



# SPECIAL USE REPORT

► **FILE #:** 7-B-23-SU

**AGENDA ITEM #:** 24

**AGENDA DATE:** 7/13/2023

► **APPLICANT:** **THOMAS SCOTT BURDETTE**

**OWNER(S):** Thomas Scott Burdette Allure Properties LLC

**TAX ID NUMBER:** 106 C A 013.01, 013

[View map on KGIS](#)

**JURISDICTION:** City Council District 3

**STREET ADDRESS:** 1619 FRANCIS RD (1623 FRANCIS RD)

► **LOCATION:** **Northwest side of Francis Rd, northeast of Helmbolt Rd**

► **APPX. SIZE OF TRACT:** **0.85 acres**

**SECTOR PLAN:** Northwest County

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

**ACCESSIBILITY:** Access is via Francis Road, a local street with a 20-ft pavement width within a 50-ft right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Ten Mile Creek

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

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

► **PROPOSED USE:** **Two-family dwellings on individual lots**

**HISTORY OF ZONING:** The property was rezoned from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood) in May 2022.

**SURROUNDING LAND USE AND ZONING:**

North:	Rural residential - AG (Agricultural)
South:	Single-family residential - AG (Agricultural)
East:	Single-family residential - AG (Agricultural)
West:	Agriculture/forestry/vacant land - AG (Agricultural)

**NEIGHBORHOOD CONTEXT:** The area is comprised of single-family residential houses with large lot sizes, with a townhouse development to the northeast.

## STAFF RECOMMENDATION:

► **Approve the request for two two-family dwellings 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 one new two-family dwelling on a 13,530 sq. ft. lot and one new two-family dwelling on a 23,520 sq. ft. lot in the RN-2 zoning district.

### 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 LDR (Low Density Residential) land use designation in the Northwest County Sector Plan.

B. The subject property complies with the One Year Plan's criteria for a duplex as it will not significantly affect the service demands or aesthetics of the area. The proposed access is approximately 0.1 miles from a minor arterial road.

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

A. The RN-2 zone is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.

B. The RN-2 zone requires a minimum lot size of 10,000 sq. ft. for two-family dwellings. 1619 Francis Road is approximately 13,530 sq. ft., and 1623 Francis Road is approximately 23,520 sq. ft. The site plan and elevations as provided conform with the dimensional standards for a two-family dwelling in the RN-2 zoning district. The elevations, as provided, 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 three attached townhouse buildings (on property zoned RN-3) located approximately 500-feet to the northeast of the subject properties. Higher-density residential developments are also located approximately 0.25 miles to the southeast and southwest.

B. The surrounding area is characterized by one- and two-story contemporary houses and townhouses. The proposed two-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.

