



SPECIAL USE REPORT

▶ **FILE #:** 10-C-23-SU

AGENDA ITEM #: 19

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** JOSH BRADEN

OWNER(S): Josh Braden Braden Family Properties, LLC

TAX ID NUMBER: 81 H C 043

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 3317 JOHNSTON ST (3319 JOHNSTON ST)

▶ **LOCATION:** West side of Johnston St, north of Dinwiddie St

▶ **APPX. SIZE OF TRACT:** 11150 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Johnston Rd, a local road with a 15-ft to 20-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), IH (Infill Housing Overlay), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

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

HISTORY OF ZONING: The IH (Infill Housing Overlay) was added to the property in 2006 (11-O-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), HP (Hillside Protection Overlay)

South: Single family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), HP (Hillside Protection Overlay)

East: Single family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), HP (Hillside Protection Overlay)

West: Single family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is located in the Lonsdale neighborhood, northwest of the I-275 and Heiskell Ave interchange.

STAFF RECOMMENDATION:

► **Withdraw the application as requested by the applicant.**

COMMENTS:

This proposal is for a two-family dwelling (duplex) in the RN-2 (Single-Family Residential Neighborhood) zone.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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

Schools affected by this proposal: Lonsdale Elementary, Northwest Middle, and Central 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.

Mike Reynolds, AICP
Principal Planner
865.215.3827



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

Mike Reynolds <mike.reynolds@knoxplanning.org>
To: joshuabradens4@gmail.com

Wed, Sep 27, 2023 at 10:00 AM

Josh,

How would you like to proceed with this application? Do you want to postpone or withdraw?

Please let me know by noon on Thursday, September 28th.

Regards,
Mike

Mike Reynolds, AICP
Principal Planner
865.215.3827



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

Josh Braden <joshuabradens4@gmail.com>
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Wed, Sep 27, 2023 at 10:27 AM

Withdrawn

Josh Braden,
Owner-BFP, LLC
Affiliate Broker -
SHF, LLC
Cell: 865-696-7343
Office: 865-471-0070

[Quoted text hidden]



SPECIAL USE

10-C-23-SU

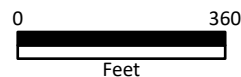
Petitioner: Josh Braden

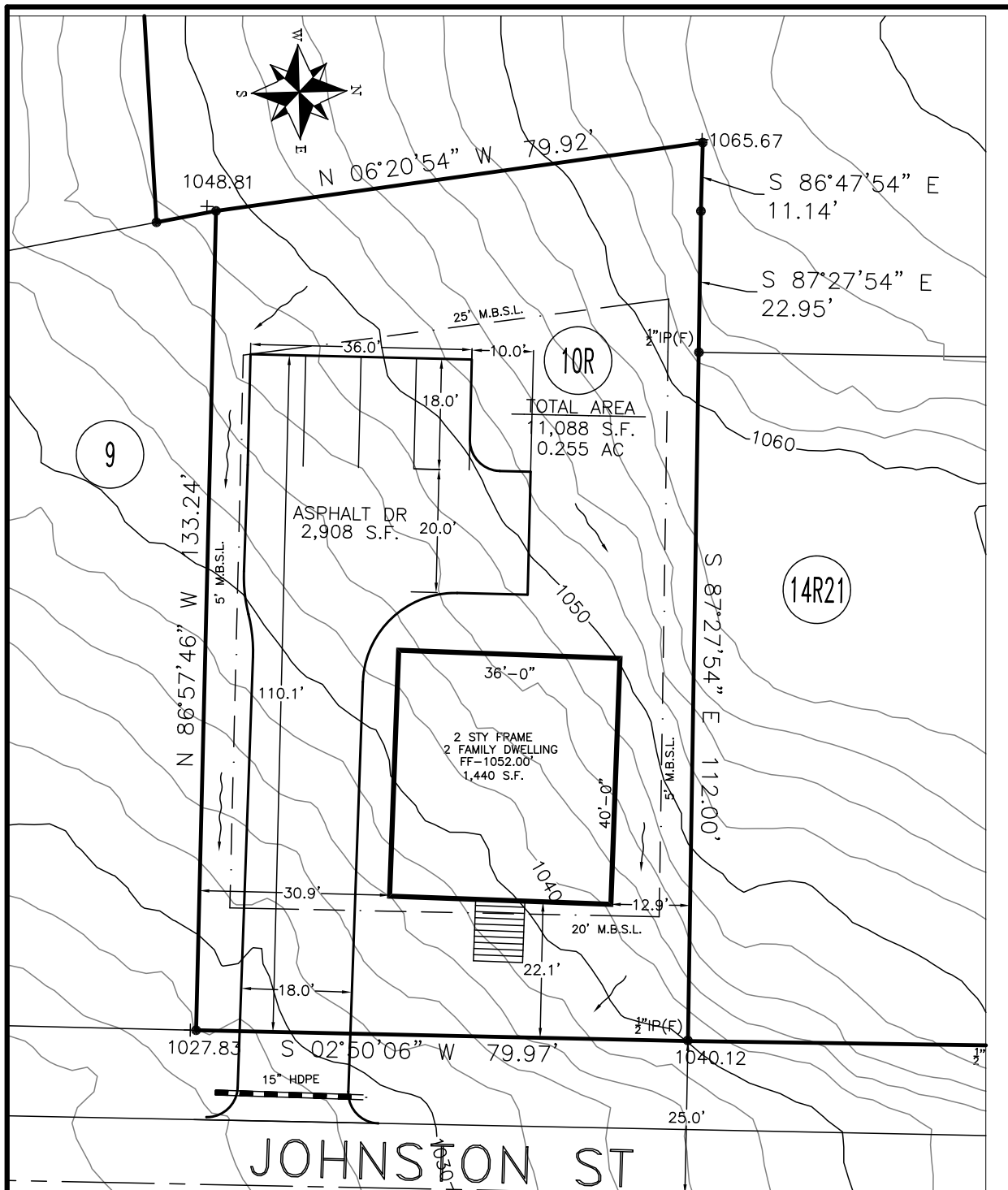


Two Family dwelling in RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), HP (Hillside Protection Overlay)

Map No: 81
Jurisdiction: City

Original Print Date: 8/29/2023
Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





SITE DATA:
 TOTAL MAX COVERAGE(40%)4,435 S.F. [4,348 S.F.]
 MAX. BLDG COVERAGE(30%)3,326 S.F. [1,440 S.F.]
 REVISION: 09/12/23
 DATE: 2/1/23

10-C-23-SU
 Revised: 9/12/2023

SITE PLAN

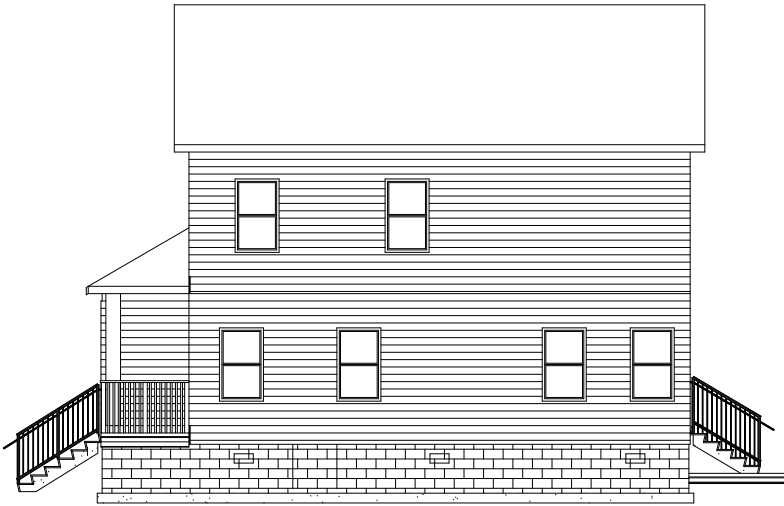
DRAWING NUMBER 368123

FOR **Braden Family Properties LLC**
 ADDRESS Johnston Street
 DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37912
 LOT NO. 10-13 Forrest Park Add S/D
 WARD 19th CITY BLOCK 19321 DRAWN BY SWA
 MAP CAB. P.B. 7, PG 5
 TAX MAP 081H GROUP C PARCEL 043.00
 WARRANTY DEED BK. 202104060081983
 MORTGAGE CO.
 TITLE CO.

