



SPECIAL USE REPORT

▶ **FILE #:** 11-A-24-SU

AGENDA ITEM #: 25

AGENDA DATE: 11/14/2024

▶ **APPLICANT:** DAMON A FALCONNIER (ARCHITECT)

OWNER(S): Sheila Proffitt

TAX ID NUMBER: 69 E B 03102

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 MINERAL SPRINGS AVE

▶ **LOCATION:** North side of Mineral Springs Ave, east of N Broadway

▶ **APPX. SIZE OF TRACT:** 1.37 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Mineral Springs Avenue, a local street with a 19-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

▶ **PROPOSED USE:** Two-family dwellings on property to be subdivided

HISTORY OF ZONING: Rezoned from RP-1 (Planned Residential) to O-1 (Office, Medical, Related Services) in 2006 (1-F-06-RZ) before being subdivided in 2008 . A request to rezone to O (Office) was denied in 2019 (12-C-19-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant Land - RN-1(C) (Single-Family Residential Neighborhood) with conditions, HP (Hillside Protection Overlay)

South: Single family residential, multifamily residential - RN-1 (C)(Single-Family Residential Neighborhood) with conditions, HP (Hillside Protection Overlay), O (Office)

East: Single family residential - RN-1(C) (Single-Family Residential Neighborhood) with conditions, HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: Mineral Springs Avenue consists of mostly single-family homes, although there is a node of apartments and medical and office uses at the intersection of Mineral Springs Avenue and Whittle Springs Road.

STAFF RECOMMENDATION:

- ▶ **Postpone the application for 30 days to be heard at the December 12, 2024 Planning Commission meeting to allow time for revisions.**

ESTIMATED TRAFFIC IMPACT: 53 (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: Spring Hill Elementary, Whittle Springs Middle, and Fulton 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.



Request to Postpone • Table • Withdraw

Damon A. Falconnier

11/06/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

Scheduled Meeting Date

11-A-24-SU

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the December 2025 12, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Damon A. Falconnier, NCARB

Applicant Signature

Please Print

865-584-7868

faldesco@gmail.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

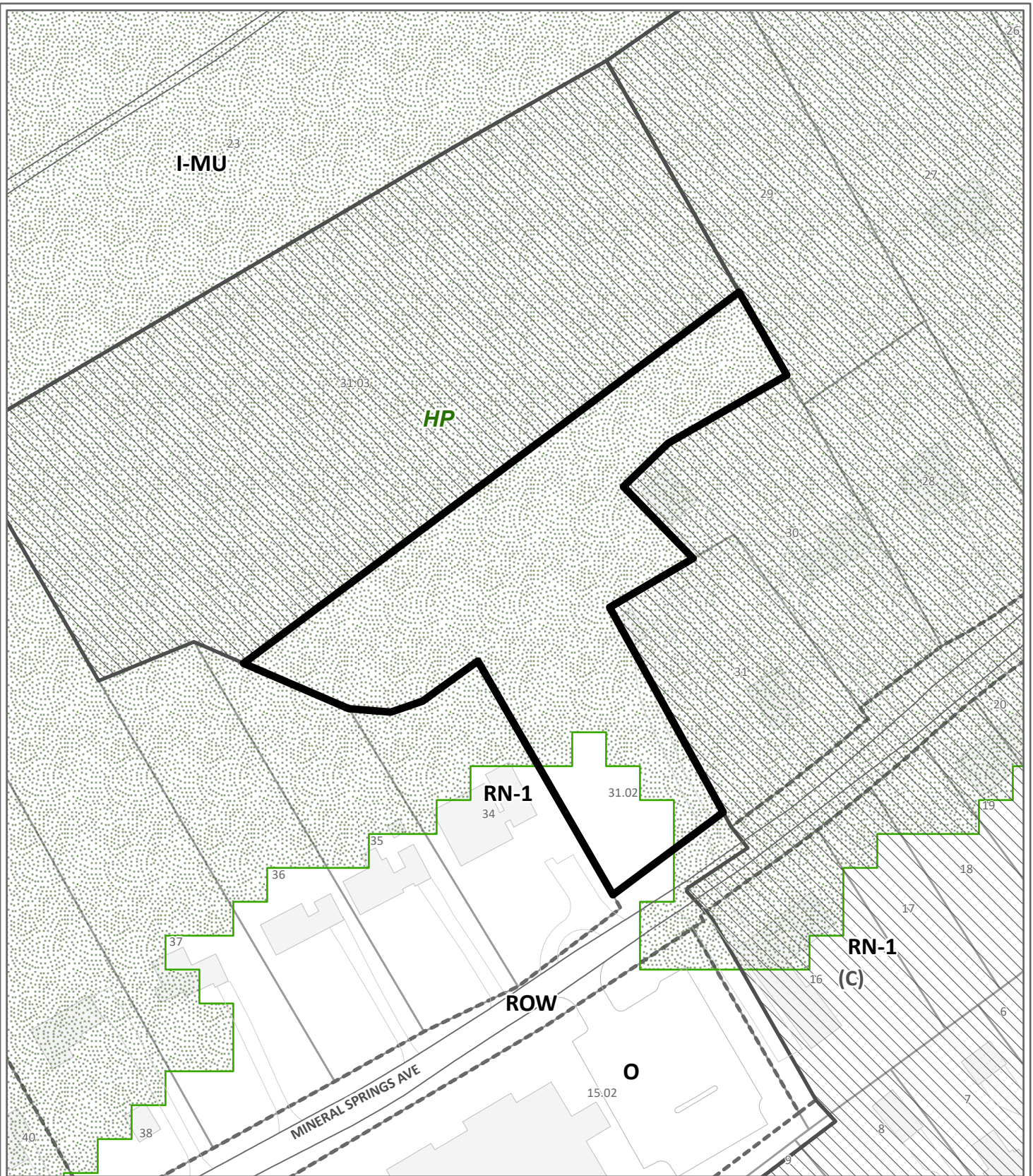
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

11-A-24-SU

Petitioner: Damon A Falconnier



Two-family dwellings in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 10/9/2024