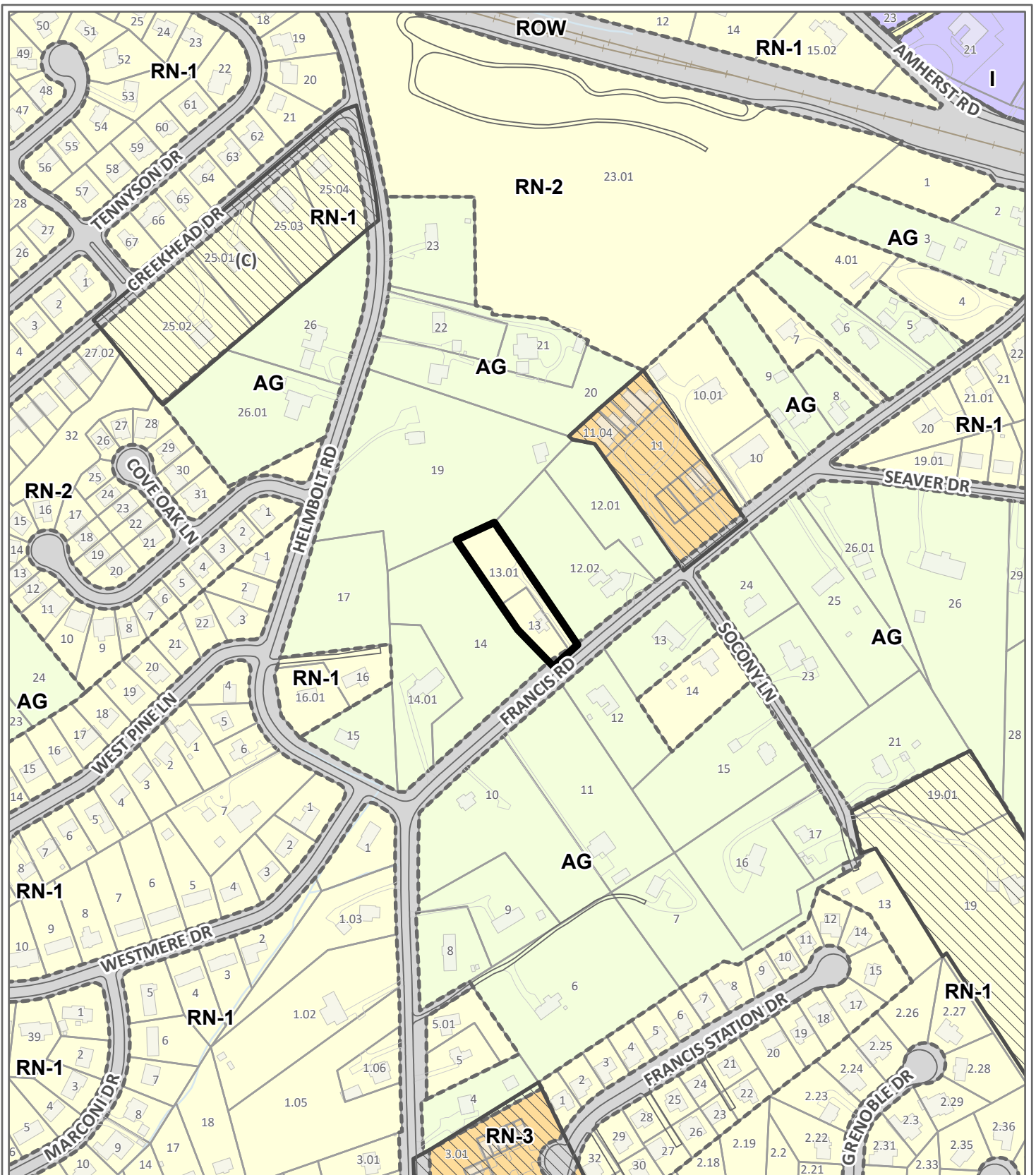
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the . The date of the hearing will depend on when the appeal application is filed.



## SPECIAL USE

**7-B-23-SU**

**Petitioner:** Thomas Scott Burdette

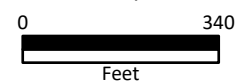


Duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood),

**Original Print Date:** 6/9/2023

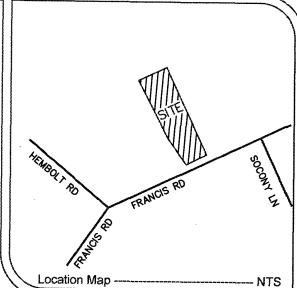
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 106  
**Jurisdiction:** City





\*GRID NORTH IS BASED ON A BEARING OF  
N 81° 46' 16" E FROM CITY CONTROL POINT  
# 1001 TO # 1002 DISTANCES HAVE NOT BEEN  
REDUCED TO GRID \* NAD83 (2011)



LEGEND

- IP(O) IRON PIN (OLD) 1/2"
- ⊙ IP(S) IRON PIN (SET) 1/2"

OWNER / DEVELOPER  
ALLURE PROPERTIES LLC  
8604 ARIEL LN  
KNOXVILLE TN 37923  
(865) 566-5276

PLANNING # 7-B-23-SU

CONCEPT PLAN

FRANCIS ESTATES		
Scale: 1"= 40'	Approved by: Rel	Drawn by: RELjr
DATE: 8-31-2022	LATEST REVISION: 06-26-2023	
CITY BLOCK 45510 DISTRICT 5 * WARD 45 * CITY OF KNOXVILLE, TN		
PARCEL ID: 108CA013	DRAWING NO.: 6154	

LOT 1 AREA: 13,539.8 SQFT
IMPERVIOUS AREA: 6414 SQFT
% IMPERVIOUS AREA: 29.81%
BUILDING AREA: 1340 SQFT
% IMPERVIOUS: 9.9%

LOT 2 AREA: 18,778.8 SQFT
IMPERVIOUS AREA: 6981 SQFT
% IMPERVIOUS AREA: 37.2±
BUILDING AREA: 2540 SQFT
% IMPERVIOUS: 10.9 %

STREET FACING ELEVATION PROPOSES  
23.6% TRANSPARENCY

BUILDING SETBACKS PER ZONING

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 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK
- DEED REFERENCE: INSTRUMENT # 202202240085816
- CLT MAP 106, INSERT C, GROUP A, PARCEL 13
- PROPERTIES ZONED: RN-2  
NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- TOTAL AREA: 37,061± SQFT, INCLUDING ACCESS EASEMENT (32,319± SQFT, EXCLUDING ACCESS EASEMENT) INTO 2 LOTS
- 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.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.