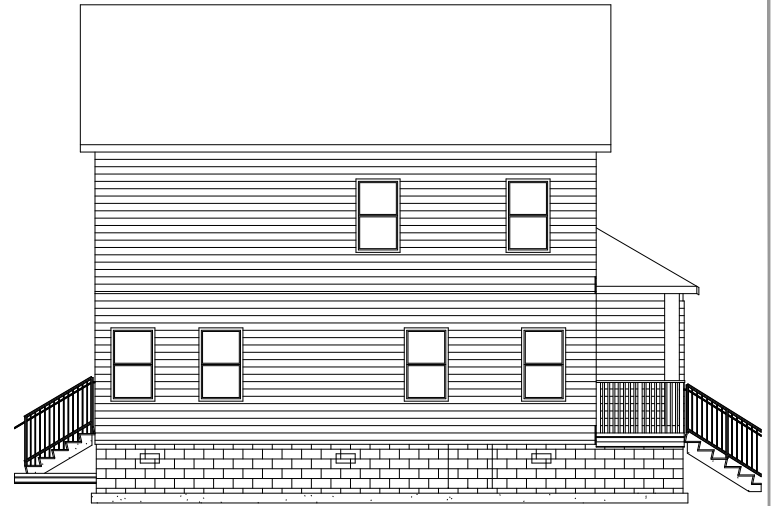
ABBOTT LAND SURVEYING LLC
 STEVEN W. ABBOTT JR, RLS
 1109 E. WOODSHIRE DRIVE
 KNOXVILLE, TN 37922
 OFFICE: (865) 671-1149
 EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



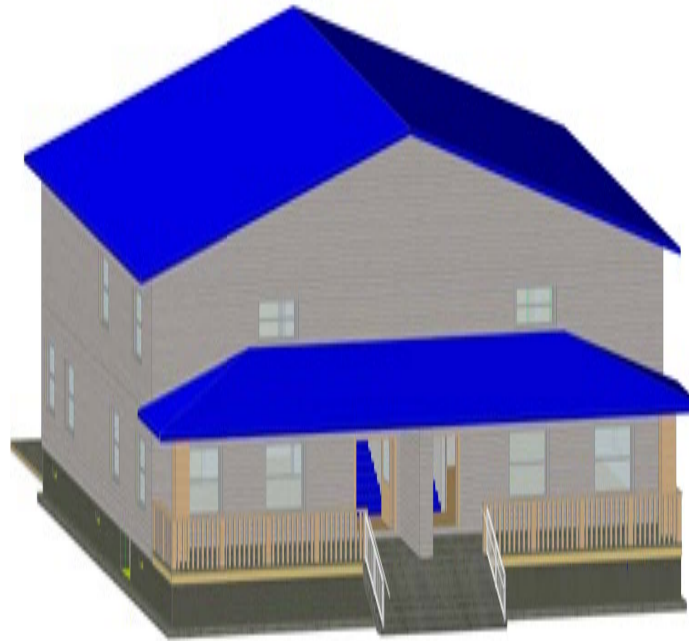
Right Exterior Elevation
Scale: 1/2" = 1'-0"



Left Exterior Elevation
Scale: 1/2" = 1'-0"



Front Exterior Elevation
Scale: 1/2" = 1'-0"



