



SPECIAL USE REPORT

▶ **FILE #:** 2-C-24-SU

AGENDA ITEM #: 17

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** SLENA CABLE

OWNER(S): Wendy Kennedy

TAX ID NUMBER: 106 B A 004

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1904 PINEY GROVE CHURCH RD

▶ **LOCATION:** Southeast side of Piney Grove Church Rd, northeast of Ferd Hickey Rd

▶ **APPX. SIZE OF TRACT:** 0.82 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Piney Grove Church Road, a major collector street with a 22-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:** AG (General Agricultural), HP (Hillside Protection Overlay)

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

▶ **PROPOSED USE:** Manufactured house - multi sectional

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - A (Agricultural), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land - A (Agricultural), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land- A (Agricultural), HP (Hillside Protection Overlay)

West: Multifamily - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This is a wooded, residential area with a mix of housing forms including single-family dwellings, townhouses and apartments.

STAFF RECOMMENDATION:

▶ **Withdraw the application at the recommendation of the City's Zoning Administrator.**

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

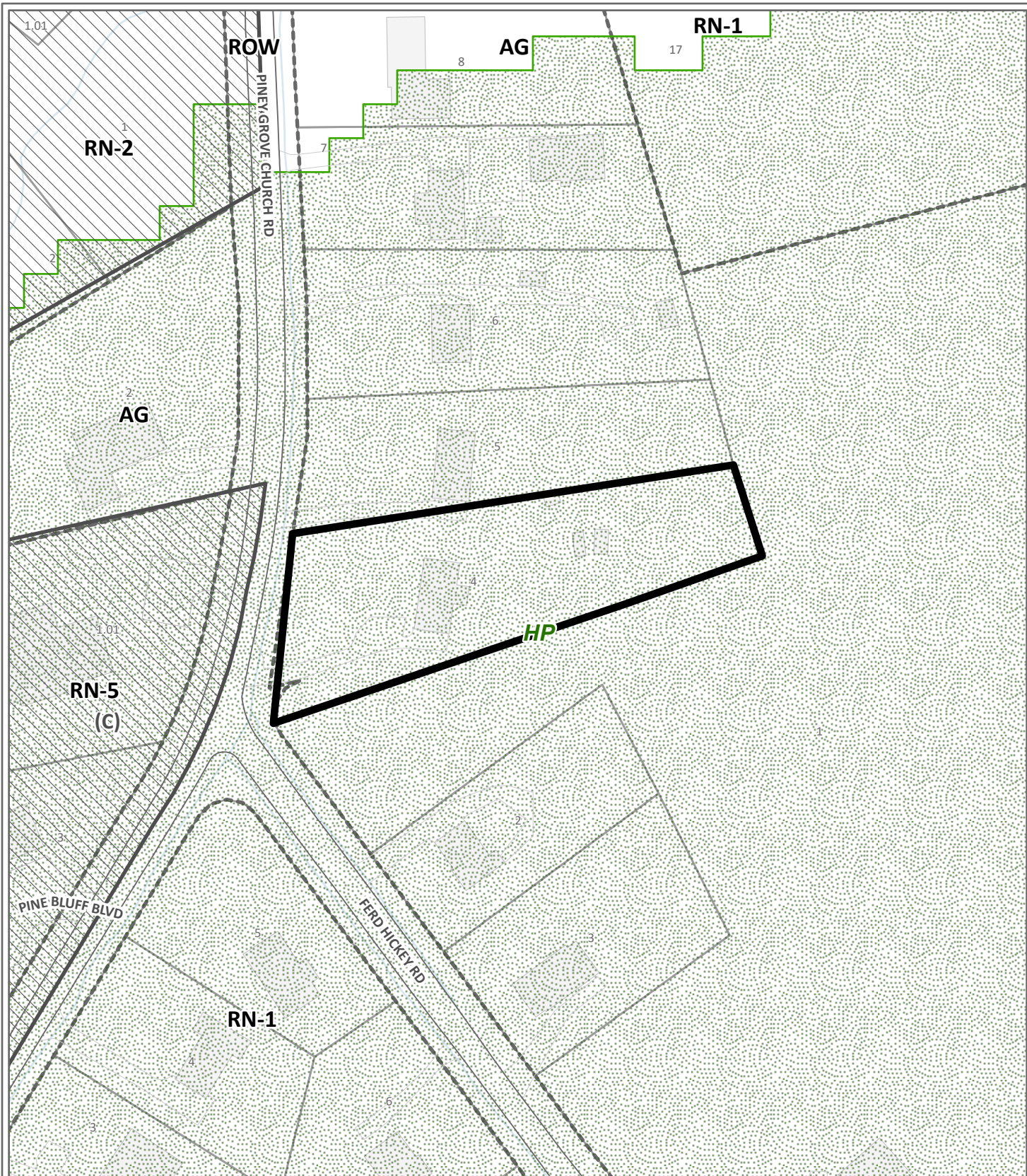
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: West Hills Elementary, Bearden Middle, and Bearden 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