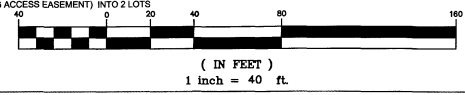
I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

*Richard E. LeMay*  
Surveyor  
Tenn. Reg. No. 769

NOTE\*  
EXISTING STRUCTURES ON PROPERTIES TO BE REMOVED.

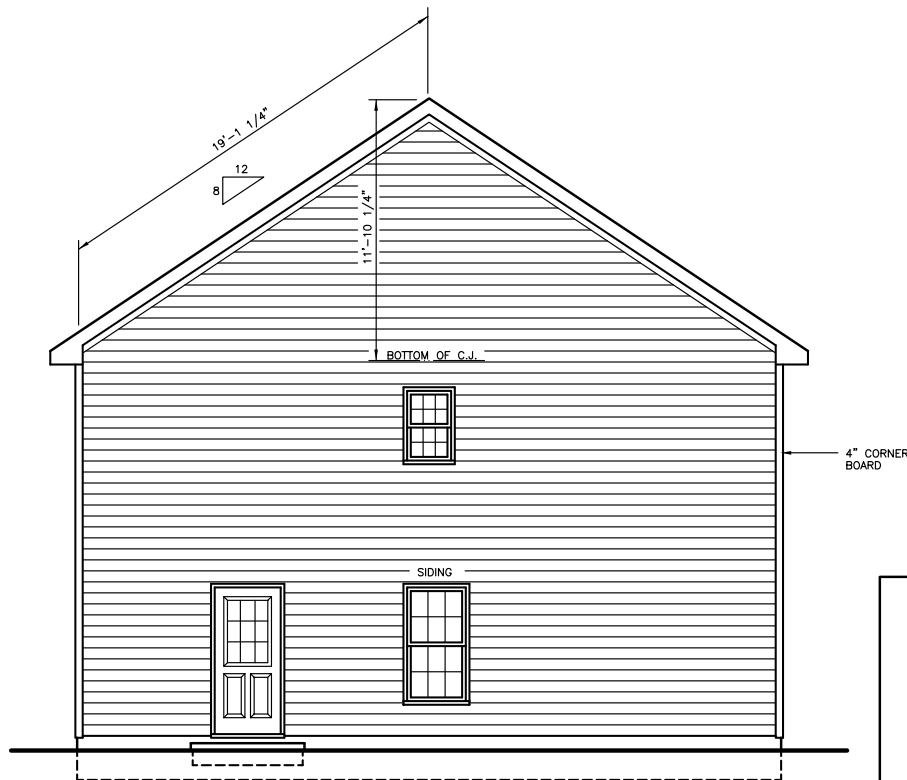
\*The private right-of-way is not a public street and will not be maintained by the City of Knoxville or Knox County. The private right-of-way shall also function as a utility easement