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

Map No: 69
Jurisdiction: City

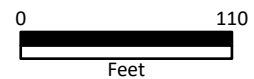
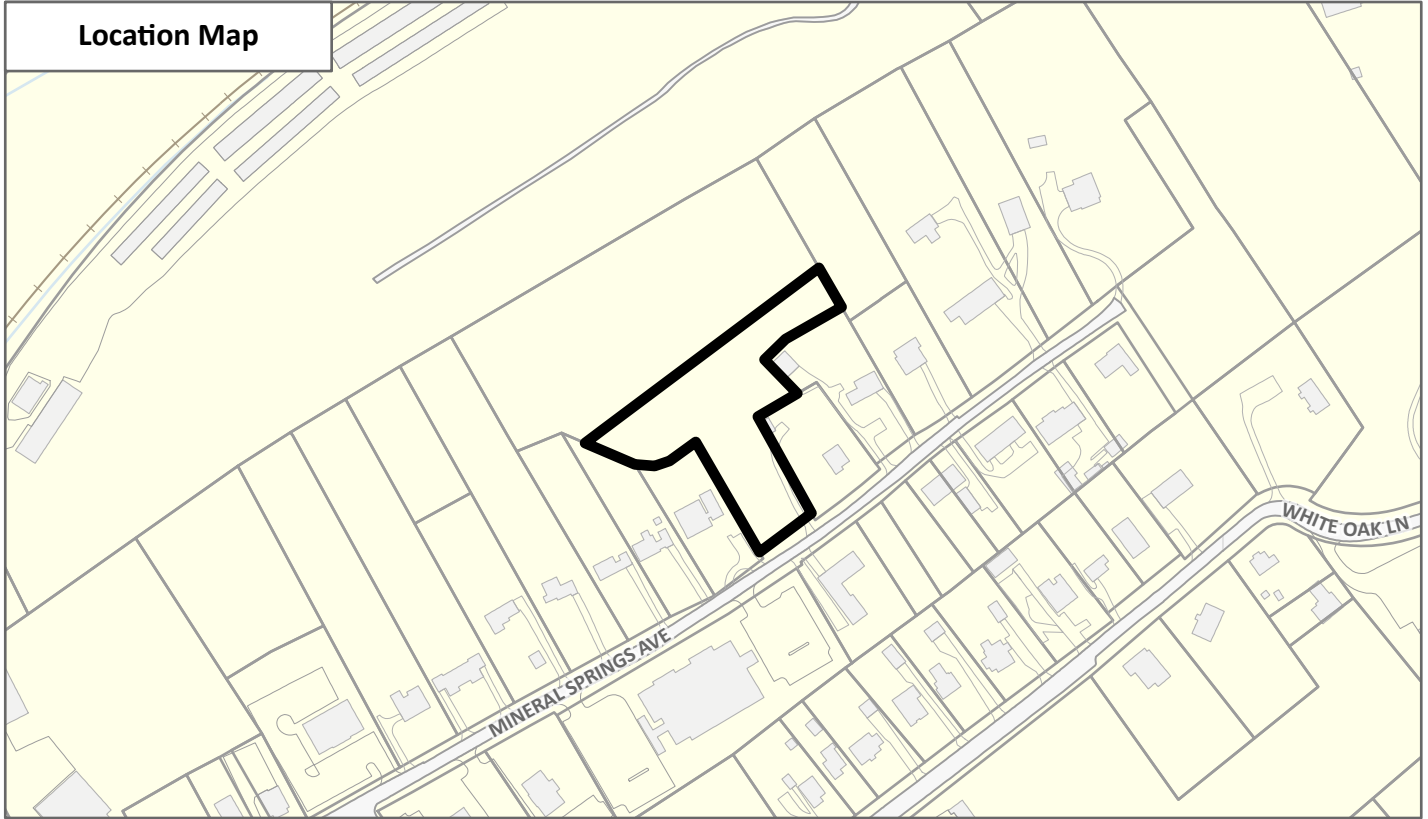