2-C-24-SU

Petitioner: Slena Cable



Manufactured house - multi sectional in AG (General Agricultural), , HP (Hillside Protection Overlay)

Map No: 106
Jurisdiction: City

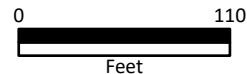
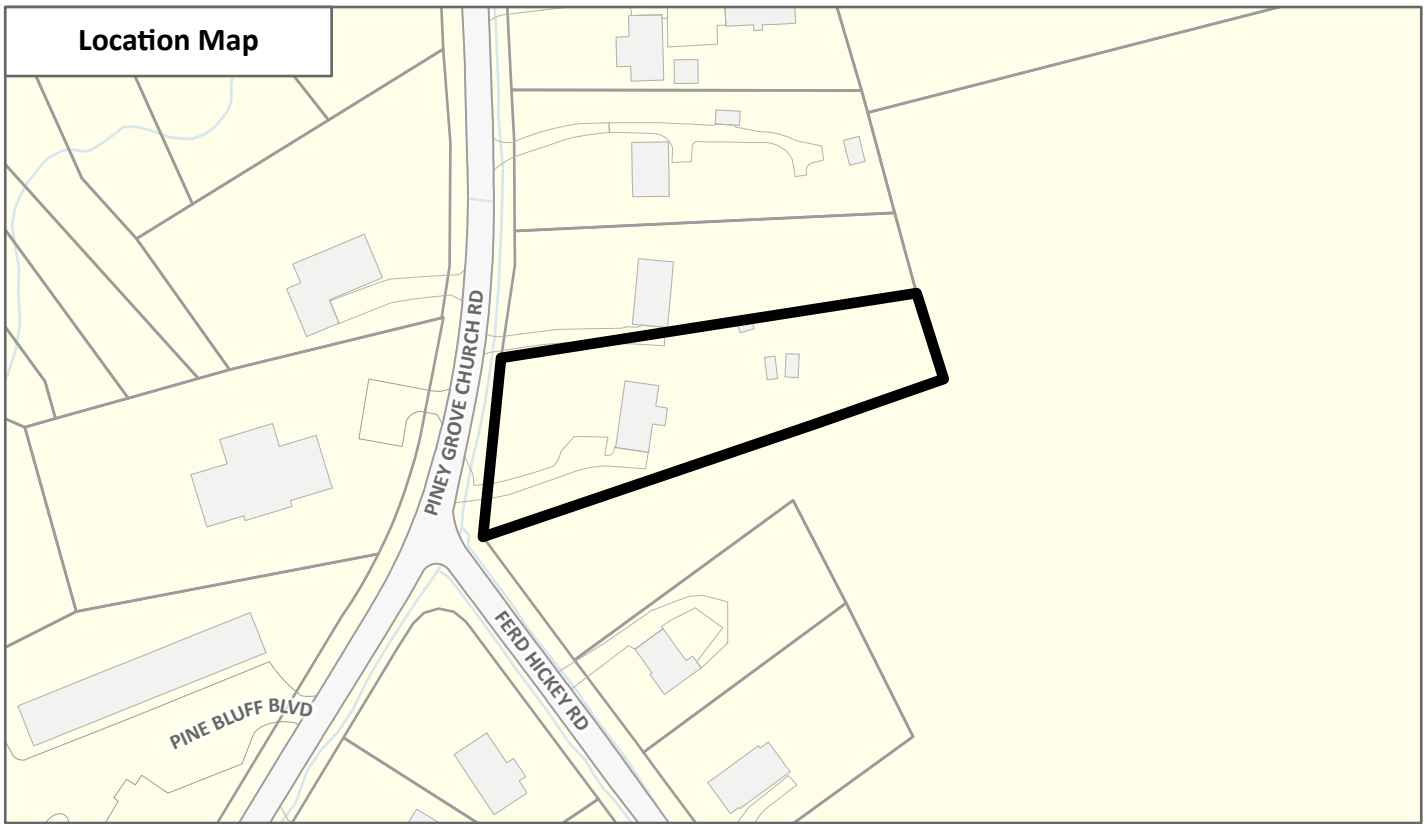