GRAPHIC SCALE

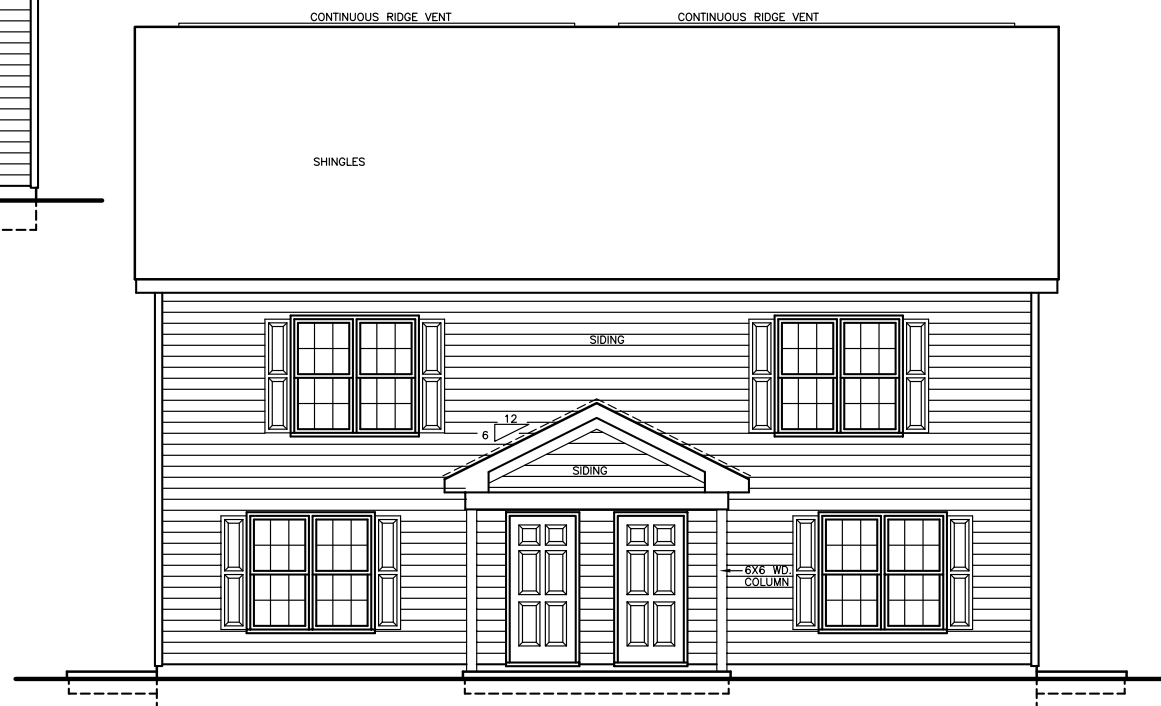


**LeMay AND ASSOCIATES**  
**CONSULTING ENGINEERS**

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



LEFT SIDE ELEVATION  
SCALE : 1/4" = 1'-0"



FRONT ELEVATION  
SCALE : 1/4" = 1'-0"

7-B-23-SU  
5/30/2023

FLOATING SLAB  
REVISED 05-14-20



**Standard Homes Plan Service, Inc.**

7200 SUNSET LAKE ROAD FUQUAY-VARINA, NC 27526 (919)552-5677  
SEE HOME DESIGN PREVIEWS ONLINE AT WWW.STANDARDHOMES.COM

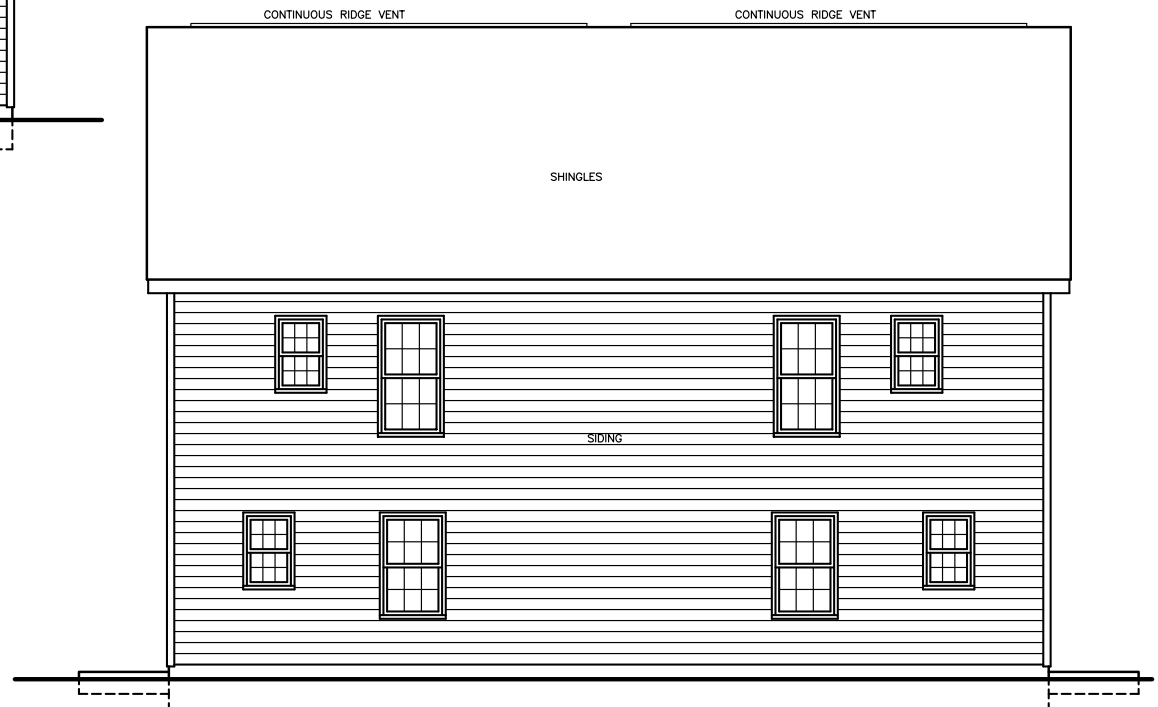


DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	HUNTER	2	SID.		5 of 7



RIGHT SIDE ELEVATION  
SCALE : 1/4" = 1'-0"

PROVIDE GUTTERS, DOWNSPOUTS AND SPLASHPADS  
ACCORDING TO LOCAL CODE AND RAINFALL CONDITIONS.  
ALL SPLASHPADS SHALL CARRY WATER 60"  
FROM BUILDING.