Front Left ISO View
Scale: NTS

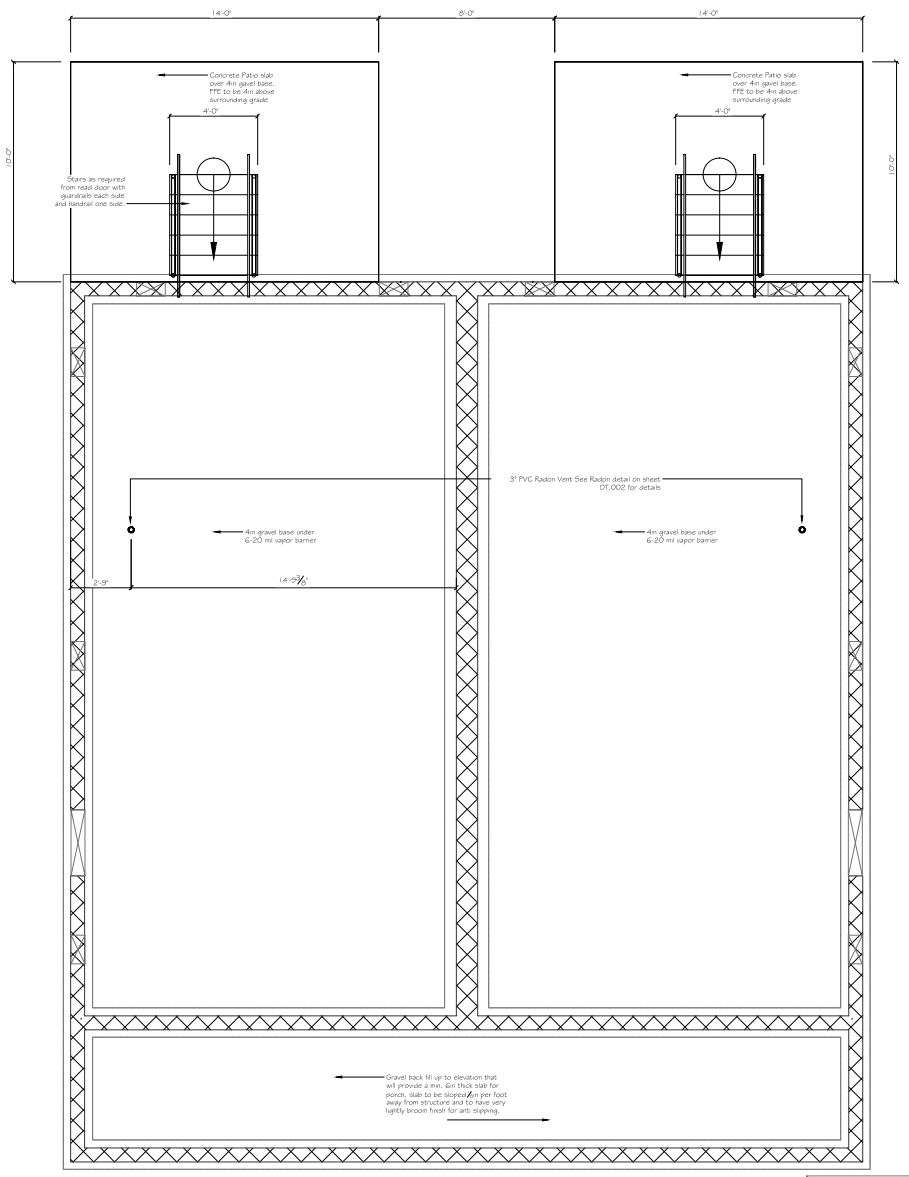
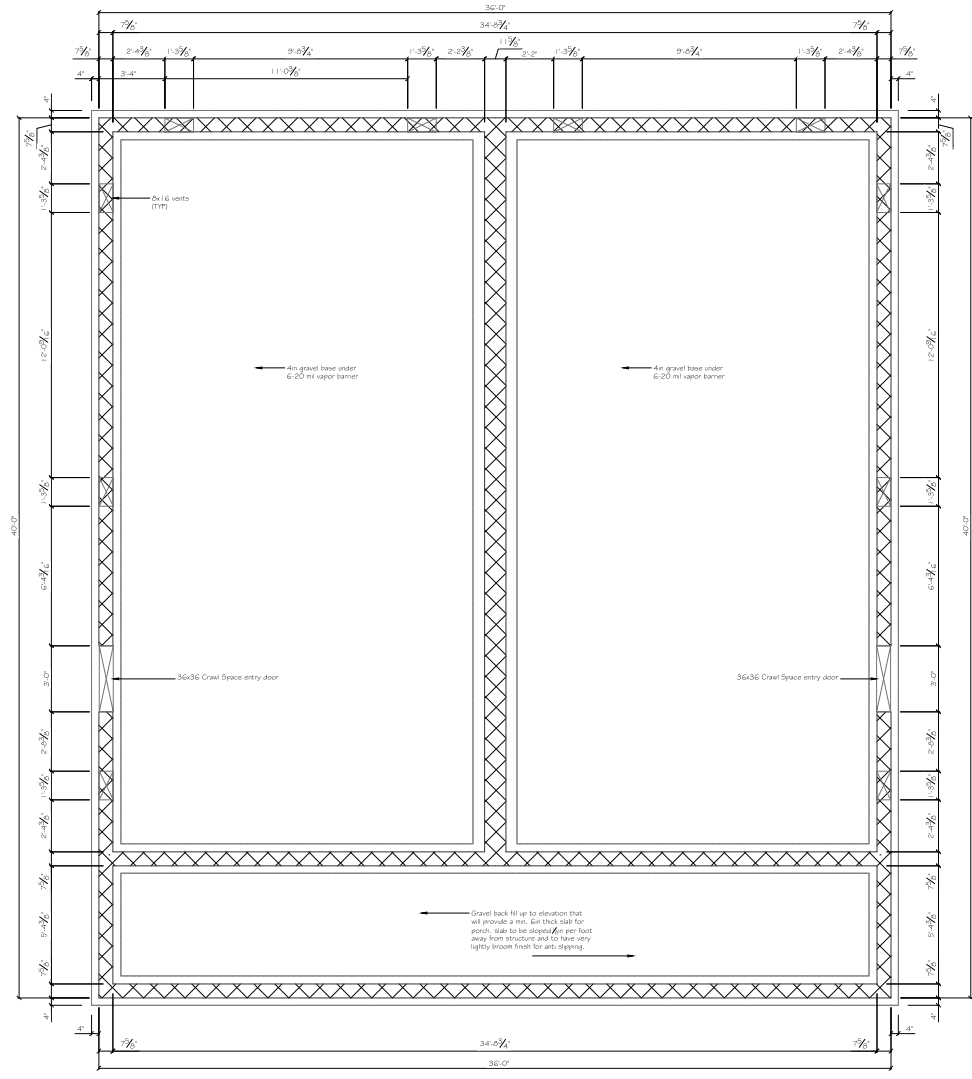


Rear Exterior Elevation
Scale: 1/2" = 1'-0"

10-C-23-SU
8/23/2023

Project Name and Address	Project Number
Two Breezy Bay 144 14-04	CP.001
Drawing Date	Revision Date
	September 23, 2023
Client	Scale
See Drawing Layout	
Contractor	Sheet Number
Arch. Brian Bridges Property, LLC Cell: (866) 446-6161 Office: (863) 975-5829	CP.001
Drawn By: AGG DPS	