Exhibit A. Contextual Images

Location Map



Aerial Map

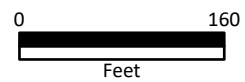


CONTEXTUAL MAPS 1

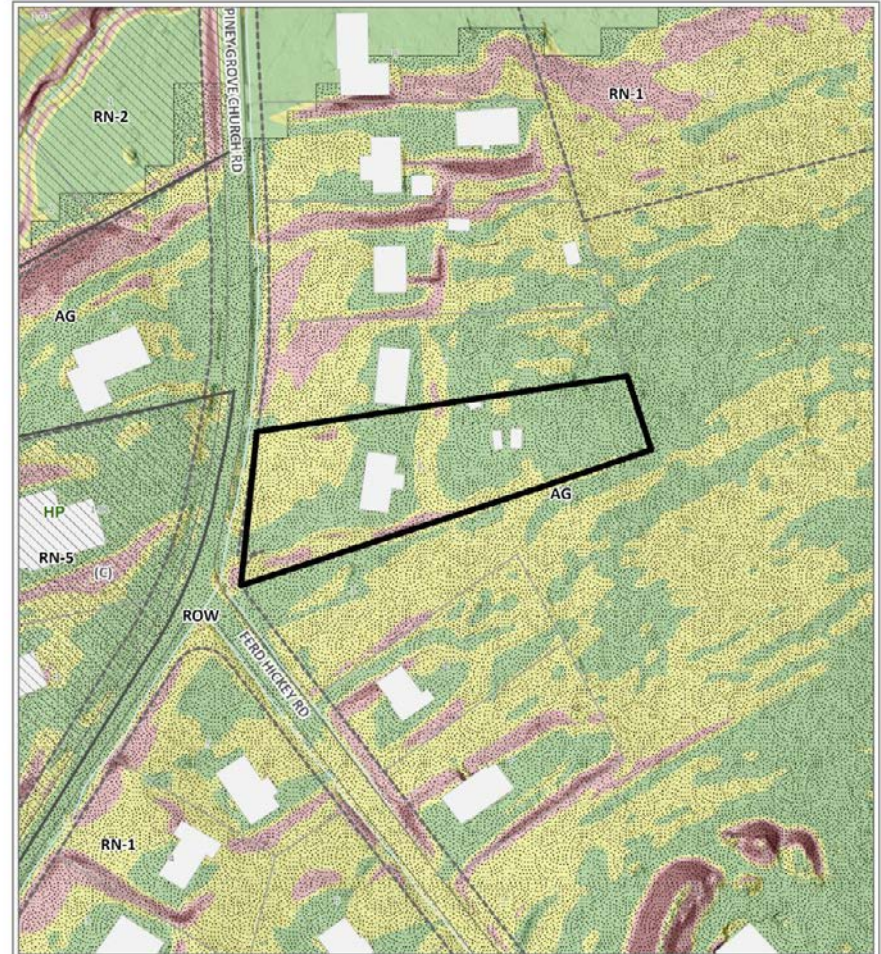
2-C-24-SU



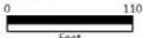


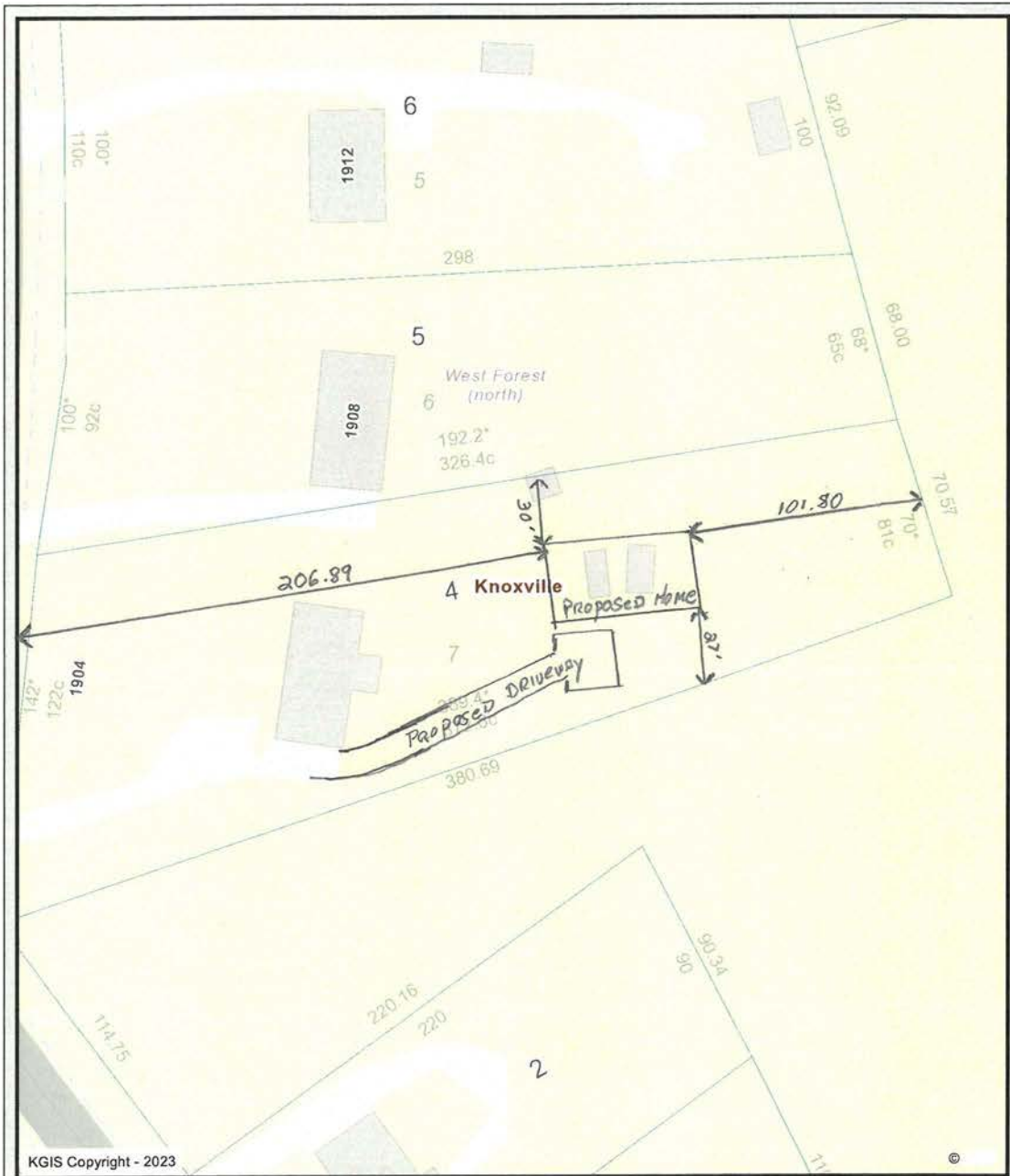
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	35,868.5	0.8			
Non-Hillside	0.0	0.0	N/A		
0-15% Slope	22,598.9	0.5	100%	22,598.9	0.5
15-25% Slope	11,927.3	0.3	50%	5,963.7	0.1
25-40% Slope	1,275.7	0.0	20%	255.1	0.0
Greater than 40% Slope	66.5	0.0	10%	6.6	0.0
Ridgetops					
Hillside Protection (HP) Area	35,868.5	0.8	Recommended disturbance budget within HP Area	28,824.4	0.7
			Percent of HP Area	80.4%	



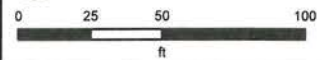
SPECIAL USE	2-C-24-SU	Petitioner: Siena Cable
 Manufactured house - multi sectional in AG (General Agricultural), , HP (Hillside Protection Overlay)		Map No: 106 Jurisdiction: City
Original Print Date: 1/9/2024 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902		 