Exhibit A. Contextual Images

Location Map



Aerial Map

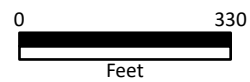


CONTEXTUAL MAPS 1

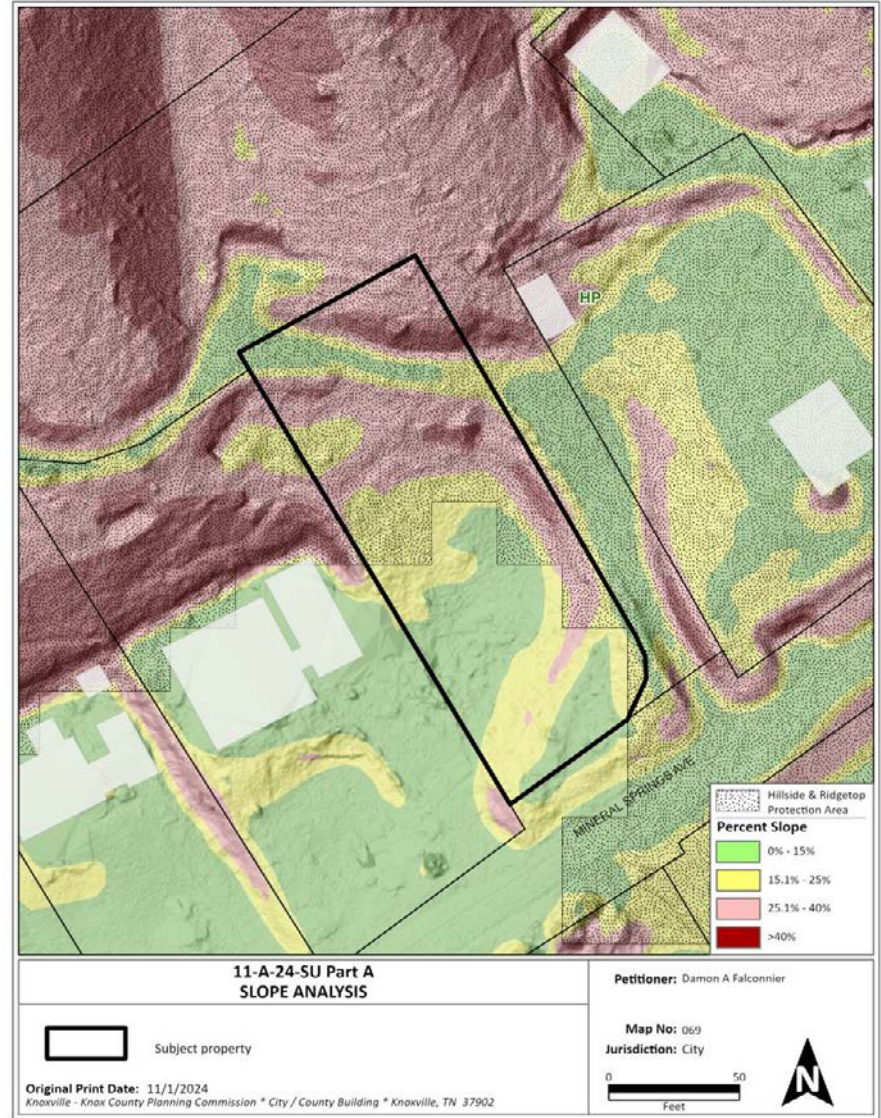
11-A-24-SU



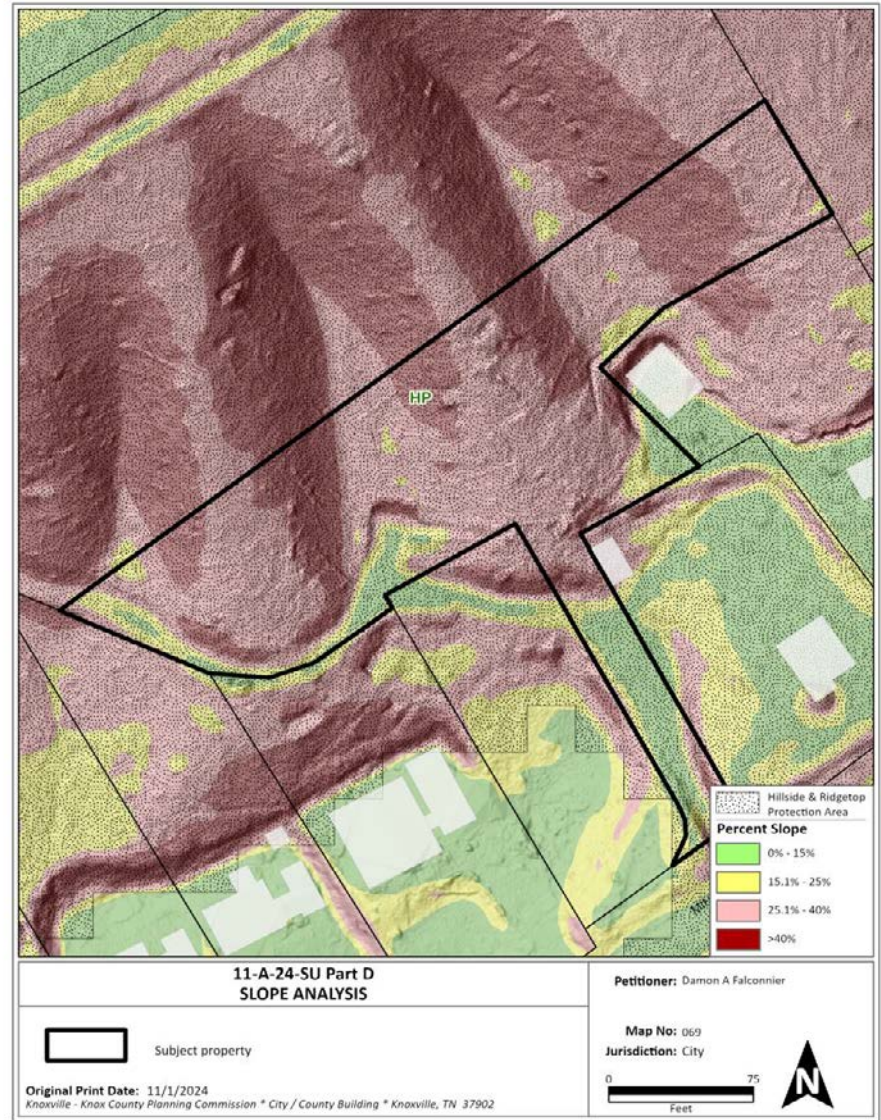
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	15,272.3	0.351			
Non-Hillside	6,119.8	0.140	N/A		
0-15% Slope	1,326.9	0.030	100%	1,326.9	0.030
15-25% Slope	2,621.5	0.060	50%	1,310.8	0.030
25-40% Slope	4,292.7	0.099	20%	858.5	0.020
Greater than 40% Slope	911.4	0.021	10%	91.1	0.002
Ridgetops					
Hillside Protection (HP) Area	9,152.5	0.210	Recommended disturbance budget within HP Area	3,587.3	0.082
			Percent of HP Area	39.2%	



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	44,473.5	1.021			
Non-Hillside	0.0	0.000	N/A		
0-15% Slope	4,356.5	0.100	100%	4,356.5	0.100
15-25% Slope	3,075.8	0.071	50%	1,537.9	0.035
25-40% Slope	24,430.7	0.561	20%	4,886.1	0.112
Greater than 40% Slope	12,610.5	0.289	10%	1,261.0	0.029
Ridgetops					
Hillside Protection (HP) Area	44,473.5	1.021	Recommended disturbance budget within HP Area	12,041.6	0.276
			Percent of HP Area	27.1%	



LINE LEGEND:

- EXISTING ROAD LINE
- EXISTING ADJACENT PROPERTY LINES
- EXISTING EASEMENT LINES
- SETBACK LINES
- PROPOSED NEW PROPERTY LINE FOR SUBDIVISION
- EXISTING PROPERTY LINE
- HILLSIDE PROTECTION BOUNDARY (TRACED FROM KGIS)
- APPROX. DISTURBANCE BOUNDARY
- PROPOSED NEW DUPLEX BUILDINGS
- PROPOSED NEW DRIVEWAYS

SITE INFORMATION:
 MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
 SITE ZONE: RN-1/HP
 PARCEL ID: 069EB03102
 BLOCK: 16/16990
 WARD: 33

AREA: 1.37 ACRES
 PROPOSED LOT 1: 15,040 S.F. 0.33 ACRE
 30% BUILDING AREA: 4,512 MAX > 2,436 S.F.
 PROPOSED LOT 2: 44,656 S.F. 1.04 ACRE
 30% BUILDING AREA: 13,397 MAX > 2,788 S.F.
 USABLE AREA FOR MINIMUM: 25,416 S.F.
 44,656 - 14,424 ACCESS - 4,816 VISUAL = 25,416

IMPERVIOUS AREA:
 PROPOSED LOT 1: 15,040 S.F. 0.33 ACRE
 40% ALLOWABLE: 6,016 S.F. MAX > 5,778 S.F.
 PROPOSED LOT 2: 44,656 S.F. 1.04 ACRE
 40% ALLOWABLE: 17,862 S.F. MAX > 8,629 S.F.

