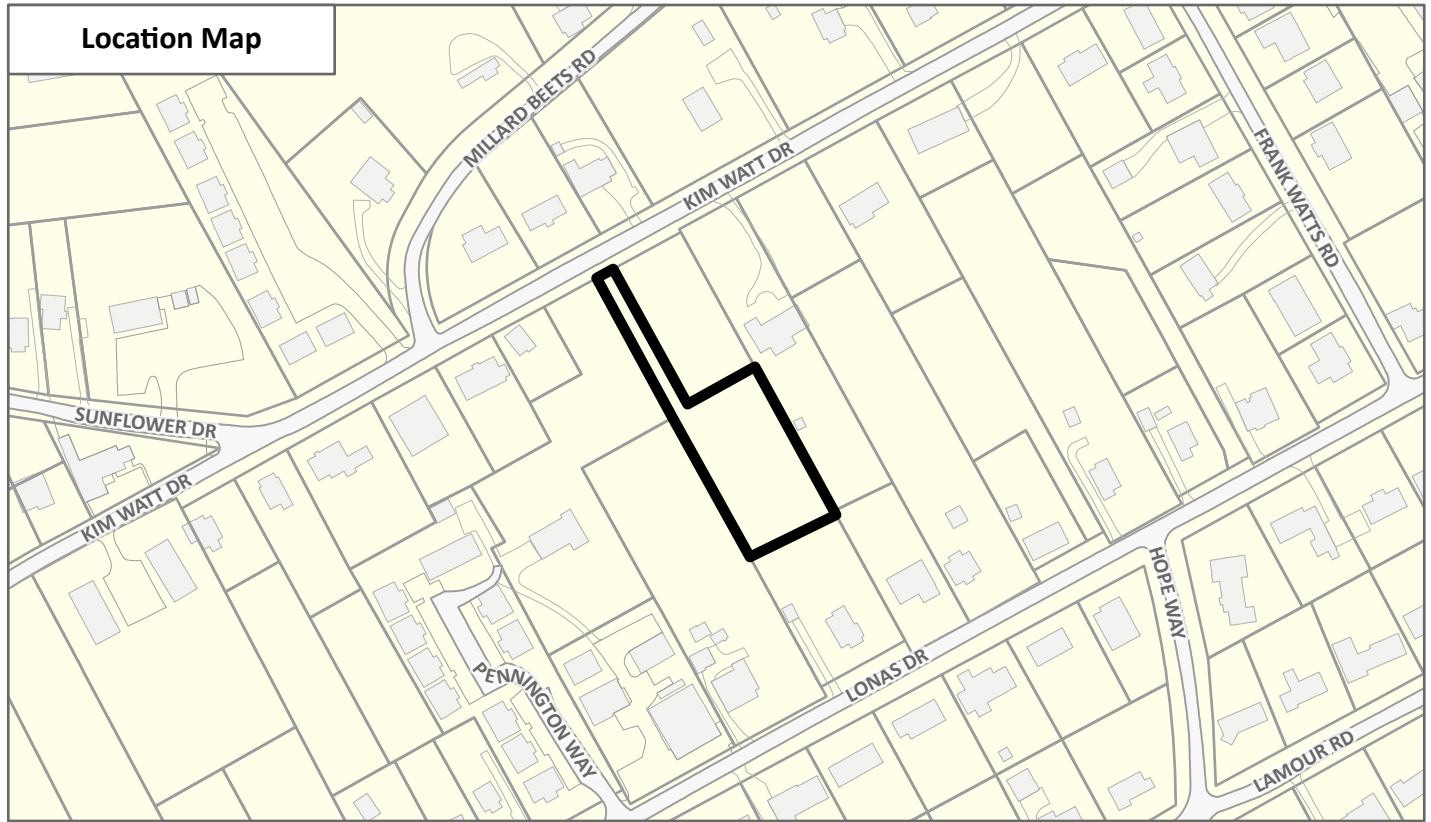


Exhibit A. Contextual Images

Location Map



Aerial Map

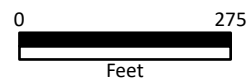


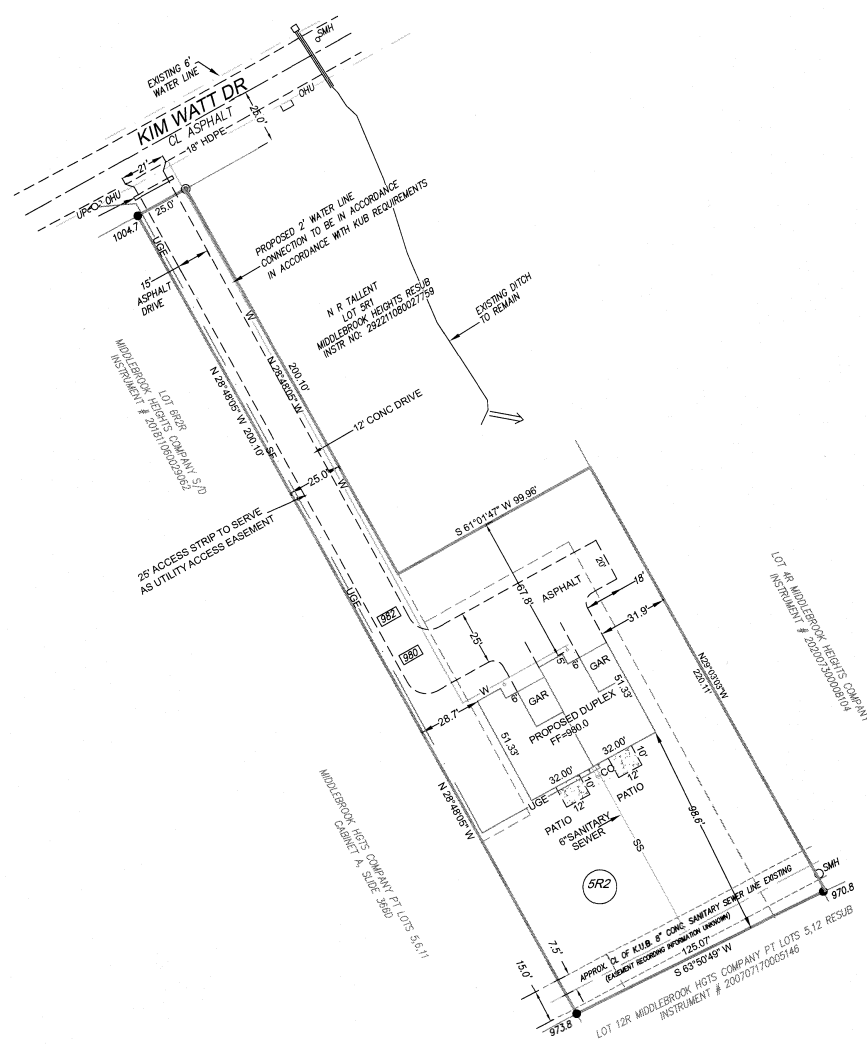
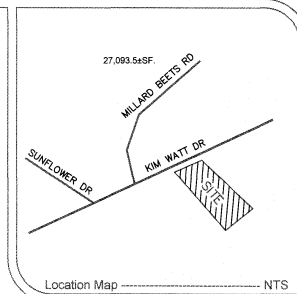
CONTEXTUAL MAPS 1

12-A-23-SU



Case boundary





LEGEND

- (S) SMH SANITARY SEWER MANHOLE
- (P) PMH PHONE MANHOLE
- (W) WMH WATER MANHOLE
- (D) DMH DRAIN MANHOLE
- (C) CB CATCH BASIN
- (S) SP SERVICE POLE
- (C) PP POWER POLE
- (G) GW GUY WIRE
- (F) FH FIRE HYDRANT
- (I) IV IRRIGATION VALVE
- (M) MW MONITOR WELL
- (W) WM WATER METER
- (L) LS LIGHT STANDARD
- (C) CO CLEANOUT
- (E) EL ELECTRIC BOX
- (S) SP STAND PIPE
- (G) GM GAS METER
- (F) FL FLOOD LIGHT
- (I) IR(O) IRON ROD (OLD)
- (I) IR(N) IRON ROD (NEW)
- (C) CWP CORRUGATED METAL PIPE
- (R) RCP REINFORCED CONCRETE PIPE
- (W) W WATER LINE
- (G) G GAS LINE
- (O) OE OVERHEAD ELECTRIC
- (U) UE UNDERGROUND ELECTRIC
- (P) OP OVERHEAD PHONE LINE
- (U) UP UNDERGROUND PHONE LINE
- (O) OU OVERHEAD UTILITY LINE
- (U) UU UNDERGROUND UTILITY LINE
- (D) D NATURAL DRAINAGE

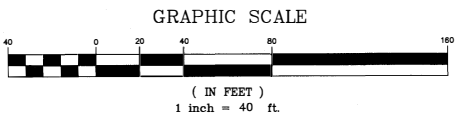
BUILDING SETBACKS: RN-1 ZONING

FRONT: +/- 10' OF THE AVERAGE OF BLOCKFACE, IN NO CASE LESS THAN 25' SIDES, 8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED

REAR: 25'

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. THE REQUIRED UTILITY AND DRAINAGE EASEMENTS 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
4. DEED REFERENCE: INSTRUMENT # 201710120023185; PLAT 202211080027759
5. CLT MAP 107, INSERT C, GROUP B, PARCEL 26.02
6. PROPERTIES ZONED: RN-1
NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE
7. TOTAL 27,093.5 SQFT EXCLUDING EASEMENT
8. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
9. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, SHOWN BY PUBLIC RECORDS.