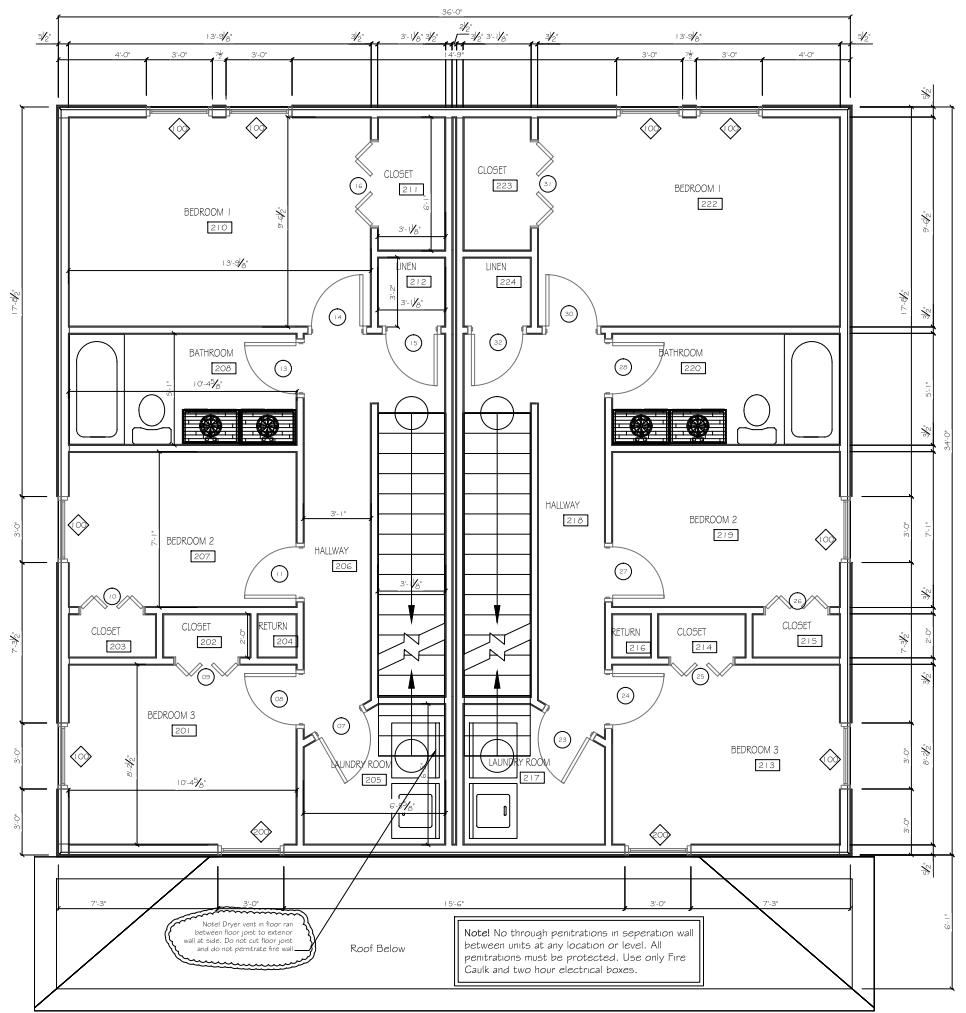
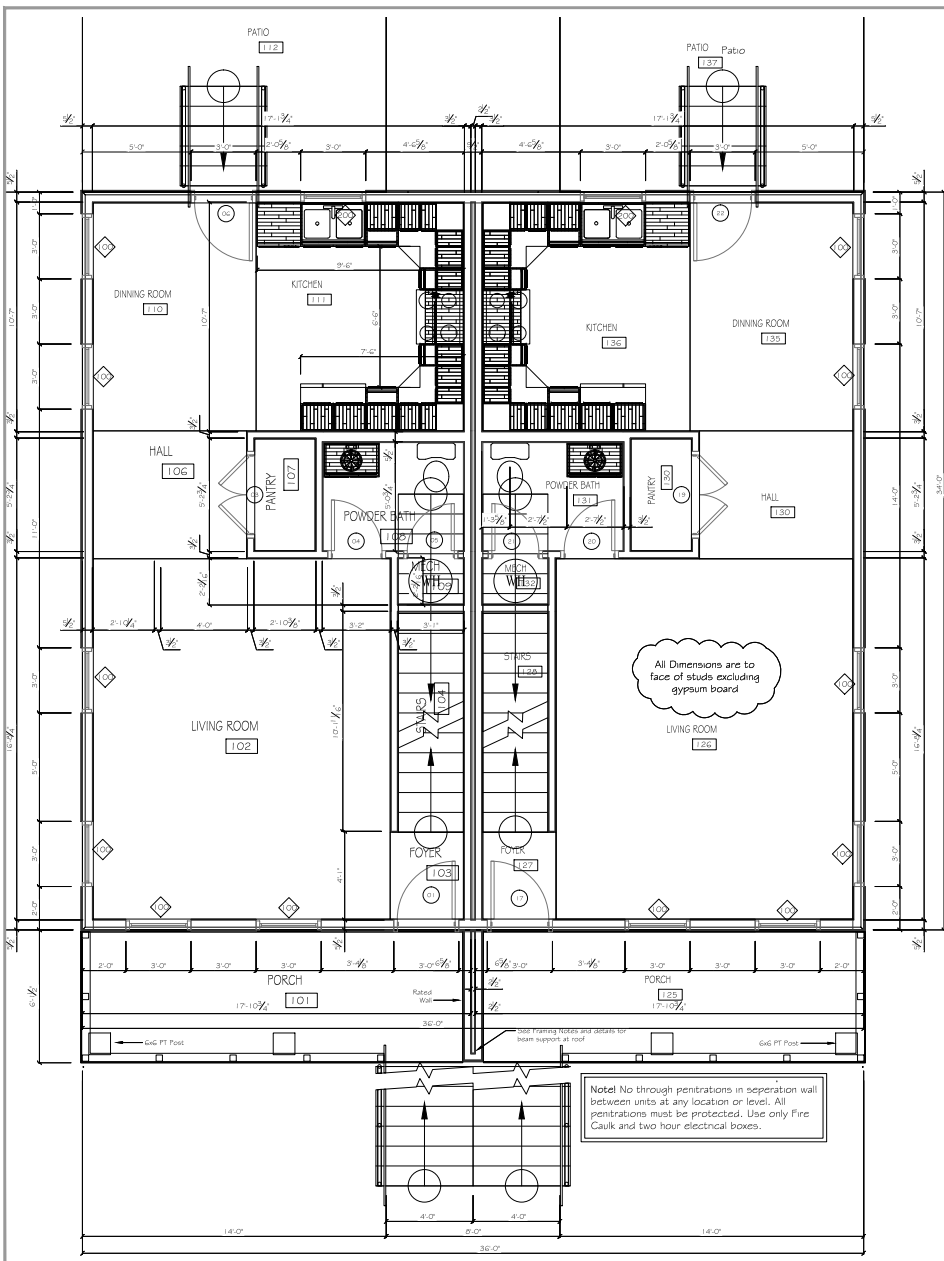
Footing and CMU Foundation Plan
Scale: $\frac{1}{8}" = 1'-0"$



Foundation with Rear Patio Slabs Plan
Scale: $\frac{1}{8}" = 1'-0"$

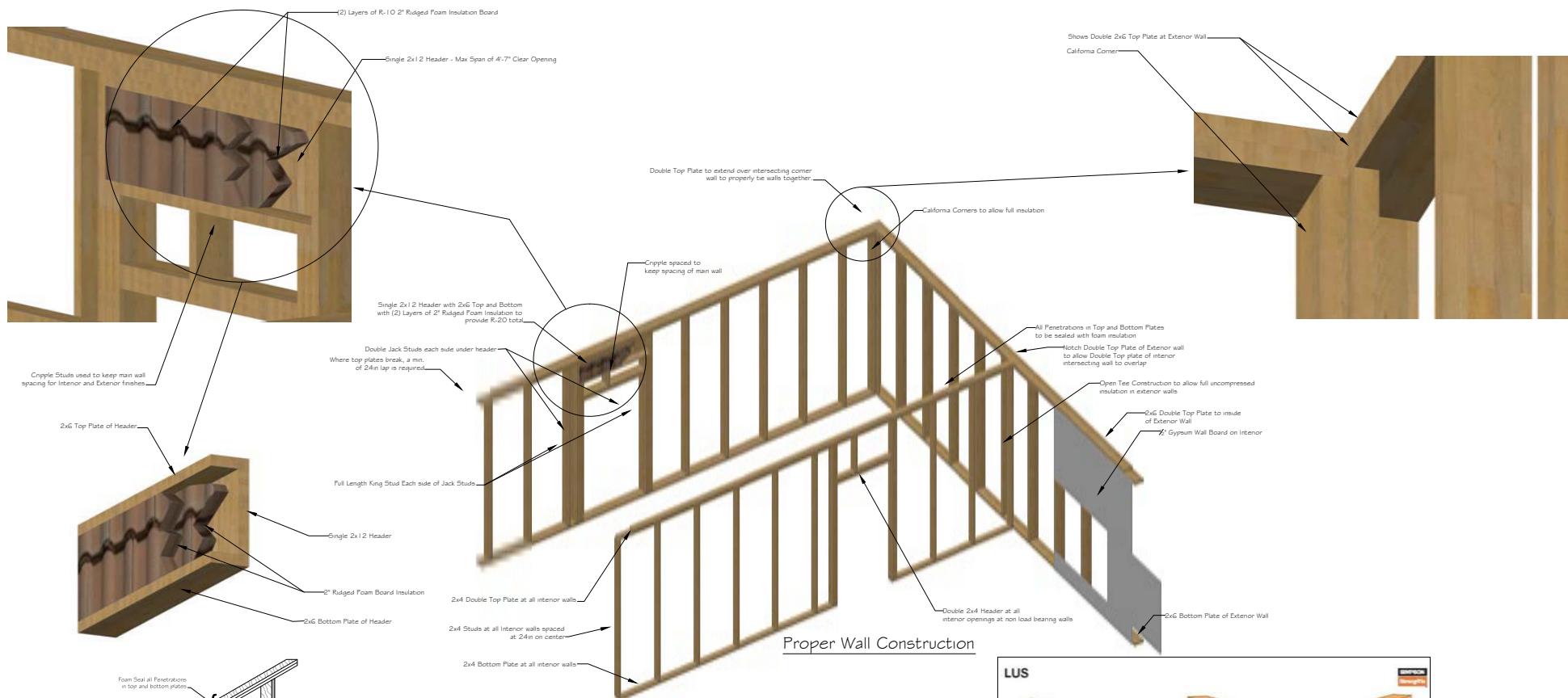
10-C-23-SU
8/23/2023

Project Name and Address	Project Number
Two Story Duplex 144 14-04	10-C-23-SU
Contractor	Drawing Date
Josh Warden Warden Design Services, LLC 200 19th Ave SW Oroville, WA 97147-5009	September 23, 2023
Drawn By	Checked By
KACD GDS	AR.001