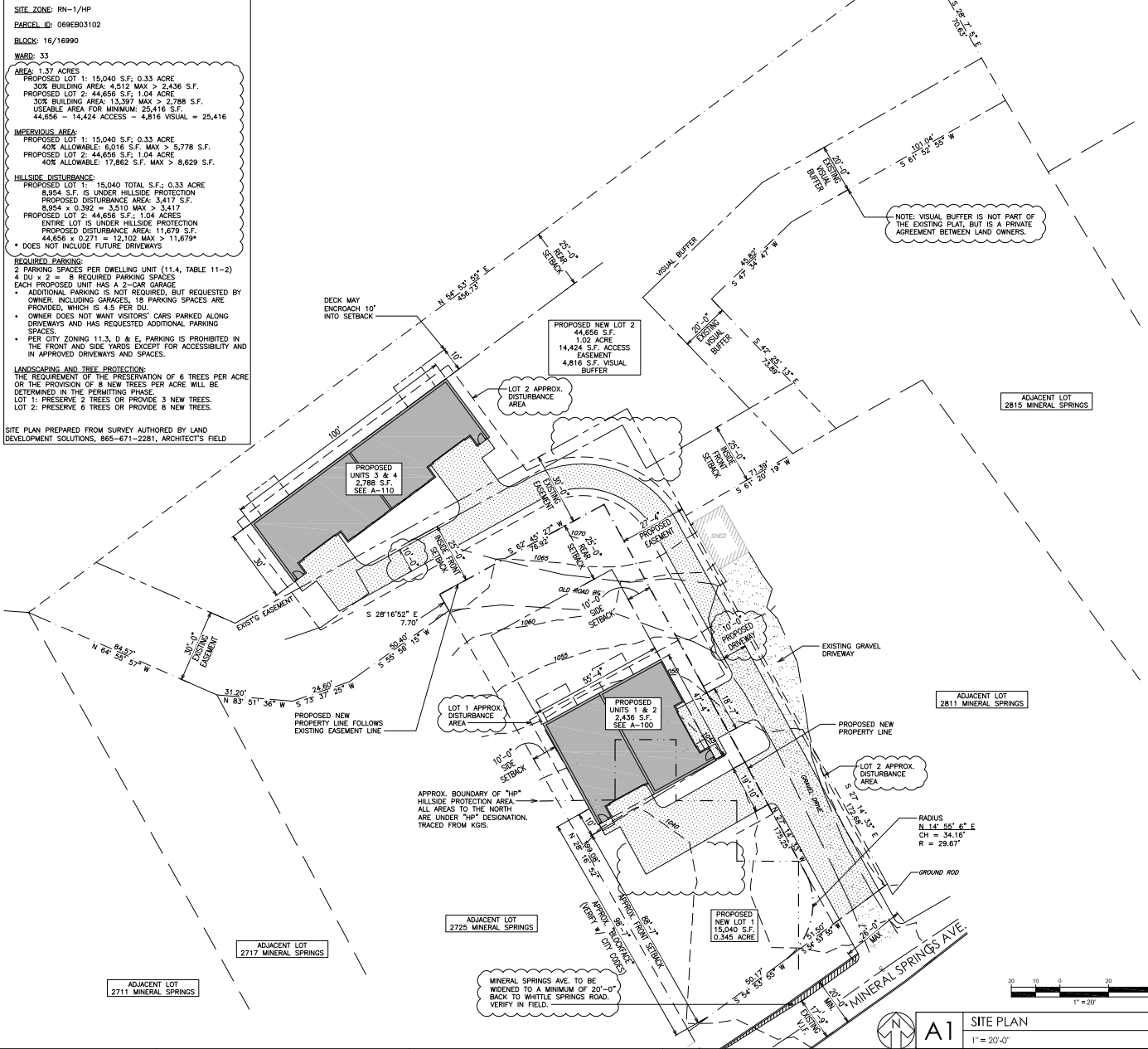
HILLSIDE DISTURBANCE:
 PROPOSED LOT 1: 15,040 TOTAL S.F., 0.33 ACRE
 8,954 S.F. IS UNDER HILLSIDE PROTECTION
 PROPOSED DISTURBANCE AREA: 3,417 S.F.
 8,954 x 0.392 = 3,510 MAX > 3,417
 PROPOSED LOT 2: 44,656 S.F., 1.04 ACRES
 ENTIRE LOT IS UNDER HILLSIDE PROTECTION
 PROPOSED DISTURBANCE AREA: 11,671 S.F.
 44,656 x 0.271 = 12,102 MAX > 11,671
 * DOES NOT INCLUDE FUTURE DRIVEWAYS

REQUIRED PARKING:
 2 PARKING SPACES PER DWELLING UNIT (11.4, TABLE 11-2)
 4 DU x 2 = 8 REQUIRED PARKING SPACES
 EACH PROPOSED UNIT HAS A 2-CAR GARAGE
 * ADDITIONAL PARKING IS NOT REQUIRED, BUT REQUESTED BY OWNER, INCLUDING GARAGES, 18 PARKING SPACES ARE PROVIDED, WHICH IS 4.5 PER DU.
 * OWNER DOES NOT WANT VISITORS' CARS PARKED ALONG DRIVEWAYS AND HAS REQUESTED ADDITIONAL PARKING SPACES.
 * PER CITY ZONING 11.3, D & E, PARKING IS PROHIBITED IN THE FRONT AND SIDE YARDS EXCEPT FOR ACCESSIBILITY AND IN APPROVED DRIVEWAYS AND SPACES.

LANDSCAPING AND TREE PROTECTION:
 THE REQUIREMENT OF THE PRESERVATION OF 6 TREES PER ACRE OR THE PROVISION OF 8 NEW TREES PER ACRE WILL BE DETERMINED IN THE PERMITTING PHASE.
 LOT 1: PRESERVE 2 TREES OR PROVIDE 3 NEW TREES.
 LOT 2: PRESERVE 6 TREES OR PROVIDE 8 NEW TREES.

SITE PLAN PREPARED FROM SURVEY AUTHORED BY LAND DEVELOPMENT SOLUTIONS, 865-671-2281, ARCHITECT'S FIELD

OBSERVATIONS: PLAT INSTRUMENT #20081190033086, AND PUBLICLY AVAILABLE KGIS DATA, THIS DRAWING IS NOT A SURVEY OR A PLAT.



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DUPLEXES PLANNING FILE # 11-A-24-2U

SHEILA PROFFIT CRUM
 MINERAL SPRINGS AVE.
 KNOXVILLE, TN 37917

SITE LAYOUT PLAN

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FILE:	2024-009

AC100

11-A-24-SU
 Rev 2 - 11.05.24

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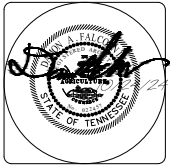
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1

A1 SITE PLAN
 1" = 20'-0"