**LeMAY AND ASSOCIATES
CONSULTING ENGINEERS**

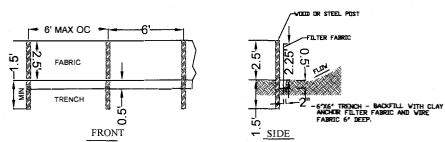
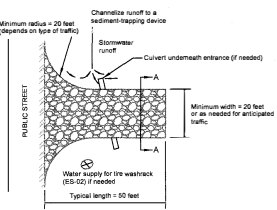
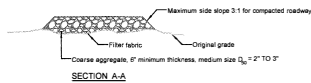
PH: (865) 671-0183
 FAX: (865) 671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

12-A-23-SU
 11.28.2023

OWNER / DEVELOPER
 NELSON R. TALLENT
 1614 HOPE WAY
 KNOXVILLE TN 37909
 (865) 896-5599

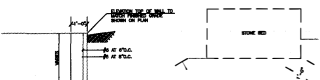
SITE & UTILITY PLAN SHEET 1 OF 2

MIDDLEBROOK HEIGHTS COMPANY		
Scale: 1"= 40'	Approved by: Rel	Drawn by: REL_J
DATE: 5-2-2023	LATEST REVISION: 11-28-2023	
CITY BLOCK 50350 DISTRICT 8 * WARD 50 * CITY OF KNOXVILLE, TN		
1825 KIM WATT DR	DRAWING NO.: 6215	



- NOTES
- FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF EROSION GRADING.
 - VOIDS SHALL BE MADE BY HAND OR BY SAW OR SPLITTER HANDWORKS.
 - VOIDS SHALL BE FILLED WITH FILTER FABRIC AND VINE FABRIC. SEVERELY ROUNDED POINTS WITH OTHER STAPLES OR VINE TIES.
 - FILTER FABRIC SHALL BE PERFORATED FABRIC WITH EQUIVALENT OPENING SIZE (SIZE OF MESH SCREEN NOT LESS THAN 1/2" AND IS INSURED BY CORP. OF ENGINEERS QUOTE SPEC. ON BIDDING DOCUMENTS).
 - INSTALLATION AND MAINTENANCE TO BE IN ACCORDANCE WITH THE ATTACHED SVPPP.

TEMPORARY SILT FENCE - DETAIL - NTS

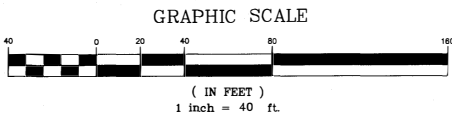


BUILDING SETBACKS: RN-1 ZONING

FRONT: 4'-10" OF THE AVERAGE OF BLOCKFACE, IN NO CASE LESS THAN 25'
SIDES: 8' OR 15% OF LOT WIDTH,
WHICHEVER IS LESS, IN NO CASE LESS THAN 20' COMBINED
REAR: 25'

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
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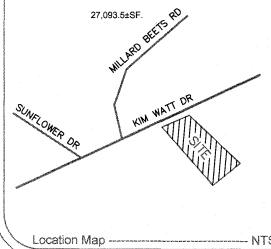


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DRAINAGE & EROSION CONTROL NOTES

- All drainage and erosion control ordinances of the City of Knoxville shall be complied with throughout the construction process
- Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
- Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
- Sediment should be removed from silt fences and other sediment controls when capacity has been reduced by 50 %.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
- Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
- Existing vegetation should be preserved to the maximum extent practicable.



LEGEND

- SMH SANITARY SEWER MANHOLE
- PMH PHONE MANHOLE
- WMH WATER MANHOLE
- SMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SP SERVICE POLE
- PP POWER POLE
- GW GUY WIRE
- FH FIRE HYDRANT
- IV IRRIGATION VALVE
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- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- W WATER LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- OP OVERHEAD PHONE LINE
- UP UNDERGROUND PHONE LINE
- OU OVERHEAD UTILITY LINE
- UGE UNDERGROUND UTILITY LINE
- DISTURBED AREA

12-A-23-SU
11.28.2023

OWNER / DEVELOPER
NELSON R. TALLENT
1614 HOPE WAY
KNOXVILLE TN 37909
(865) 898-5959

GRADING PLAN LOT 5R2 SHEET 2 OF 2

MIDDLEBROOK HEIGHTS COMPANY

Scale: 1" = 40' Approved by: Rel Drawn by: REL/JF
DATE: 5-2-2023 REV: 11-28-2023

CITY BLOCK 50350
DISTRICT 8 • WARD 50 • CITY OF KNOXVILLE, TN

1825 KIM WATT DR DRAWING NO.: 6215

ENERGY EFFICIENCY CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR NEAR THE ELECTRICAL DISTRIBUTION PANEL BY THE INSTALLER. THE CERTIFICATE SHALL LIST THE PREDETERMINED R-VALUES OF THE INSULATION MATERIALS INSTALLED AT THE TIME OF THE TEST AND BUILDING PERMITS. THE CERTIFICATE SHALL ALSO LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATER EQUIPMENT.

MECHANICAL VENTILATION

PROVIDE CONTINUOUS HOUSE MECHANICAL VENTILATION THAT COMPLIES TO CURRENT IRC. UNLESS SECTION MOORE (BIMBA HOUSE WITH 2 BEDROOMS) - BATH SYSTEM TO BE EQUIPPED WITH A MANUAL SHUT-OFF SWITCH. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE SYSTEM IS NOT OPERATING.

AIR LEAKAGE

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE COMPONENTS MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE CRITERIA INDICATED IN TABLE N1002.4.1.

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. A WRITTEN REPORT OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTION/SIGNATURE OF A CERTIFICATE.