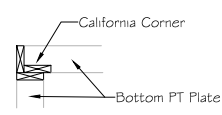
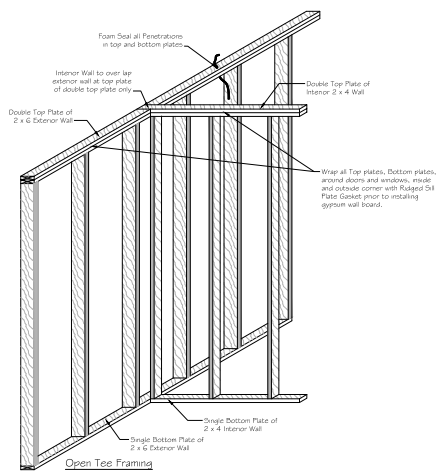


10-C-23-SU
8/23/2023

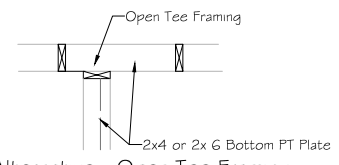
Project Name and Address	Project Number
Two Bury Duplex 144 N 4th	10-C-23-SU
Contractor	Drawing Date
Josh Warden Bridges Property, LLC Cell: (985) 491-1111 Office: (985) 491-5809	September 23, 2023
Drawn By: AGD/SPS	Scale
	As Shown/As Noted
	Site Drawing Layer
	Sheet Number
	AR.002



Proper Wall Construction



Detail
Scale: 1" = 1'-0"



Alternative - Open Tee Framing

LUS

16d for single 2x, 16d para un solo 2x (Ø 142" x 3")
18d for all others, 18d para los demás (Ø 162" x 37/8)

Simpson Joist Hanger Requirements

10-C-23-SU
8/23/2023

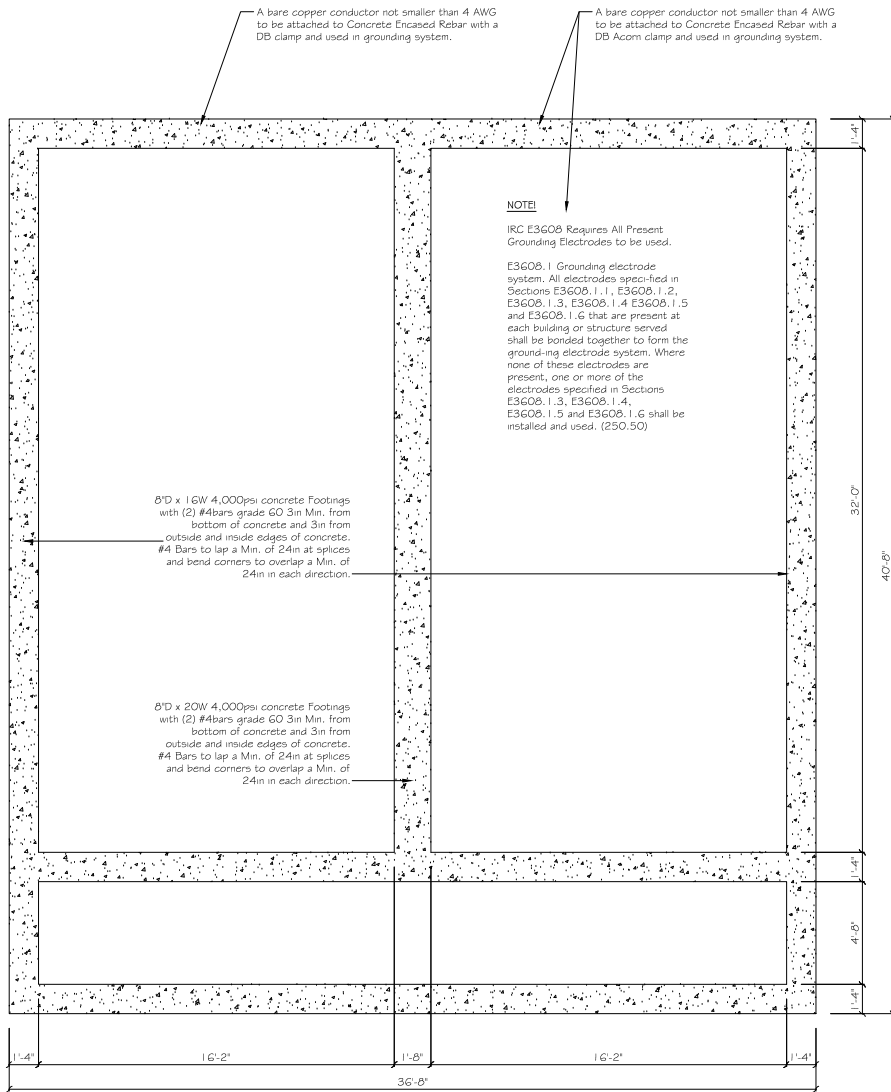
Project Name and Address	Project Number
Two Story Duplex 144 S 4th	23010
Drawing Date	Issued Date
September 23, 2022	September 23, 2022
Client	Sheet Number
DKL Drawing Company	DT.001
Contractor	Drawn By
John Warden Warden Home Properties, LLC Cell: (906) 446-6544 Office: (906) 474-6600	AGD DPS



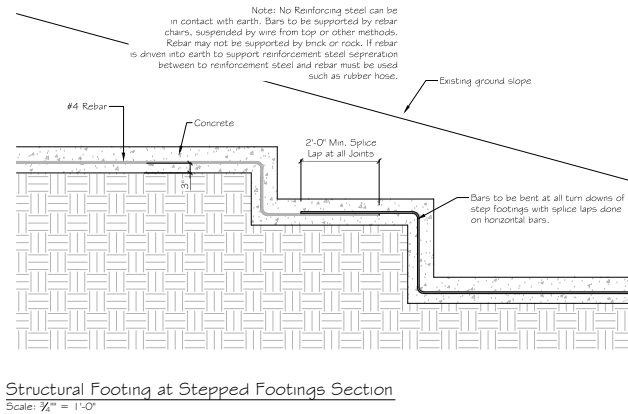
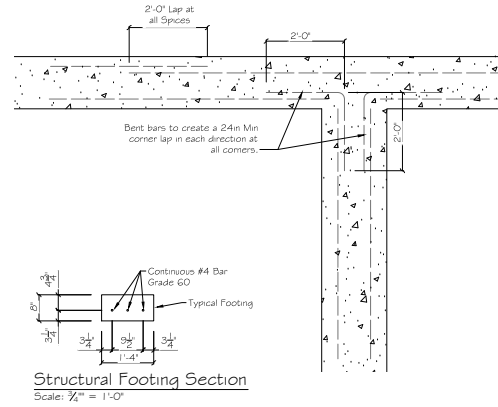
Exterior Finish Details
 Scale: NTS