REAR ELEVATION  
SCALE : 1/4" = 1'-0"

7-B-23-SU  
5/30/2023



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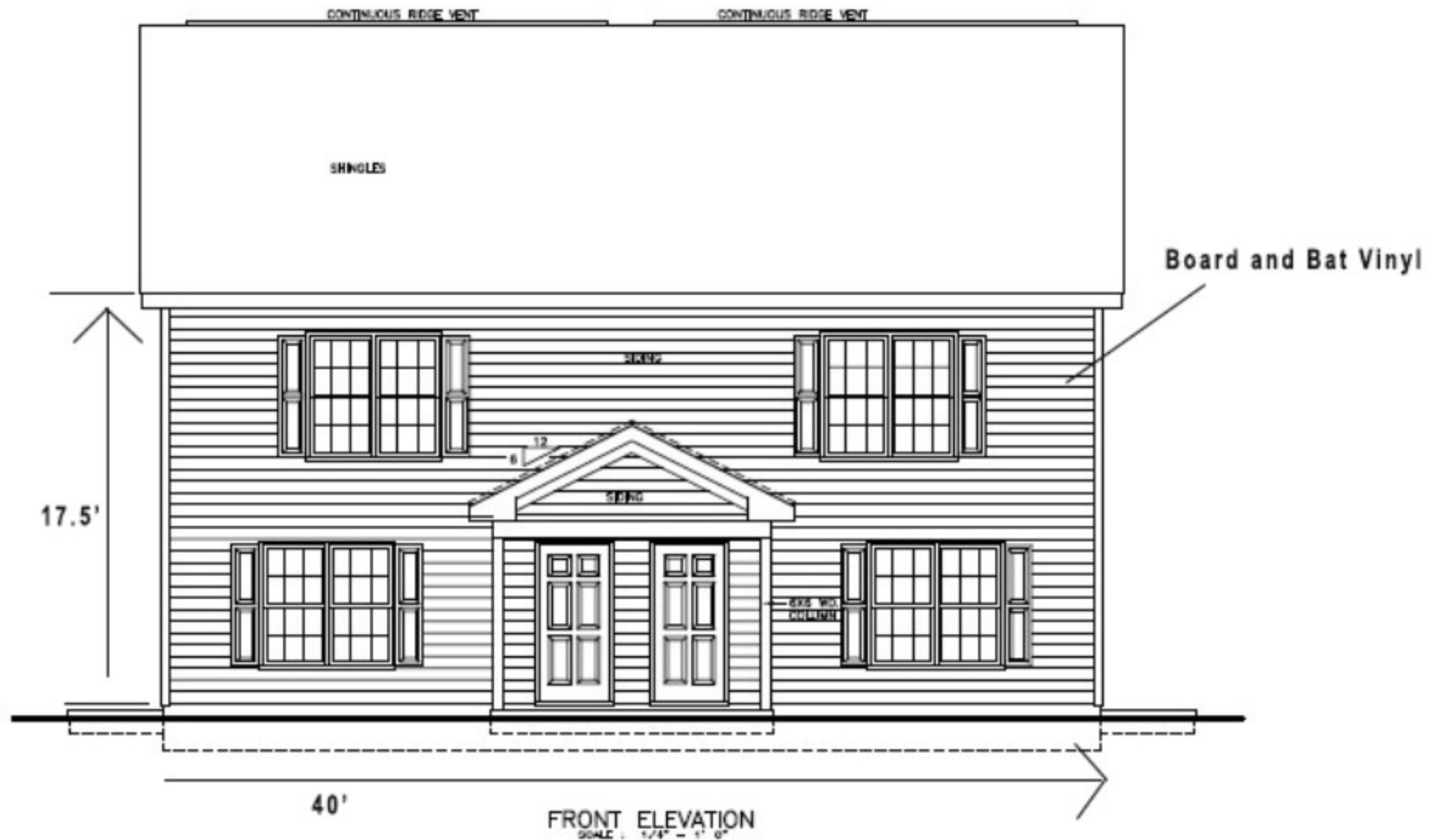


DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	HUNTER	2	SID.		6 of 7

FLOATING SLAB  
REVISED 05-14-20

© 2003 STANDARD HOMES PLAN SERVICE, INC.