HVAC DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE AND A WRITTEN REPORT OF THE RESULTS OF THE TESTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL. REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTION/SIGNATURE OF A CERTIFICATE.

1. THE TOTAL LEAKAGE OF THE HVAC DUCTS, WHEN MEASURED IN ACCORDANCE WITH SECTION N1002.4.1, SHALL BE AS FOLLOWS:
 - ROUWH-IN-TEN, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4.0 L/HR PER 1000 CF OF CONDITIONED SPACE AT THE TIME OF THE TEST AND BUILDING PERMITS.
 - 2. POST CONSTRUCTION TEST, THE TOTAL LEAKAGE SHALL BE LESS OR EQUAL TO 4.0 L/HR PER 1000 CF OF CONDITIONED FLOOR AREA.

NOTE:

WINDOW FALL PROTECTION - IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE AND GREATER THAN 12" ABOVE OR OTHER SURFACES BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVIDED WITH A WINDOW FALL PROTECTION DEVICE AFTER OPENING TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN. SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW TO LESS THAN THE AREA REQUIRED BY SECTION R302.2.

HVAC SIZING:

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH "ACCA" MANUAL "T" BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH "ACCA" MANUAL "T" OR OTHER APPROVED HEATING AND COOLING CALCULATION. METHODOLOGIES, NEW OR REPLACED HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE DETERMINING LOCATION WHERE THE EQUIPMENT IS INSTALLED.

BUILDING INSPECTOR TO FIELD VERIFY ACTUAL PENETRATION U-VALUES

NOTE:

ALL SMOKE DETECTORS/CARBON MONOXIDE ALARMS SHALL BE INSTALLED 8" FROM ALL WALLS AND 8" FROM ALL CEILING. REGULATED DEVICES, EXHAUSTS, VENTS AND BATHROOM EXHAUSTS.

CARBON MONOXIDE DETECTORS/ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE FIRE-RESISTANT WALL AND IN ATTACHED GARAGE.

TOXIC ALARM-CARBON MONOXIDE DETECTOR NOT TO BE INSTALLED WITHIN 4" OF HORIZ. PATH FROM THE TOP OF THE BLADE OF A CEILING SUSPENDED FAN.

ALL EXTERIOR WALLS SHALL HAVE A R-CONSULATION. ALL ATTIC AREAS TO HAVE R-INSULATION. ALL SLAB FOUNDATION SHALL HAVE R-10 INSULATION 24" MIN.

ALL EXTERIOR HALLS SHALL HAVE A R-CONSULATION. ALL EXTERIOR HALLS SHALL HAVE A R-CONSULATION. ALL EXTERIOR HALLS SHALL HAVE A R-CONSULATION.

ALL POSTS, BEAMS, AND WALL SUPPORTING THE FLOORING SHALL BE PROTECTED BY ONE-HOUR CONSTRUCTION.

FLOOR PLAN NOTES:

1. 2 X 4 STUDS @ 16" O.C. # ALL EXTERIOR WALLS WITH R-20 INSULATION UNCL.
2. 2 X 4 STUDS @ 16" O.C. # ALL INTERIOR WALLS UNCL.
3. 2 X 6 STUDS @ 24" O.C. # ALL PLUMBING WALLS.
4. ALL HANGERS (DOOR, WINDOW, HINGERS (L)) AS SELECTED BY OWNER.
5. WINDOWS TO BE DUAL GLAZED. SEE EXTERIOR ELEVATIONS.
6. ALL GLASS W/ SINGLE PANEL, GREATER THAN 1/2" AND OR WITHIN 18" OF FINISHED FLOOR SURFACE AND HAND RAILED AT BEAMS ADJACENT TO WINDOW AND 18" WITHIN 60" OF DOOR/JAMB. # WITHIN 24" OF DOORS AND IN DOORS SHALL BE THERMO-BLASS. UNLASETED SAFETY GLASS OR APPROVED SAFETY SHEET. CURRENT IRC.
7. ALL EXTERIOR DOORS TO BE GLASS DOORS AS SELECTED BY OWNER.
8. ALL FLOOR FINISHES TO BE DETERMINED BY THE OWNER.
9. MOOD BLOCKING # ALL WINDOWS FOR WINDOW COVERINGS.
10. CABINET DESIGN AND STYLE TO BE DETERMINED BY THE OWNER.
11. HALL FINISH TO BE DETERMINED BY THE OWNER.
12. LIGHT FIXTURES TO BE DETERMINED BY THE OWNER.
13. JOY AND ALL CROWN HOLDING CHAIR RAILS & OR DOOR & WINDOW TRIM TO BE DETERMINED BY THE OWNER.
14. ALL LANDINGS SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY.
15. WIDTH OF LANDINGS SHALL NOT BE LESS THAN WIDTH OF DOOR MIN OR 3" INCH EVER IS GREATER OF NOT LESS THAN 36" MIN.
16. SLOPE ALL LANDINGS AWAY FROM HOUSE 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.
17. ALL CORNER TOPS FINISHED SHALL BE DETERMINED BY OWNER.
18. ALL DOOR TO BE RAISED PANEL DOORS OR DETERMINED BY OWNER.
19. INTERIOR WALLS TO BE STANDARD TEXTURE FINISH AND TO BE WHITE OR OFF WHITE IN COLOR OR COLOR OR AS INDICATED BY OWNERS.
20. ALL DOOR TO BE STANDARD TEXTURE FINISH AND TO BE WHITE OR OFF WHITE IN COLOR OR COLOR OR AS INDICATED BY OWNERS.
21. KITCHEN APPLIANCES: MICROWAVE OVER CONVENTIONAL OVENS, RANGE TOP, DISHWASHER, GARBAGE DISPOSAL, FREE STANDING REFRIGERATOR (36"X60"). DOUBLE SINK (WITH PULL OFF FAUCET), APPLIANCE COLOR AND STYLE TO BE DETERMINED BY OWNERS.
22. KITCHEN CABINETS: CENTER ISLAND TO HAVE UNDER CABINETS ALL CABINET CONFIGURATION TO BE DETERMINED BY OWNER PRIOR TO FABRICATION AND INSTALLATION. CABINET COLOR AND STYLE TO BE DETERMINED BY OWNER.
23. WINDOWS IN BATHROOMS TO HAVE A MINIMUM NET OPERABLE AREA OF 15 sq. FT. FOR VENTILATION AND MECHANICALLY VENTED PER CURRENT IRC.
24. WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPERABLE AREA OF 5.7 sq. FT. THE MINIMUM NET OPERABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET OPERABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET OPERABLE HEIGHT DIMENSION SHALL BE 24".
25. ALL FIRE BLOCKING MATERIALS SHALL BE 2x4 OR 2x6 OR 5/8" TYPE "X" GYPHUM BOARD PANELS.
26. PROVIDE DRAFT STOPPING AROUND OPENINGS, VENTS, PIPES, CHIMNEYS, FIREPLACES, DUCTS OR SIMILAR OPENINGS THAT AIRPASSAGE OF FIRE AT CEILING AND FLOOR LEVELS # BETWEEN ATTIC SPACES # CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
27. FIRE BLOCKS & DRAFT STOPPS TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - (A) OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS W/ NON-COMBUSTIBLE MATERIALS.
 - (B) CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY DRAFT STOPPS SHALL BE INSTALLED SO THAT THE SPACE DOES NOT EXCEED 1000 SQ. FT. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREA. DRAFT STOPPING SHALL BE LESS THAN 1/2" GYPHUM BOARD PANELS, 3/8" TYPE 2-1/4" PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPT. AND CURRENT IRC.
 - (C) AT SCOTCHES AND 12" MAX VERTICAL WALLS.
 - (D) SEAL ALL DUCT AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE WALL WITH AN APPROVED NON-COMBUSTIBLE MATERIAL.
28. ALL PENETRATION OF THE FIRE RATED WALLS MUST COMPLY WITH IRC SECTION 714 IF THE PENETRATION CANNOT COMPLY WITH THE EXCEPTIONS THEN SUBMIT A LISTED PENETRATION FIRE STOP SYSTEM AS SPECIFIED IN IC SECTION 714 TO THE GOVERNING JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.
29. TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
30. WINDOW FRAMES TO BE NON-METALLIC.
31. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
32. SPECIAL INSPECTION AS PER IRC 1209 IS REQUIRED FOR THE FOLLOWING:
 - A. BOLTS INSTALLED IN CONCRETE WITH ASSIGNED STRESS INCREASES.
 - B. SKOP AND FIELD STRUCTURAL HOLDINGS.
 - C. INSTALLATION OF EPoxy INSTALLED ANCHOR BOLTS.
 - D. INSTALLATION OF HIGH-STRENGTH BOLTS.
33. GLASS BLOCK IS PROVIDED W/ EXPANSION JOINTS ACROSS TOP AND SIDES. FREE OF HORIZONTAL AND FILLED W/ RESIDENT MATERIAL. SIZE OF EXPANSION JOINTS SHALL BE WHATEVER IS NECESSARY TO ACCOMMODATE SUPPORTING MEMBER MEMBER OVER EXPOSED BUT SHALL BE A MINIMUM OF 3/8". GLASS BLOCK PANELS ARE REINFORCED PER IRC SECTION 210.