Letter Portrait



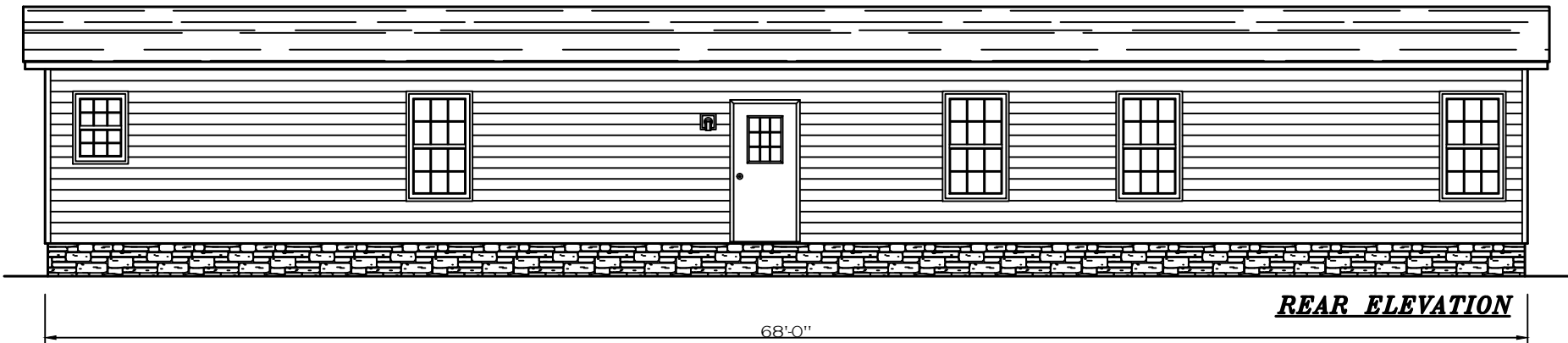
Printed: 9/19/2023 at 8:42:08 AM



Knoxville - Knox County - KUB Geographic Information System

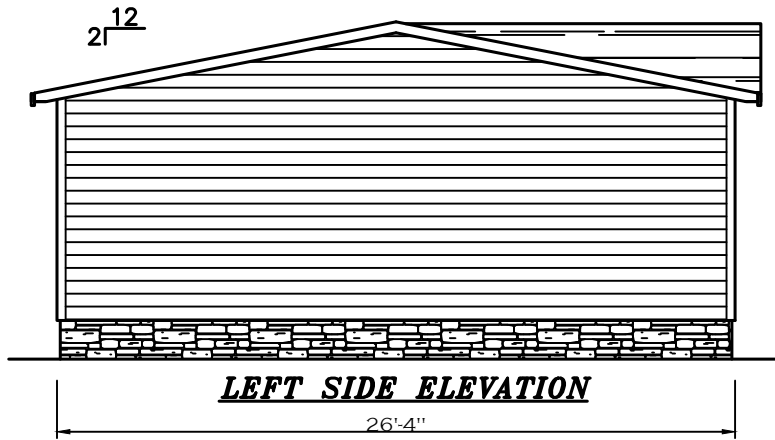
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

2-C-24-SU
12/14/2024



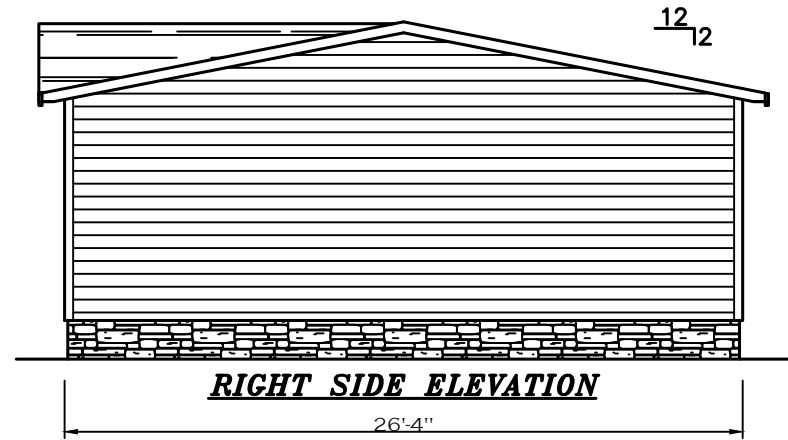
REAR ELEVATION

68'-0"