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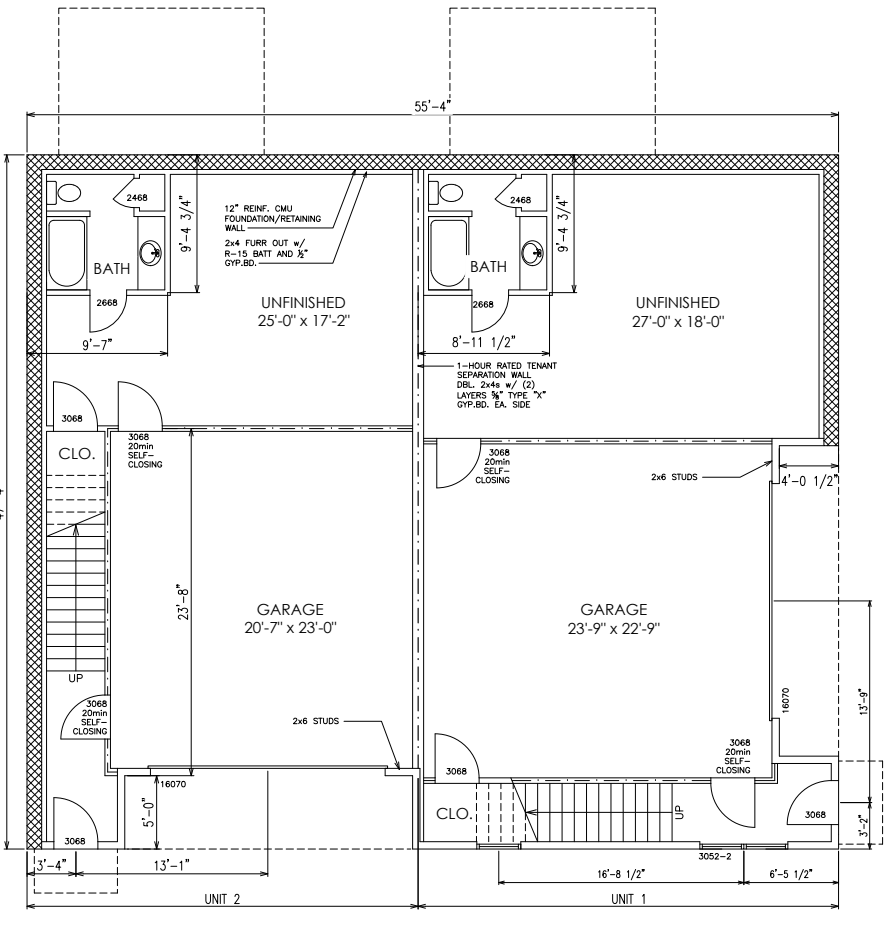
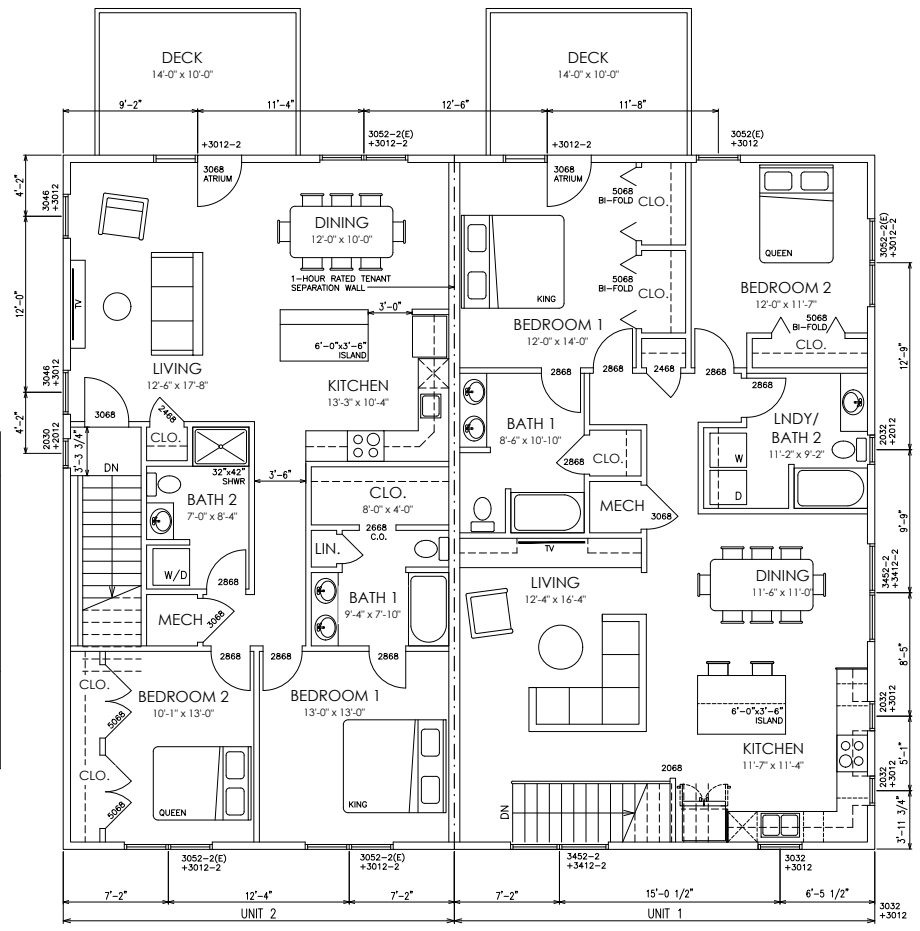
UNITS 1 & 2
FLOOR PLAN
SCHEMATIC

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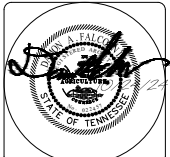
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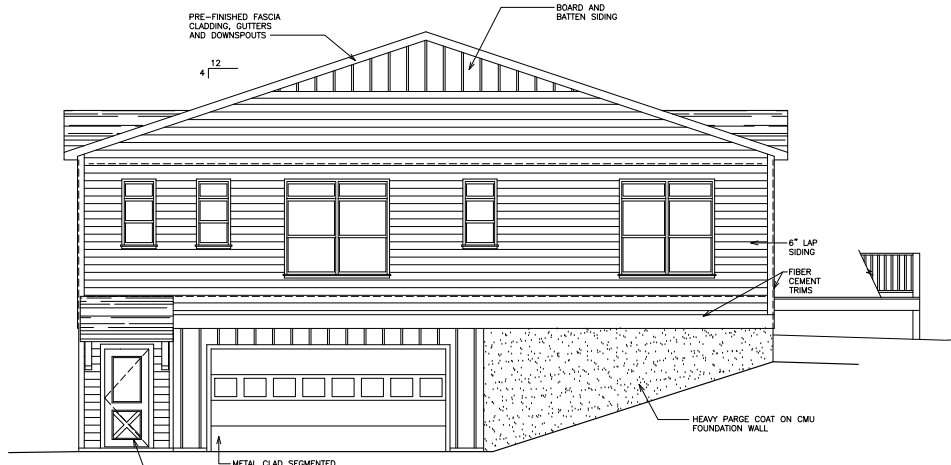
UNITS 1 & 2
ELEVATIONS
SCHEMATIC