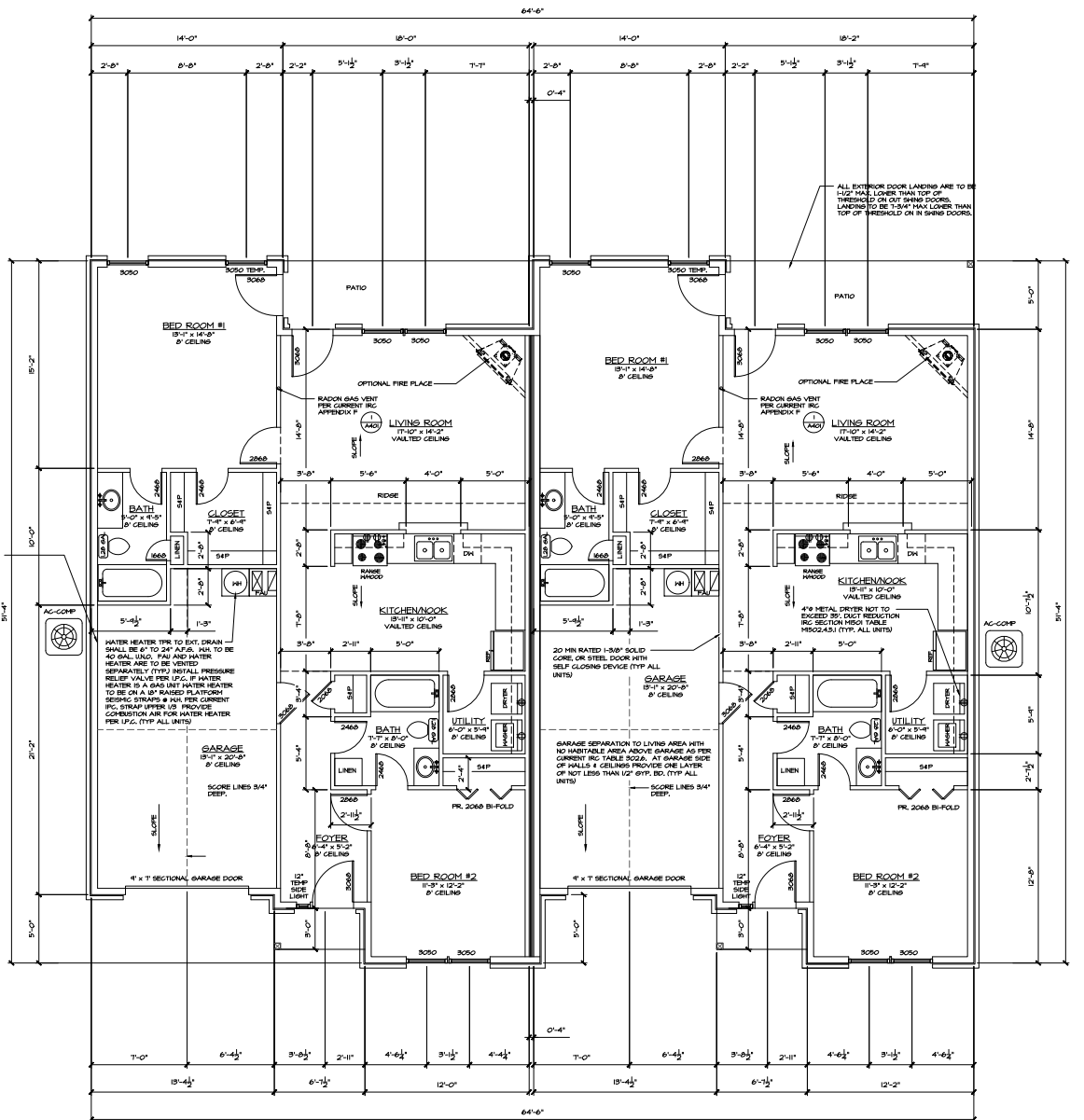
HALL LEGEND

- 2 X 4 STUDS @ 16" O.C.
- 2 X 6 STUDS @ 16" O.C.
- BRICK/STONE VENEER
- FOUR IN PLACE CONCRETE HALL
- BLOCK WALL

HALL HEIGHT SCHEDULE

- 2 X 4 STUDS @ 16" O.C. MAX HEIGHT 8' BEARING WALL
- 2 X 4 STUDS @ 16" O.C. MAX HEIGHT 8' NON BEARING WALL
- 2 X 6 STUDS @ 16" O.C. MAX HEIGHT 20' NON BEARING WALL

FLOOR PLAN
1806F EA INT



REVISIONS	BY
TAL2206A.1	

CONTRACTOR SHALL VERIFY AND SPECIFICATIONS OF ALL MATERIALS SHALL BE PROVIDED TO THE ARCHITECT PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS OR MATERIALS LISTED IN THIS DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS LISTED IN THIS DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS LISTED IN THIS DRAWING.

TALLEN DUPLIX
1823 KIM WATT ROAD
KNOXVILLE TN

FLOOR PLAN

A & R
DESIGN & DRAFTING
SERVICE
LENOIR CITY, TENNESSEE 37122
(615) 998-9005
RDL@ARRDRAFTING.COM



DATE	12/4/2023
SCALE	1/4" = 1'-0"
DRAWN	RJ
JOB	TAL2206A
SHEET	A101

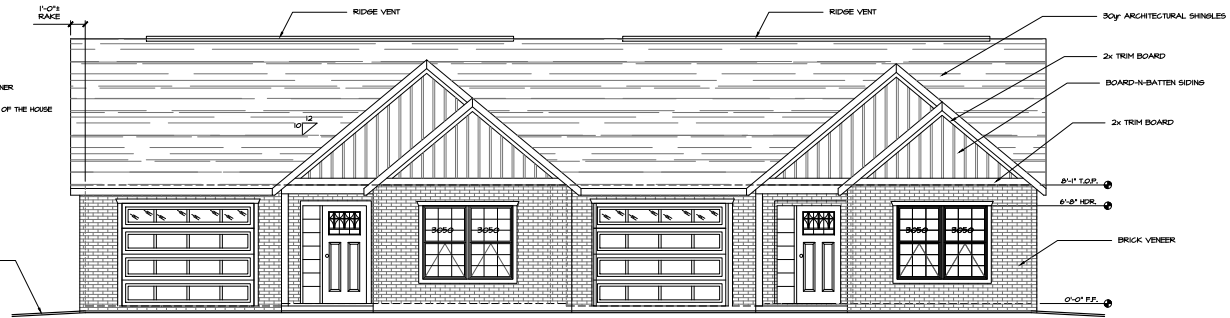
12-A-23-PD
12.06.23

NOTE:

1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO INTERIOR OF TRUSS.
2. TWO (2) LAYERS OF GRADE "B" PAPER IS REQUIRED AT HOOD SHEAR PANELS.
3. PROVIDE 1/2" HOOD BATTENS WHERE ROOF EXCEEDS 1/12 SEE R.A. 12066.
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER.
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER. ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE.
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1209.2 FOR BAVE VENTS. PROVIDE 1" OF VENT FOR EVERY 30" OF ATTIC.
7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER HOOD SIDING.

ATTIC VENTS HOUSE

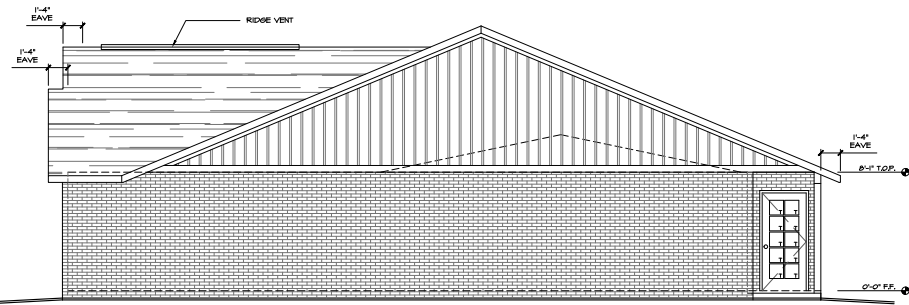
(NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VENTOR RETAINED HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERCENT IN ACCORDANCE WITH ASTM E 46 IS INSTALLED ON THE EXTERIOR SIDE OF THE ATTIC INSULATION AND PROVIDES 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3" ABOVE FINISH GRADE TO SLOPE 3/8" AWAY FROM BUILDING 5' MIN.)



FRONT ELEVATION

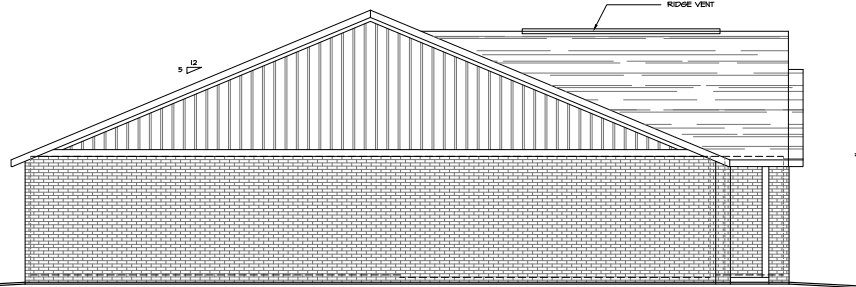
UNIT 'A' HAS 125% OF HABITABLE FRONT FACING WALL HEADRED FROM 2" TO TOP PLATE FROM GRADE. 50% TRANSPARENCY REQUIRED EQUAL 315% UNIT 'A' HAS TWO (2) 30X60 WINDOWS 30"4" DOOR SIDE LIGHT 6"4" IN DOOR WINDOW 9'5"4" TOTAL = 945% EXCEEDING THE 50% REQUIREMENT. GARAGE WALL DOES NOT EXCEED 40% UNIT 'A' WIDTH

UNIT 'B' HAS 150% OF HABITABLE FRONT FACING WALL HEADRED FROM 2" TO TOP PLATE FROM GRADE. 50% TRANSPARENCY REQUIRED EQUAL 345% UNIT 'A' HAS TWO (2) 30X60 WINDOWS 30"4" DOOR SIDE LIGHT 6"4" IN DOOR WINDOW 9'5"4" TOTAL = 945% EXCEEDING THE 50% REQUIREMENT. GARAGE WALL DOES NOT EXCEED 40% UNIT 'A' WIDTH