LEFT SIDE ELEVATION

26'-4"



RIGHT SIDE ELEVATION


26'-4"



FRONT ELEVATION

68'-0"

2-C-24-SU
1/23/2024

FRONT ELEVATION	 Clayton - 934 1420 Mountain Rd, Andersonville, TN 37705 PH: 865.494.7800 FAX: 865.494.0243	HILBORN, WERNER, CARTER, AND ASSOCIATES, INC. 1627 SOUTH MYRTLE AVE. CLEARWATER, FL. 33756	DRAWING #	34M197-ELEVATION	MODEL:	FUSION 2868 (28'X68')	STD PLAN *CONDITIONED*:	1,790 FT ²
			MODEL #	FSN28683A	SERIES:	FUSION	REV. BY:	
			DATE:	01/09/2023	SCALE:	N.T.S.	PRODUCT DESIGNER:	DANIEL C. SHELDON



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

Slena Cable

Applicant Name

Affiliation

12/14/2023

Date Filed

2/8/2024

Meeting Date (if applicable)

2-C-24-SU

File Number(s)

CORRESPONDENCE

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

Slena Cable

Name / Company

1904 Piney Grove Church Rd Dr. Knoxville TN 37909

Address

865-237-0536

Phone / Email

CURRENT PROPERTY INFO

Wendy Kennedy

Owner Name (if different)

Owner Address

865-936-4495 / anitamae.slena

Owner Phone / Email

1904 PINEY GROVE CHURCH RD

Property Address

106 B A 004

Parcel ID

Part of Parcel (Y/N)?

0.82 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Piney Grove Church Rd., northeast side of Ferd Hickey Rd

General Location

City

Council District 3

AG (General Agricultural), , HP (Hillside Protection Overlay)

Right of Way/Open Space, Single Family Residential, Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

Northwest County

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 type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Manufactured house - multi sectional	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$450.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	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	Slena Cable Please Print	12/14/2023 Date
---------------------	------------------------------------	---------------------------

Property Owner Signature	Wendy Kennedy Please Print	12/14/2023 Date
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(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Slena Cable

Daughter

Applicant Name

Affiliation

12/12/2023

February 8, 2024

Date Filed

Meeting Date (if applicable)

IRC-NEW-23-0987 File Number(s)

2-C-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

Slena Cable

Name	Company		
1904 Piney Grove Church Rd	Knoxville	TN	37909
Address	City	State	ZIP
865-237-0536	anitamae.slena@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Wendy M Kennedy	1904 Piney Grove Church Rd	865-936-4495
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1904 Piney Grove Church Rd	106BA004	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size	
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	3rd	AG, HP
District	Zoning District	Existing Land Use
Northwest County	LDR, HP	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) **Residential**

Other (specify) **Manufactured - multi sectional**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0401	\$450.00	
Fee 2		\$450.00
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

Slena Cable

12/12/2023

Please Print

Date

865-237-0536

anitamae.slena@gmail.com

Phone Number

Email


Property Owner Signature

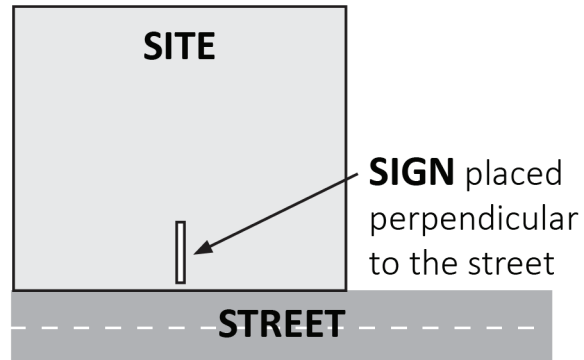
Wendy M Kennedy

12/14/2023, SG

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:

_____ 01/26/2023 _____ and _____ 02/08/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Slena Cable

Date: 12/14/2023

File Number: 2-C-24-SU

- Sign posted by Staff
- Sign posted by Applicant