10-C-23-SU
 8/23/2023

Project Name and Address	Project Number
Two Story Duplex 144 N 4th	DT.003
Drawing Date	Drawing Date
September 23, 2023	September 23, 2023
Client	Client
Big Dreaming Capital	Big Dreaming Capital
Contractor	Sheet Number
Josh Warden Warden Family Properties, LLC Cell: (985) 444-7544 Office: (985) 471-5839	DT.003
Drawn By: AGDF DPS	

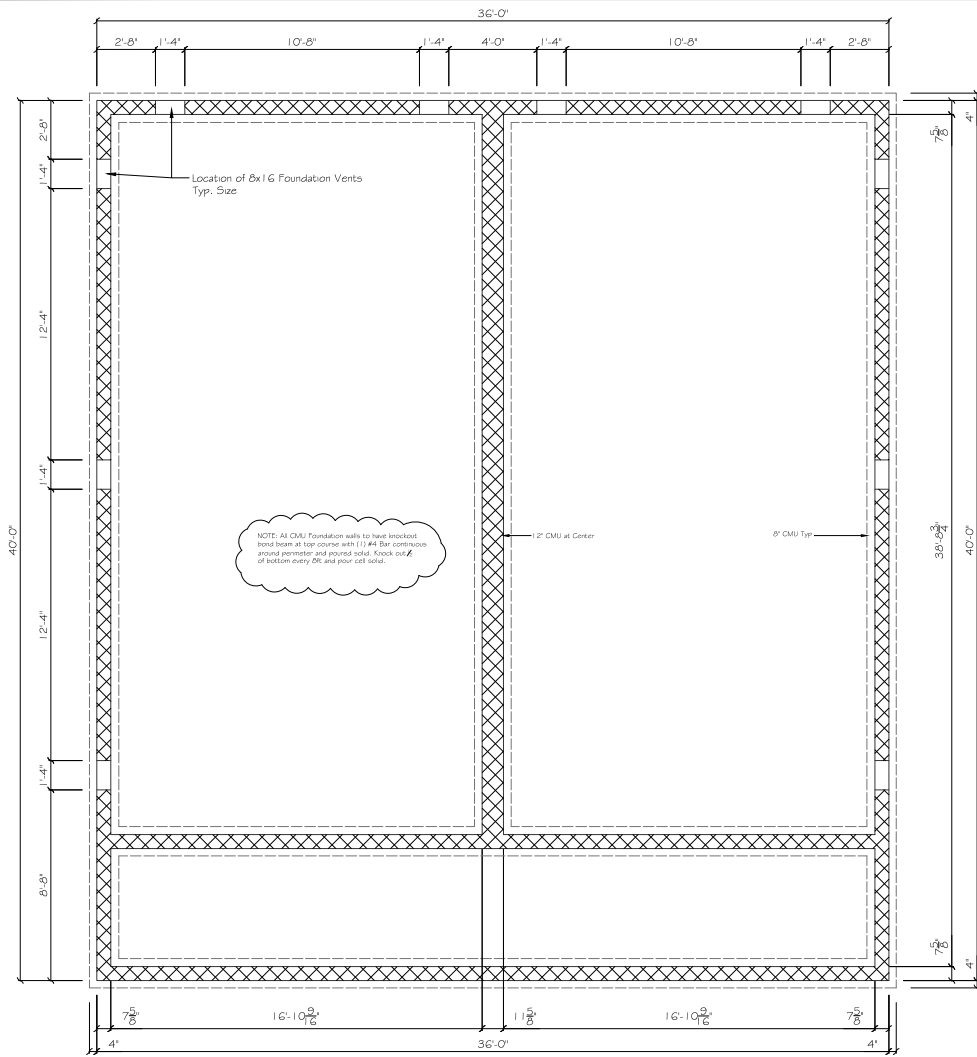


Structural Footing Plan
Scale: 3/8" = 1'-0"

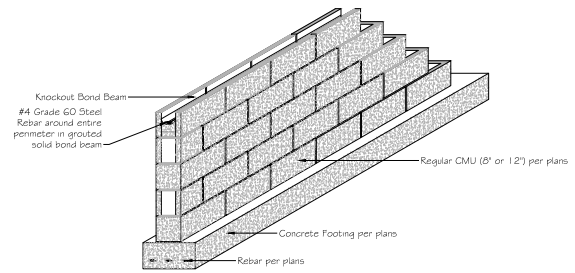


10-C-23-SU
8/23/2023

Project Name and Address Two Rivers duplex 144 S 4th	Project Number 2300000
Contractor Aust Menden Shedden Hardy Properties, LLC 200 20th Ave SW Oroville, WA 97147-5009	Drawing Date September 23, 2022
Drawn By AGD/SPS	Sheet Number SP-001



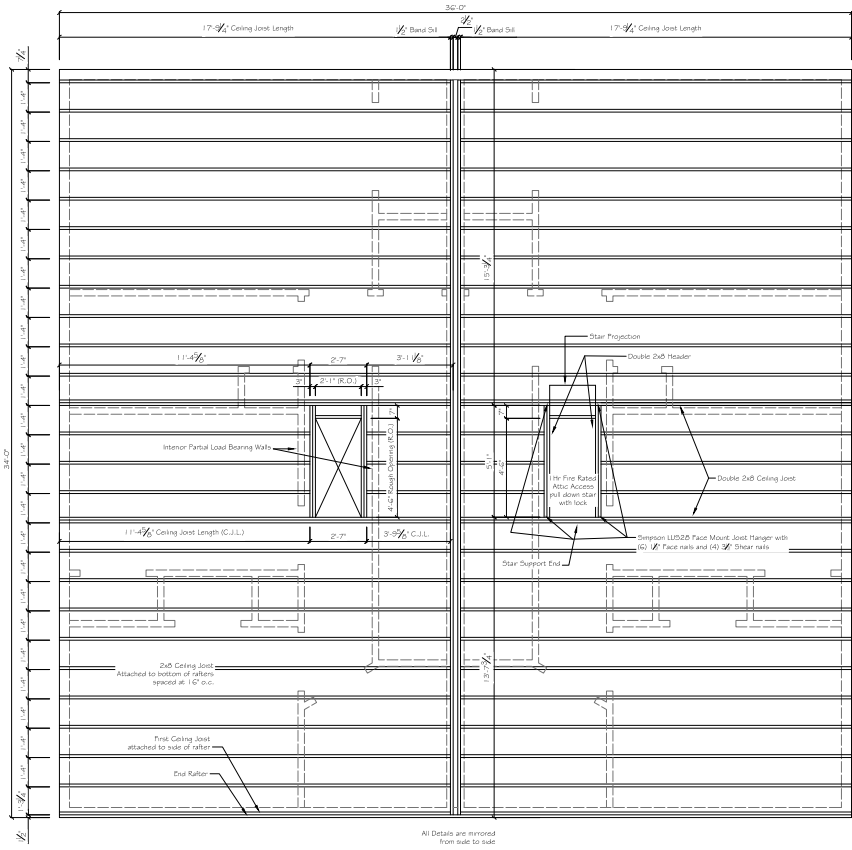
Structural Foundation Plan
Scale: $\frac{1}{8}" = 1'-0"$