File No: 7-B-23-SU  
1619-1625 Francis Road  
Allure Properties LLC



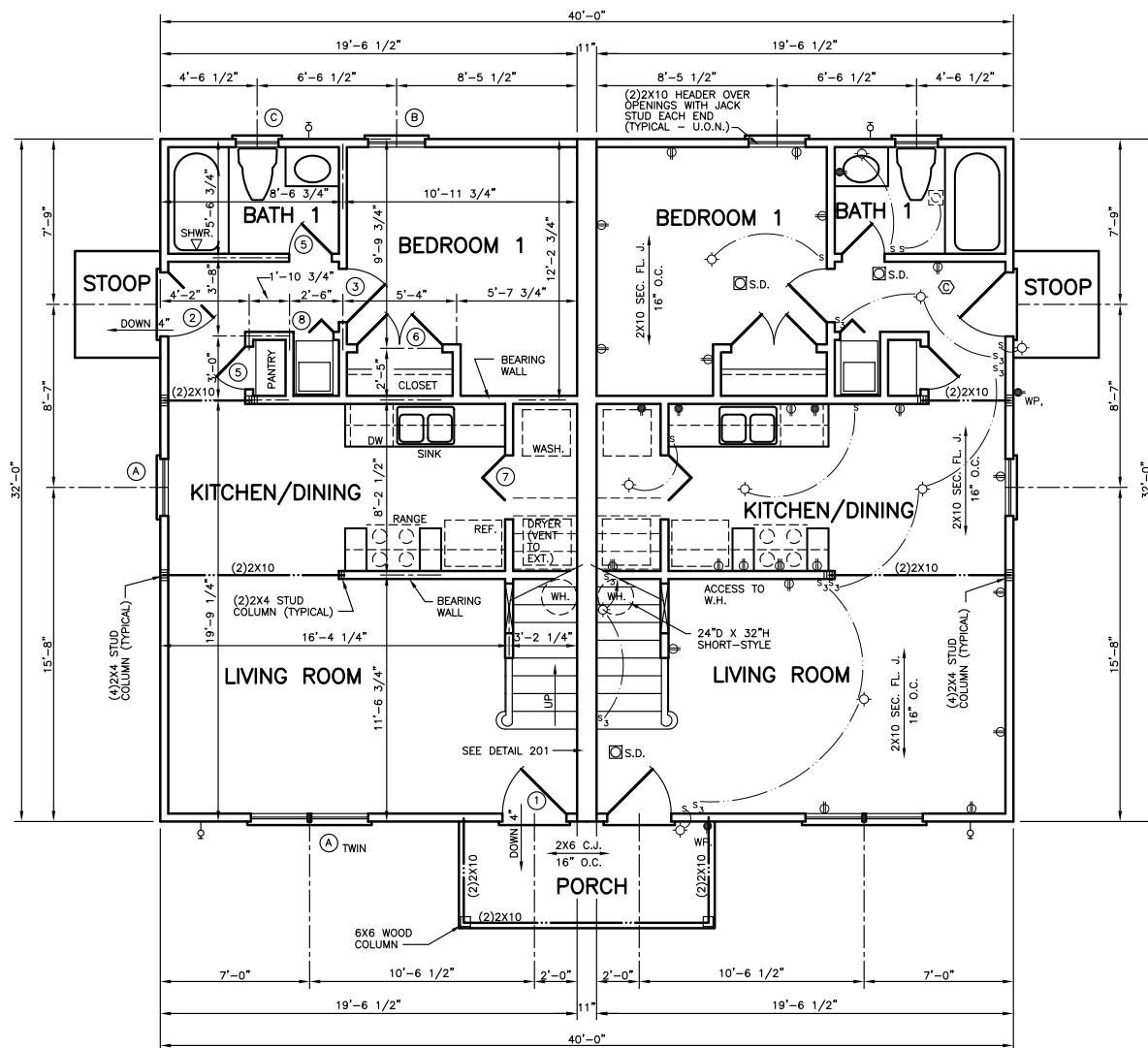
- Front Doors will be 36"w x 80"h (each unit)
- Living Room will have twin 72"w X 62" h windows (each unit)
- Upstairs Bedroom will have twin 72" X 62" h windows (each unit)

Total Duplex Facade Area:  
40'w x 17.5' h = 700 sq ft  
Total surface area of windows (124 sq ft)  
Total surface area of doors (40 sq ft)  
Total Transparency: 23%

SCALE : 3/8"=1'-0"

FOR SECTION THRU CABINETS,  
SEE DETAIL ON COVER SHEET.

FOR SECTION THRU CABINETS,  
SEE DETAIL ON COVER SHEET.