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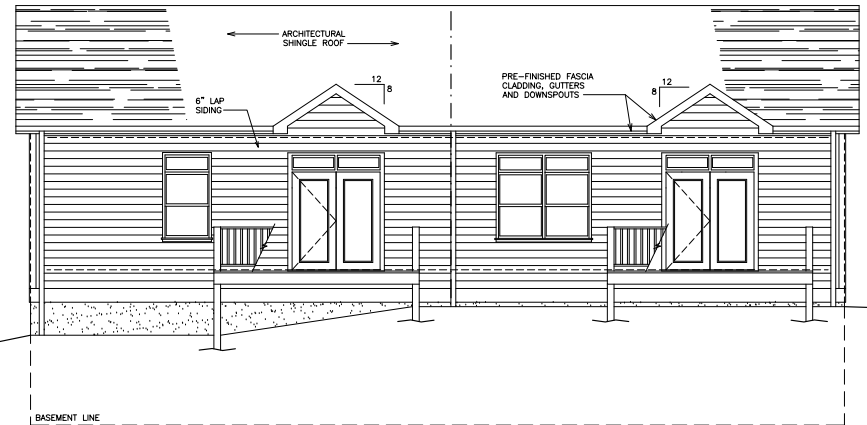
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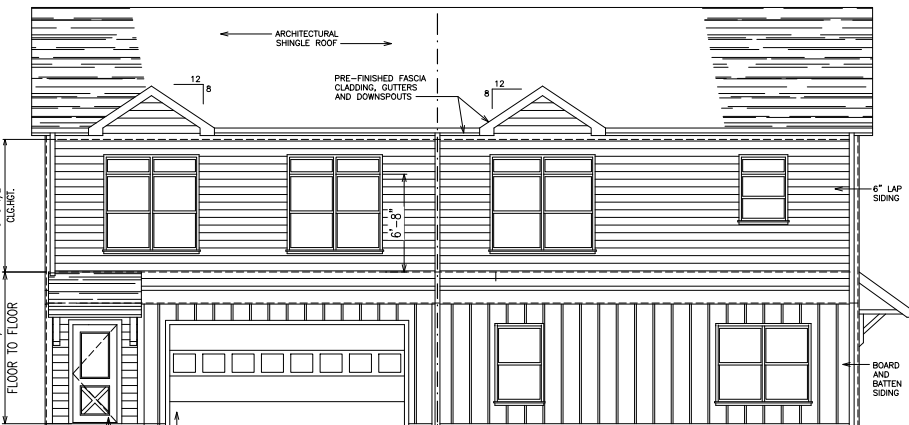
A-200



C1 RIGHT (EAST) ELEVATION
1/4" = 1'-0"



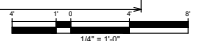
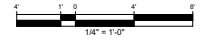
A4 REAR (NORTH) ELEVATION
1/4" = 1'-0"



A1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

FENESTRATION UNIT 1:
FACADE AREA: 532.7 S.F. x 0.15 = 79.91 REQ'D
4 x 16.06 S.F. (3052+3012) = 64.24 S.F.
8 x 1.875 S.F. (GARAGE DOOR) = 15 S.F.
1 x 6 S.F. (HALF GLASS DOOR) = 6 S.F.
TOTAL: 85.24 S.F. > 79.91 REQ'D

FENESTRATION UNIT 2:
FACADE AREA: 572 S.F. x 0.15 = 85.8 REQ'D
2 x 17.84 S.F. (3452+3012) = 35.88 S.F.
3 x 13.7 S.F. (3052) = 41.1 S.F.
1 x 10.36 S.F. (3022+3012) = 10.36 S.F.
TOTAL: 87.34 S.F. > 85.8 REQ'D