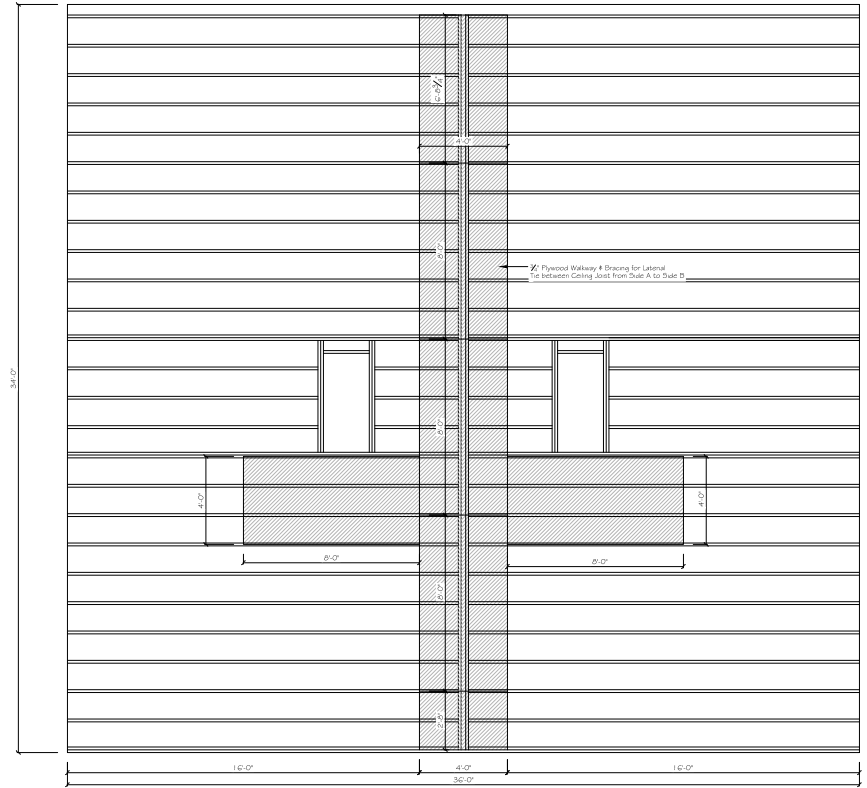
Structural Foundation Wall Detail
Scale: $\frac{1}{8}" = 1'-0"$

10-C-23-SU
8/23/2023

Project Name and Address	Project Number
Two Rivers duplex 144 N 14th	10-C-23-SU
Drawing Date	Drawing Date
September 23, 2023	September 23, 2023
Client	Client
Two Rivers duplex	Two Rivers duplex
Contractor	Sheet Number
Jack Braden Bradley Home Properties, LLC Cell: (985) 448-7544 Office: (985) 475-5809	SP-002
Drawn By: AGDF GDS	



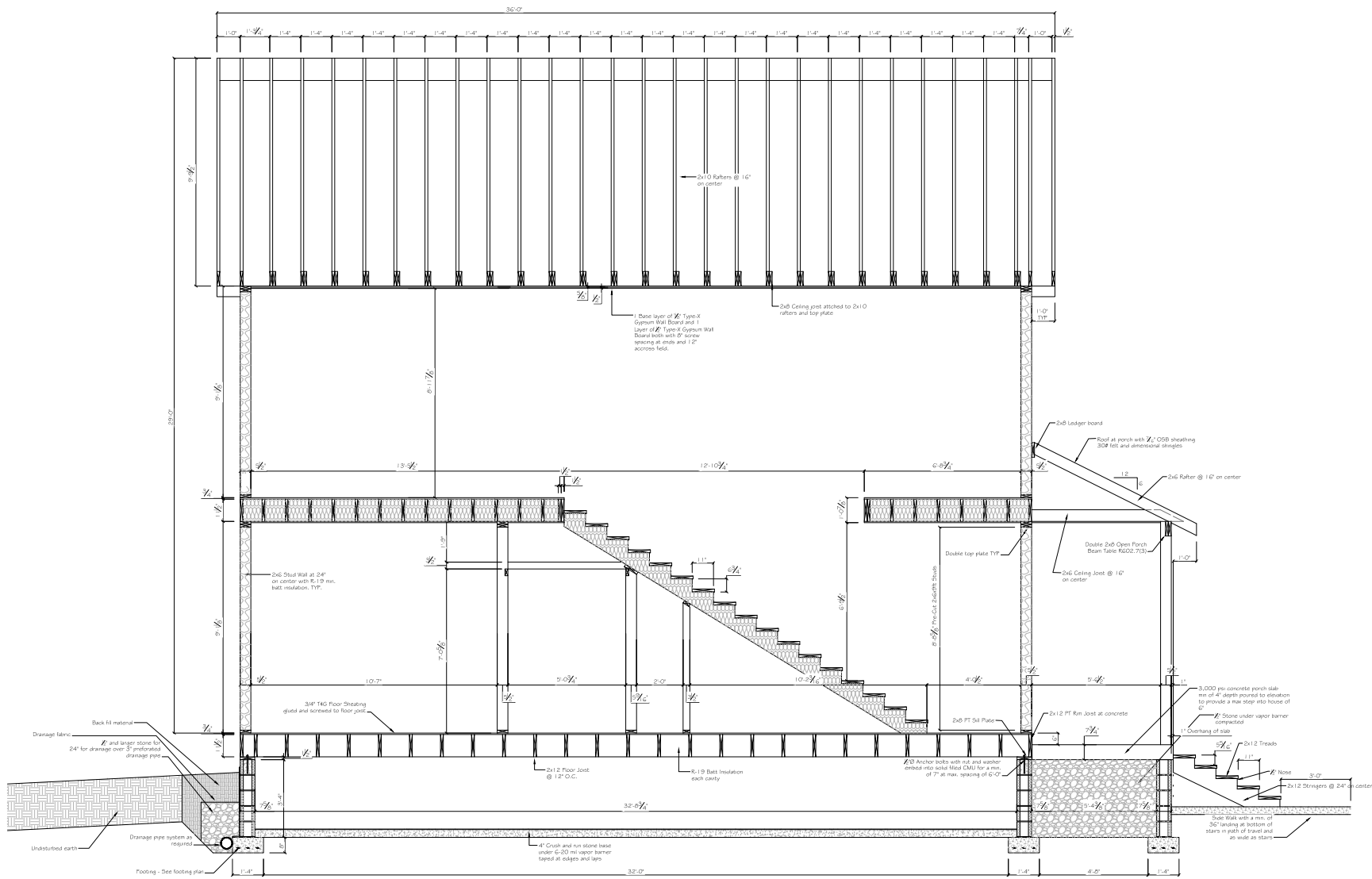
Ceiling Joist Framing Plan
Scale: $\frac{1}{8}'' = 1'-0''$