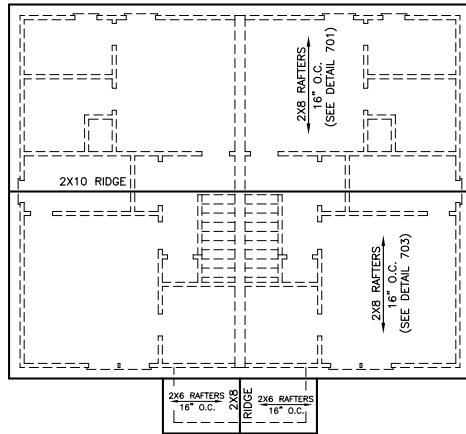


LOWER LEVEL HEATED AREA : 640 SQ. FT. EACH UNIT  
UPPER LEVEL HEATED AREA : 640 SQ. FT. EACH UNIT  
TOTAL HEATED AREA : 1280 SQ. FT. EACH UNIT  
PORCH : 30 SQ. FT EACH UNIT  
STOOP : 20 SQ. FT EACH UNIT

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

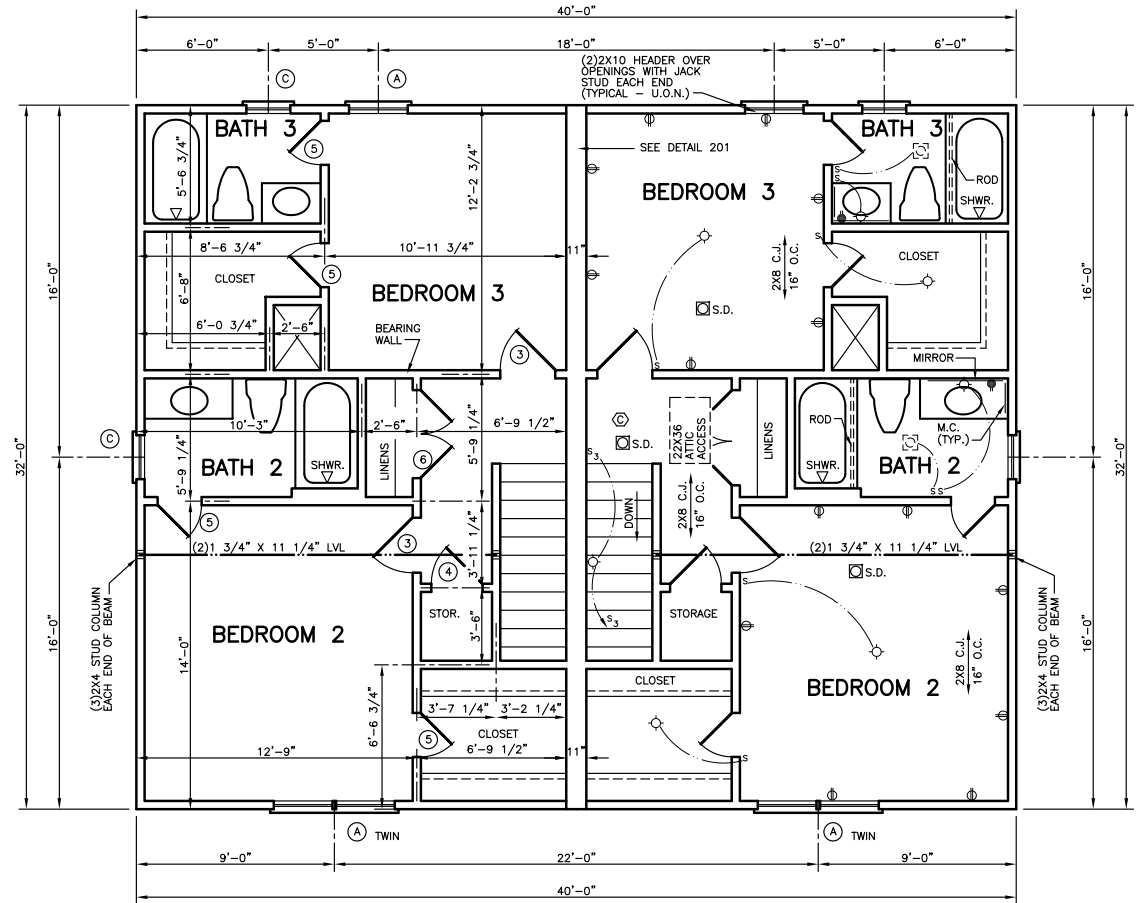
WINDOW SCHEDULE							DOOR SCHEDULE							Standard Homes Plan Service, Inc. 7200 SUNSET LAKE ROAD FUQUAY-VARINA, N.C. 27526 (919)552-5677			
A	2'-8" X 5'-2" WD. D.H.	D		G		L		1	3'-0" X 6'-8" X 1 3/4"	4	2'-4" X 6'-8" X 1 3/8"	7	LOUVERED BIFOLD 3'-0" X 6'-8" X 1 3/8"	10		DESIGNED FOR  PLAN <b>HUNTER</b> NO. <b>2</b> MATERIAL <b>SID</b> <b>3</b> OF <b>7</b>	
B	2'-8" X 4'-6" WD. D.H.	E		H		M		2	3'-0" X 6'-8" X 1 3/4" 9-LITE	5	2'-0" X 6'-8" X 1 3/8"	8	LOUVERED BIFOLD 2'-0" X 6'-8" X 1 3/8"	11			
C	2'-0" X 3'-2" WD. D.H.	F		K		N		3	2'-6" X 6'-8" X 1 3/8"	6	DOUBLE OPENING 4'-0" X 6'-8" X 1 3/8"	9		12			