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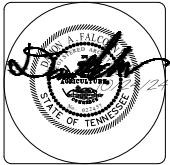
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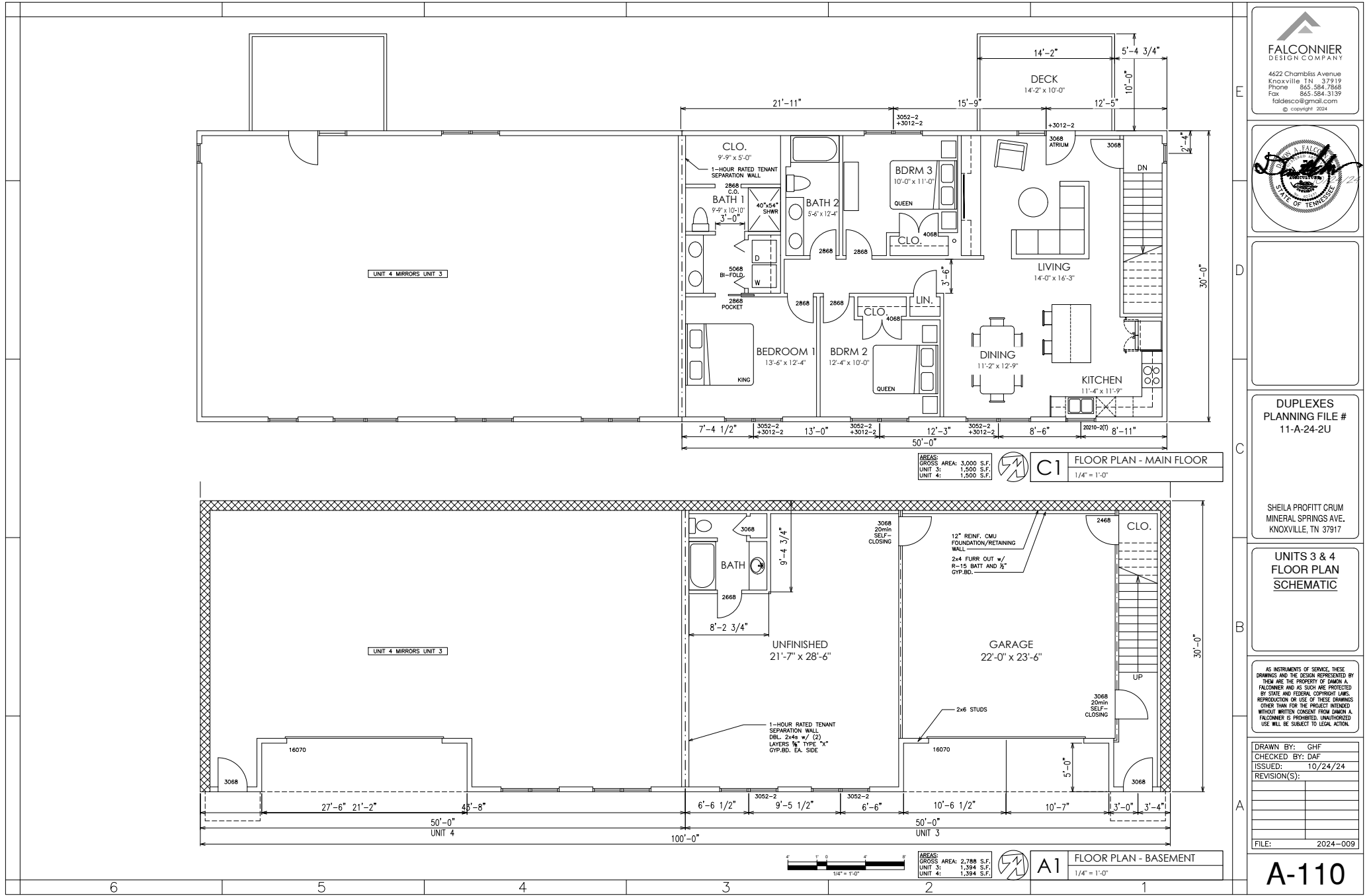
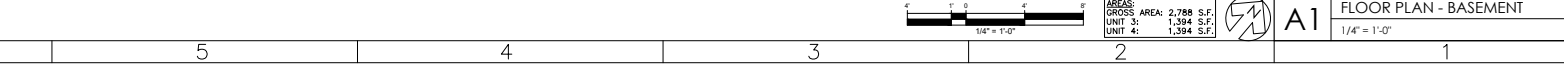
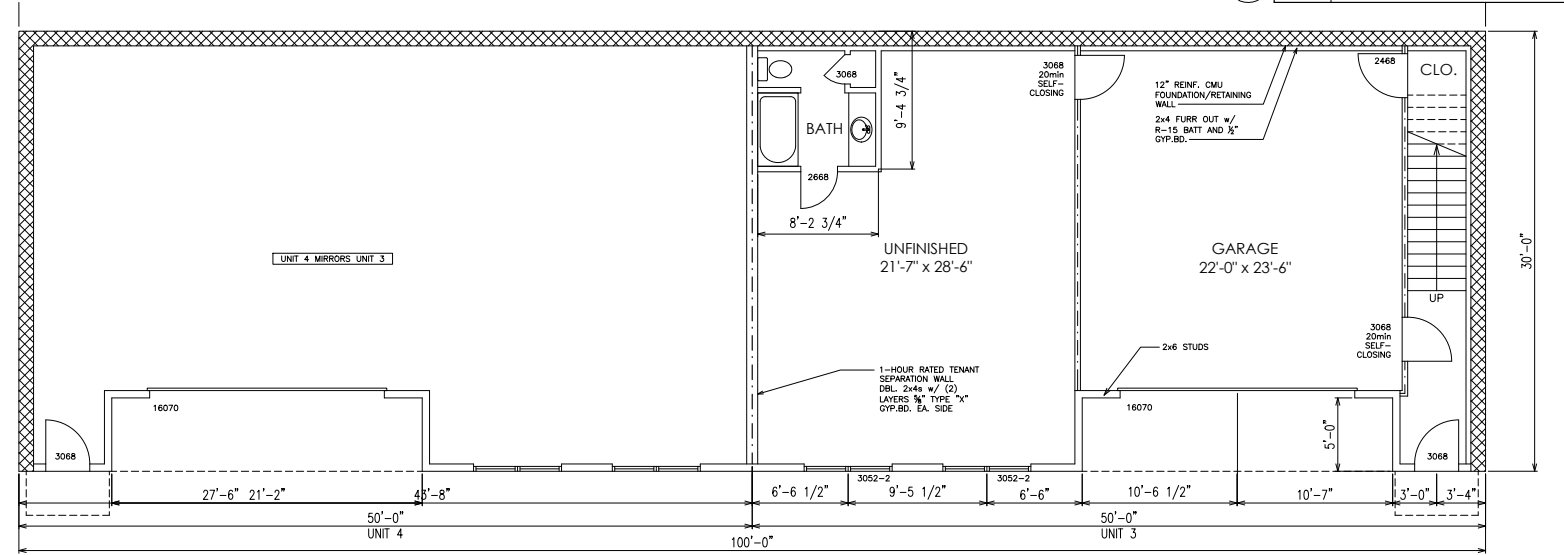
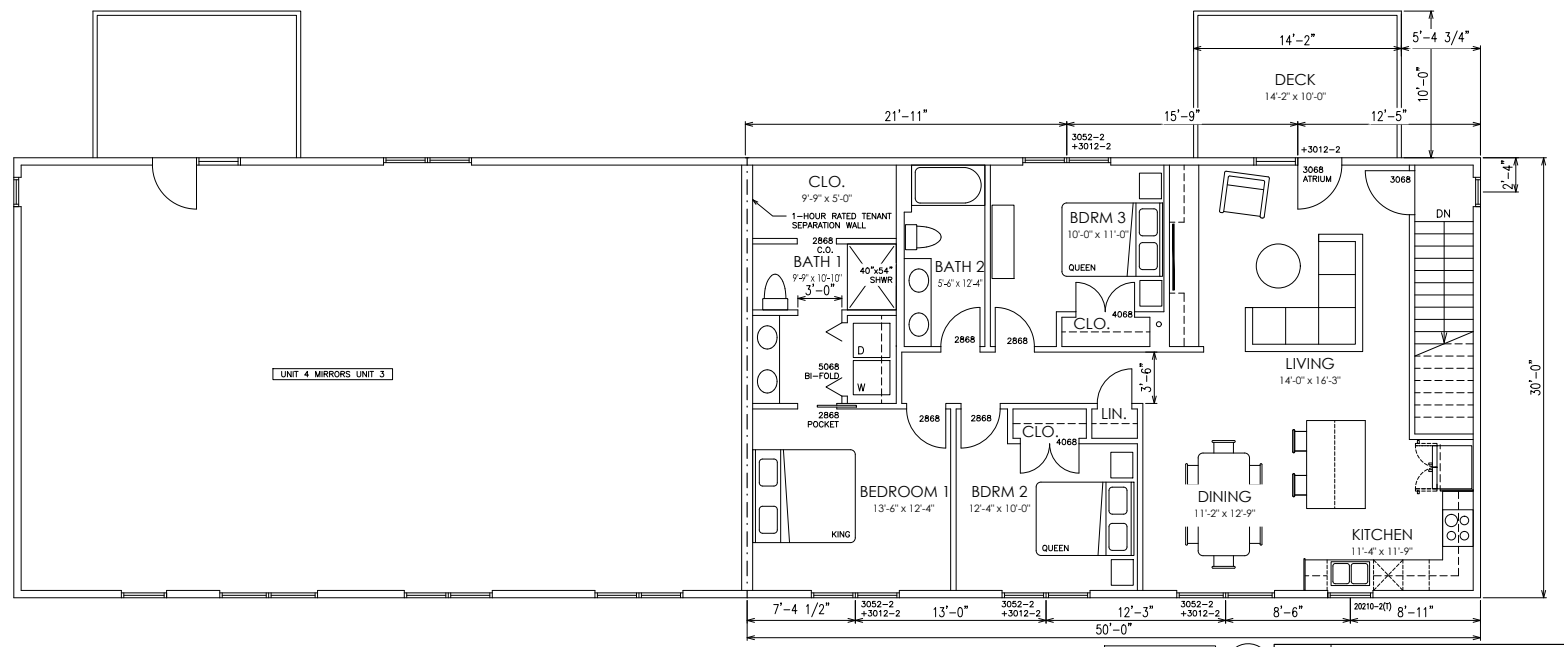
**UNITS 3 & 4
FLOOR PLAN
SCHEMATIC**