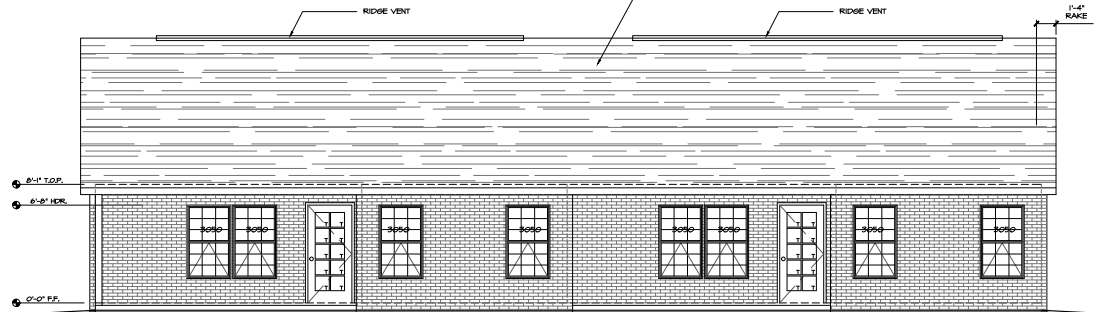


RIGHT ELEVATION

ROOFING MATERIAL: COMP. ROOFING OVER 2-LAYERS #15 FELT UNDERLATHMENT LAPPED 18" UNDERLATHMENT OVER 1/2" CDX PLYWOOD SHEATHING (PANEL INSTEAD 24X0) OR 1/2" OSB WALLING SHALL BE 2x4 @ 6-6" O.C. PLYWOOD SHEATHING ORIENTED 5/8" RATED BOARD REQUIRE TONGUE-AND-GROOVE EDGES OR MUST BE SUPPORTED W/ BLOCKING OR EDGE CLIPS



LEFT ELEVATION



REAR ELEVATION

REVISIONS BY

TAL2206A_L

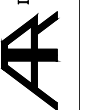
CONTRACT NOTES AND SPECIFICATIONS: THESE CONTRACT NOTES, SPECIFICATIONS AND SCHEDULES SHALL BE READ IN CONJUNCTION WITH THE PERMITS NOT BE CONSIDERED AS A SUBSTITUTE FOR THE DESIGN OR CONSULTING ENGINEER'S DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENT OF AIR EXHAUST & DRAINING LLC.

PROJECT: TALLENT DUPLEX
1823 KIM WATT ROAD
KNOXVILLE TN

PROJECT

EXTERIOR ELEVATIONS

A&R DESIGN & DRAFTING SERVICE
3000 LENOIR CITY, TENNESSEE 37112
(615) 999-8005 R.OLTEMBERG@A&R.COM



DATE 12/11/2023

SCALE 1/4"=1'-0"

DRAW R.J

JOB TAL2206A

SHEET

A201

12-A-23-PD
12.06.23



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

Nelson Tallent

Applicant Name

Affiliation

10/30/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-A-23-SU

File Number(s)

CORRESPONDENCE

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

Richard LeMay LeMay & Associates

Name / Company

10816 Kingston Pike Knoxville TN 37934

Address

865-671-0183 / rlemay@lemayassociates.com

Phone / Email

CURRENT PROPERTY INFO

Nelson Tallent

Owner Name (if different)

1614 Hope Way Knoxville TN 37909

Owner Address

865-898-5959

Owner Phone / Email

1825 KIM WATT DR

Property Address

107 C B 026 02

Parcel ID

0.74 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Kim Watt Dr, west of Frank Watts Rd

General Location

City

Council District 6

RN-1 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest City

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Duplex in the RN-1 (Single-Family Residential Neighborhood) district**

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

- 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

\$500.00

Fee 2

Fee 3

Total

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 _____
Nelson Tallent
Please Print

10/30/2023

Date

Phone / Email _____

Property Owner Signature _____
Nelson Tallent
Please Print

10/30/2023

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

NELSON TALLENT

Applicant Name

Affiliation

October 30, 2023

December 14, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

12-A-23-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

Richard LeMay

LeMay & Associates

Name

Company

10816 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 671-0183

rlemay2@lemayassociates.com; rlemay@lemayassociates.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

1614 HOPE WAY KNOXVILLE TN 37909

(865) 898-5959

Property Owner Address

Property Owner Phone

~~1825 &~~ 1825 KIM WATT DR

~~107CB026 &~~ 107CB02602

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-Residential
- Home Occupation (specify) One duplex unit ~~on each lot~~

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

- Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

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

Fee 1

Total

ATTACHMENTS

- Property Owners / Option Holders Variance Request

Fee 2

~~500.00~~ 450.00

ADDITIONAL REQUIREMENTS

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

Fee 3

AUTHORIZATION

Richard LeMay Jr. Digitally signed by Richard LeMay Jr.
Date: 2022.05.06 10:30:04 -04'00'

NELSON TALLENT

8/4/2023

Applicant Signature

Please Print

Date

Phone Number _____

Email _____

Nelson Tallent

Nelson Tallent

8/4/2023

Property Owner Signature

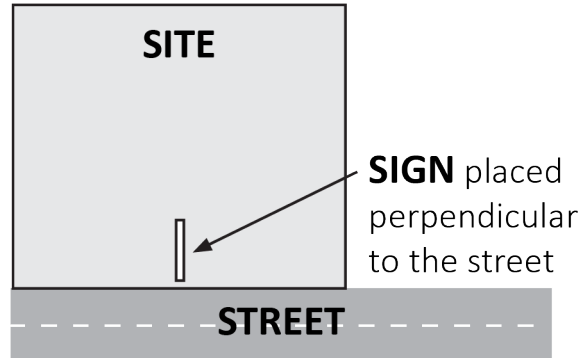
Please Print

Date

10.30.2023 SH

rev 11.09.23 SH

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:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
 Sign posted by Applicant