ATTIC VENTILATION REQUIREMENTS :  
670 SQ. FT. -> 150 = 4.5 SQ. FT. NET FREE  
AREA REQUIRED EACH UNIT

**ROOF PLAN**  
SCALE : 1/8" = 1'-0"



**UPPER LEVEL FLOOR PLAN**  
SCALE : 1/4" = 1'-0"

7-B-23-SU  
5/30/2023

**Standard Homes Plan Service, Inc.**

7200 SUNSET LAKE ROAD FUQUAY-VARINA, NC 27526 (919)552-5677

SEE HOME DESIGN PREVIEWS ONLINE AT WWW.STANDARDHOMES.COM



DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	HUNTER	2	SID.		4 OF 7

FLOATING SLAB  
REVISED 05-14-20

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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

Thomas Scott Burdette

Applicant Name

Affiliation

5/31/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-B-23-SU

File Number(s)

## CORRESPONDENCE

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

Thomas Scott Burdette Allure Properties LLC

Name / Company

109 Clear Cove Ct Lenior City TN 37772

Address

865-566-6276 / allurepropertyestn@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Thomas Scott Burdette Allure Properties 109 Clear Cove Ct Lenior City TN 37772

Owner Name (if different)

Owner Address

865-566-6276 / allureproperties

Owner Phone / Email

1619 FRANCIS RD / 1623 FRANCIS RD

Property Address

106 C A 01301, 013

Parcel ID

0.85 acres

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northwest side of Francis Road, northeast of Helmbolt Road

General Location

☒ City Council District 3 RN-2 (Single-Family Residential Neighborhood),

Single Family Residential, Right of Way/Open Space

☐ County District

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

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) **Duplexes on individual lots**

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

- ☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Zoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☐ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1

**\$450.00**

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.

**Thomas Scott Burdette**

**5/31/2023**

Applicant Signature

Please Print

Date

Phone / Email

**Thomas Scott Burdette Allure Properties LLC**

**5/31/2023**

Property Owner Signature

Please Print

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

Thomas Scott Burdette

Allure Properties LLC

Applicant Name

Affiliation

5/30/2023

7/13/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

7-B-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

Thomas Scott Burdette

Allure Properties LLC

Name

Company

109 Clear Cove Court

Lenoir City

TN

37772

Address

City

State

ZIP

8655666276

allurepropertyestn@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Thomas Scott Burdette

109 Clear Cove Court Lenoir City TN 37772 865-566-6276

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1619, 1621, 1623 and 1625 Francis Road

106CA013 and 106CA01301

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northwest side of Francis Road, northeast of Helmbolt Road

37,000 sqft

General Location

Tract Size

☒ City ☐ County 3rd District

RN-2 Zoning District

Single family residential, Vacant Existing Land Use

Northwest County

LDR

N/A

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 build on RN-2 Lots**

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)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
0401	\$450
Fee 2	
Fee 3	

MR

## 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

*Thomas S. Burdette*

Thomas Scott Burdette

5/30/2023

Applicant Signature

Please Print

Date

865-566-6276

allurepropertyestn@gmail.com

Phone Number

Email

*Thomas S. Burdette*

Thomas Scott Burdette

5/31/2023

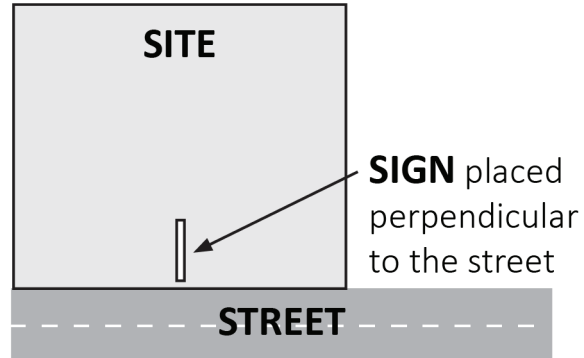
5/30/2023

Property Owner Signature

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:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Thomas Scott Burdette

Date: 5/31/2023

File Number: 7-B-23-SU



Sign posted by Staff



Sign posted by Applicant