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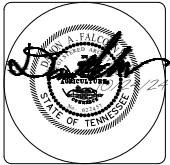
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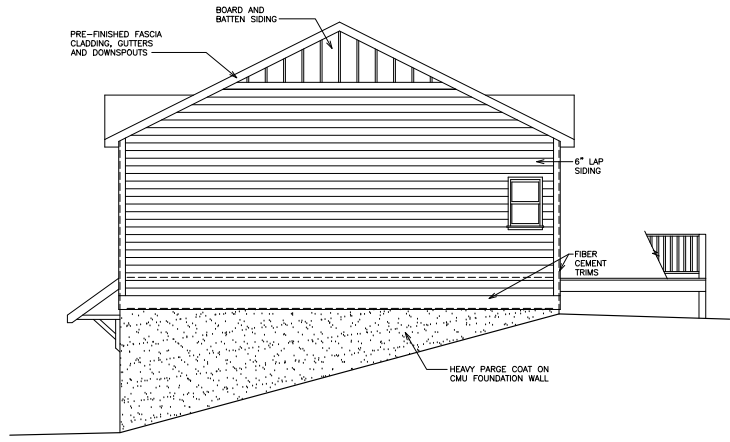
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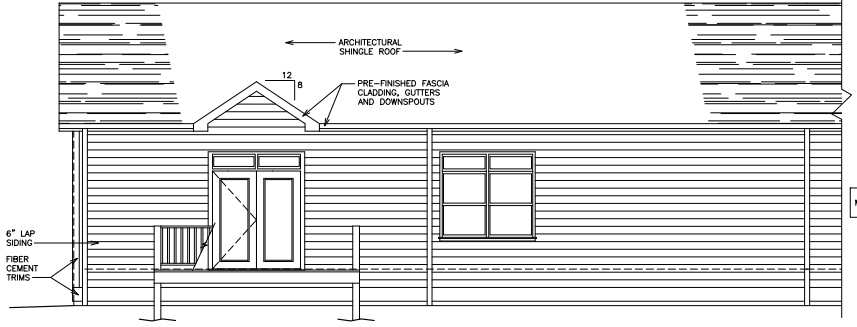
UNITS 3 & 4
ELEVATIONS
SCHEMATIC

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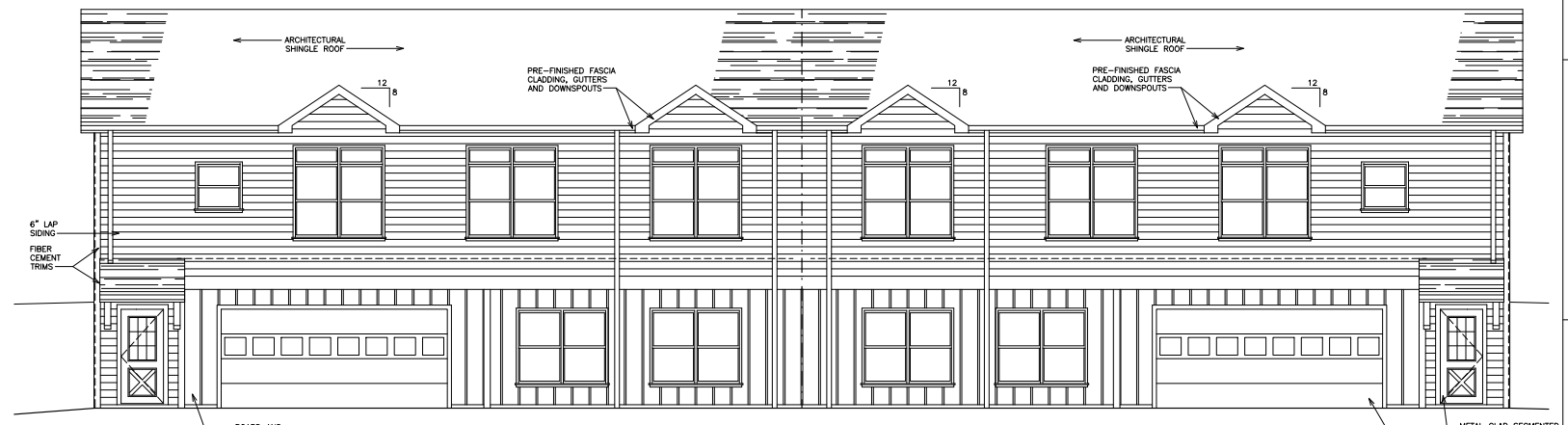
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REVISION(S):	
FILE:	2024-009



C4 ROIGHT (EAST) ELEVATION
1/4" = 1'-0"



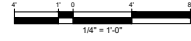
C1 REAR (NORTH) ELEVATION
1/4" = 1'-0"



A1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

FENESTRATION (PER UNIT):

FACADE AREA:	995 S.F. x 0.15 = 149.25 REQ'D
6 x 16.06 S.F. (3052x3012 WINDOW)	= 96.36 S.F.
4 x 13.70 S.F. (3052 WINDOW)	= 54.80
8 x 1.875 S.F. (GARAGE DOOR)	= 15 S.F.
1 x 8.0 S.F. (30210 WINDOW)	= 8.0 S.F.
1 x 6 S.F. (HALF GLASS DOOR)	= 6 S.F.
TOTAL:	180.16 S.F. > 149.25 REQ'D



6 5 4 3 2 1

A-210



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Damon A Falconnier

Applicant Name

Architect

Affiliation

9/20/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-A-24-SU

File Number(s)

CORRESPONDENCE

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

Damon Falconnier Falconnier Design Co.

Name / Company

4622 Chambliss Ave Knoxville TN 37919

Address

865-584-7868 / faldesco@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Sheila Proffitt

Owner Name (if different)

PO Box 12922 Knoxville TN 37912

Owner Address

865-599-4350

Owner Phone / Email

0 MINERAL SPRINGS AVE

Property Address

69 E B 03102

Parcel ID

Part of Parcel (Y/N)?

1.37 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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) **Two-family dwellings on property to be subdivided**

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 Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

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

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.

Damon A Falconnier

9/20/2024

Applicant Signature

Please Print

Date

Phone / Email

Sheila Proffitt

9/20/2024

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
 - PA
- Rezoning

Damon A Falconnier

Architect

Applicant Name

Affiliation

9/12/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

11-A-24-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

Damon A Falconnier

Falconnier Design Co

Name

Company

4622 Chambliss Ave

Knoxville

TN

37919

Address

City

State

ZIP

865-584-7868

faldesco@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Sheila Proffitt

PO Box 12922 Knoxville, TN 37912

865-599-4350

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Mineral Springs Ave

069EB03102

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

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Proposed (2) New lots with with (1) duplex on each lot

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Two

Total Number of Lots Created

Related Rezoning File Number

Other (specify) _____

Attachments / Additional Requirements

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total \$500.00
0402		
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

Damon Falconnier Digitally signed by Damon Falconnier
Date: 2024.09.12 10:25:41 -04'00'

Damon A Falconnier

9/12/2024

Applicant Signature

Please Print

Date

865-584-7868

faldesco@gmail.com

Phone Number

Email

Sheila Proffitt Crum Digitally signed by Sheila Proffitt Crum
Date: 2024.09.12 10:18:15 -04'00'

Sheila Proffitt Crum

09/20/2024, SG

Property Owner Signature

Please Print

Date Paid

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

Date to be Posted

11/15/2024

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
- No, but I plan to prior to the Planning Commission meeting

Damon Falconnier

Applicant Signature

Digitally signed by Damon Falconnier
Date: 2024.09.20 15:17:16 -04'00'

Damon A Falconnier

Applicant Name

9/20/2024

Date

11-A-24-SU
FILE NUMBER