Attic Framing Plan
Scale: $\frac{1}{8}'' = 1'-0''$

10-C-23-SU
8/23/2023

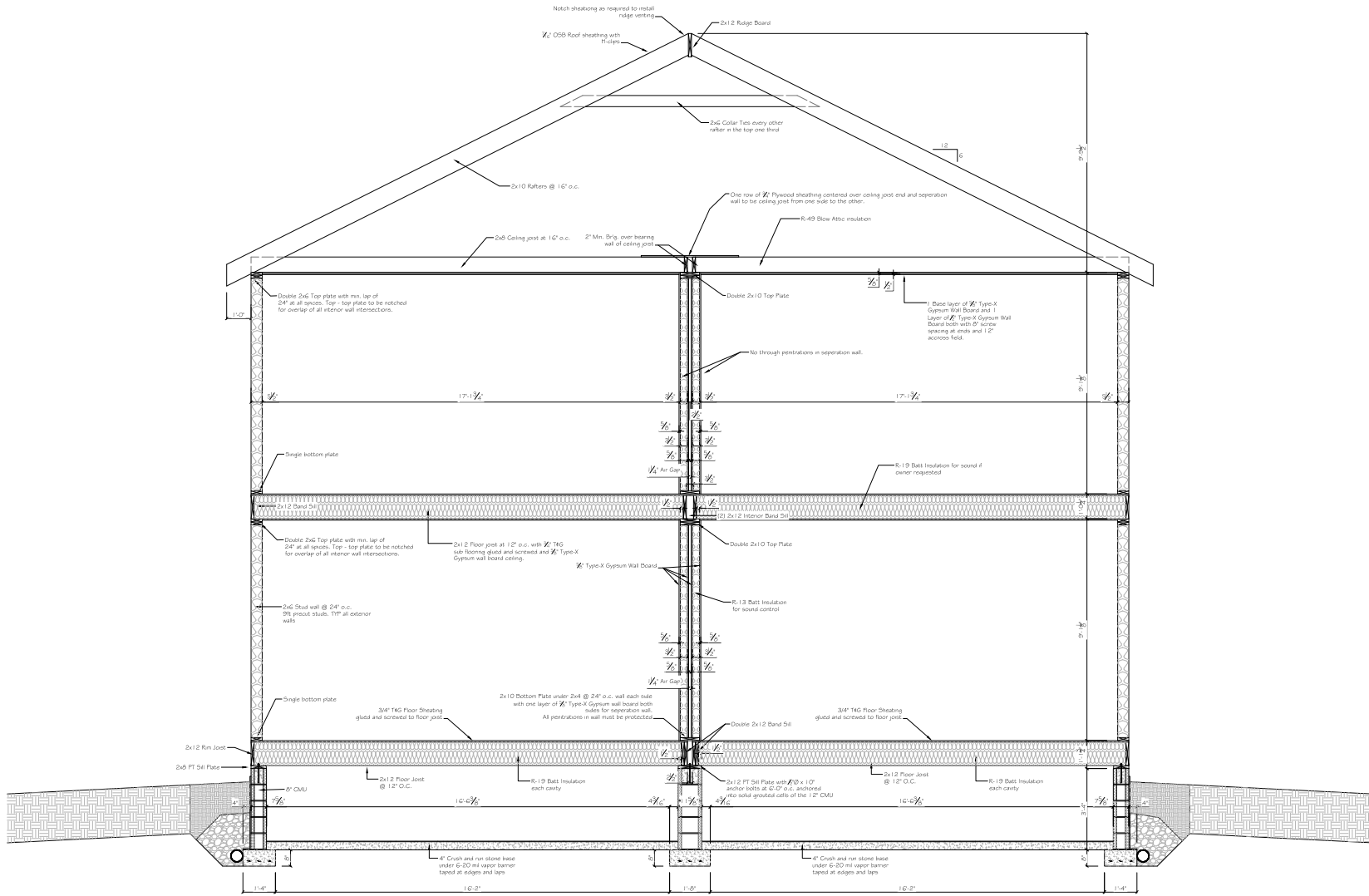
Project Name and Address	Project Number
Two Rivers Dapine 1441 W. 4th	10-C-23-SU
Drawing Date	Sheet Number
September 23, 2023	SP-004
Contractor	Drawn By
Josh Warden Warden Home Properties, LLC 301 38th Ave SW Oroville, WA 97147-5009	AGCP GPS



Building Section Front to Back
Scale: 1/4" = 1'-0"

10-C-23-SU
8/23/2023

Project Name and Address	Project Number
Two Rivers Square 144 N. 4th	10-C-23-SU
Drawing Date	Sheet Number
September 21, 2023	SE-001
Drawn	Checked
Rev. Drawing Layer	
Contractor	Sheet Number
John Warden Warden Architects, LLC 100 N. 4th St. Ste. 200 Orem, UT 84401	
Drawn by: AGD/SPS	



Building Section Left to Right
 Scale: 1/8" = 1'-0"

10-C-23-SU
 8/23/2023

Project Name and Address	Project Number
Yee Veterinary Practice 1441 S. 14th St.	10-C-23-SU
Drawing Date	Issue Date
September 23, 2023	September 23, 2023
Drawn By	Checked By
Eric Cheung	Eric Cheung
Contractor	Sheet Number
Arch Studios Studio Architecture, LLC 1000 14th St. NW Atlanta, GA 30309	SE-002
Drawn By: AIGD 025	



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

Josh Braden

Applicant Name

Affiliation

8/22/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-C-23-SU

File Number(s)

CORRESPONDENCE

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

Josh Braden Braden Family Properties, LLC

Name / Company

303 Bob Smith Ln Knoxville TN 37924

Address

865-696-7343 / joshuabradens4@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Josh Braden Braden Family Properties, L

Owner Name (if different)

303 Bob Smith Ln Knoxville TN 37924

Owner Address

865-696-7343 / joshuabradens4

Owner Phone / Email

3317 JOHNSTON ST / 3319 JOHNSTON ST

Property Address

81 H C 043

Parcel ID

Part of Parcel (Y/N)?

11150 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Johnston St, North Side of Dinwiddie Ave.

General Location

City

Council District 5

RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Central City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) two-family dwelling	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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 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	Josh Braden Please Print	8/22/2023 Date
---------------------	------------------------------------	--------------------------

Phone / Email

Property Owner Signature	Josh Braden Braden Family Properties, LLC Please Print	8/22/2023 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

Josh Braden

Managing Member

Applicant Name

Affiliation

08/21/23

10/5/2023

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

Josh Braden

Braden Family Properties, LLC.

Name

Company

303 Bob Smith Lane

Knoxville

TN

37924

Address

City

State

ZIP

865.696.7343

joshuabradens4@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3317 & 3319 Johnston Street, Knoxville, TN 37921

081HC043

Property Address

Parcel ID

KUB

KUB

No

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

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

* Home Occupation (specify) _____

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

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

Josh Braden

08/21/2023

Please Print

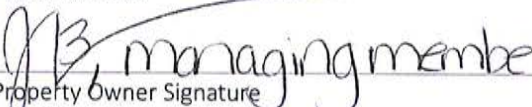
Date

865.696.7343

joshuabradens4@gmail.com

Phone Number

Email

 managing member
Property Owner Signature

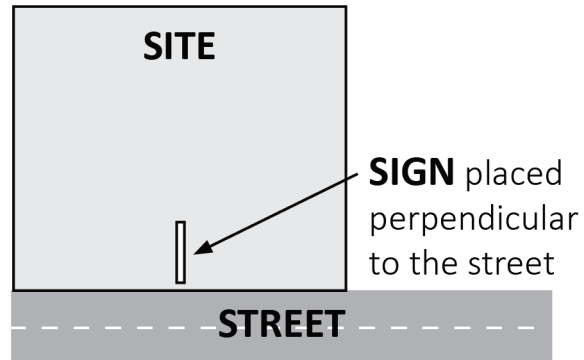
Josh Braden

08/21/2023

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:

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

Applicant Name: Joshua Braden

Date: 8/21/2023

File Number: 10-C-23-SU

- Sign posted by Staff
- Sign posted by Applicant