



SPECIAL USE REPORT

▶ **FILE #:** 2-G-24-SU

AGENDA ITEM #: 21

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** MAPLE LANE HOMES LLC

OWNER(S): Jack W Piper Maple Lane Homes LLC

TAX ID NUMBER: 106 N K 017 01

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 WESTRIDGE DR

▶ **LOCATION:** North side of Westridge Dr, west of Gregg Ruth Way

▶ **APPX. SIZE OF TRACT:** 19345 square feet

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Westridge Drive, a local road with a pavement width of 22 ft within a 48-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

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

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

HISTORY OF ZONING: Rezoned from R-1A (Single Family Exclusive Residential) to R-1 (Single Family Residential) in 1999 (7-T-99-RZ).

SURROUNDING LAND USE AND ZONING: North: Public/Quasi Public Land (Church) - RN-1 (Single-Family Residential)

South: Single family residential - RN-1 (Single-Family Residential)

East: Single family residential - RN-1 (Single-Family Residential)

West: Single family residential - RN-1 (Single-Family Residential)

NEIGHBORHOOD CONTEXT: This property is located within the West Hills Community Association. The area contains a church, West Hills Elementary School, and single family residential homes with lots ranging from 8,500 sf to 2 acres.

STAFF RECOMMENDATION:

▶ **Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) 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 request is for a two-family dwelling on a L-shaped vacant lot of 19,345 sf in the RN-1 district. The Planning Commission recently approved Sector Plan and One Year Plan amendments for this property, from the CI (Civic and Institutional) to the LDR (Low Density Residential) land use classification [case file 10-E-23-SP, 10-E-23-PA]. Each unit of the proposed two-storied structure includes three 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. The One Year Plan states that duplexes may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area. The proposed duplex meets the principal use standards of the zoning ordinance (Article 9.3.J), which protects neighborhood aesthetics by stipulating design elements for duplexes.

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

A. The RN-1 zoning district 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 property meets the 15,000-sf minimum lot size requirement for a two-family dwelling in the RN-1 district. The site plan and elevations 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, as mentioned above.

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 duplex developments in the West Hills neighborhood. Although there are no duplexes in close proximity to the subject property, the proposed use is compatible with the nearby single family dwellings.

B. The proposed two-story structure will be compatible in size and scale with the surrounding area, which is characterized by one- and two-story houses. The two 'skillion' roofs of the proposed structure have similarities to the 'skillion and lean-to' style roof of an existing house approximately 400 ft west of the subject parcel.

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 residential uses in the vicinity.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. A duplex is not expected to 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.

B. Proximity to the West Hills Elementary School, West Hills and Bynon Park, Jean Teague Greenway, and several churches makes this property desirable for the proposed use.

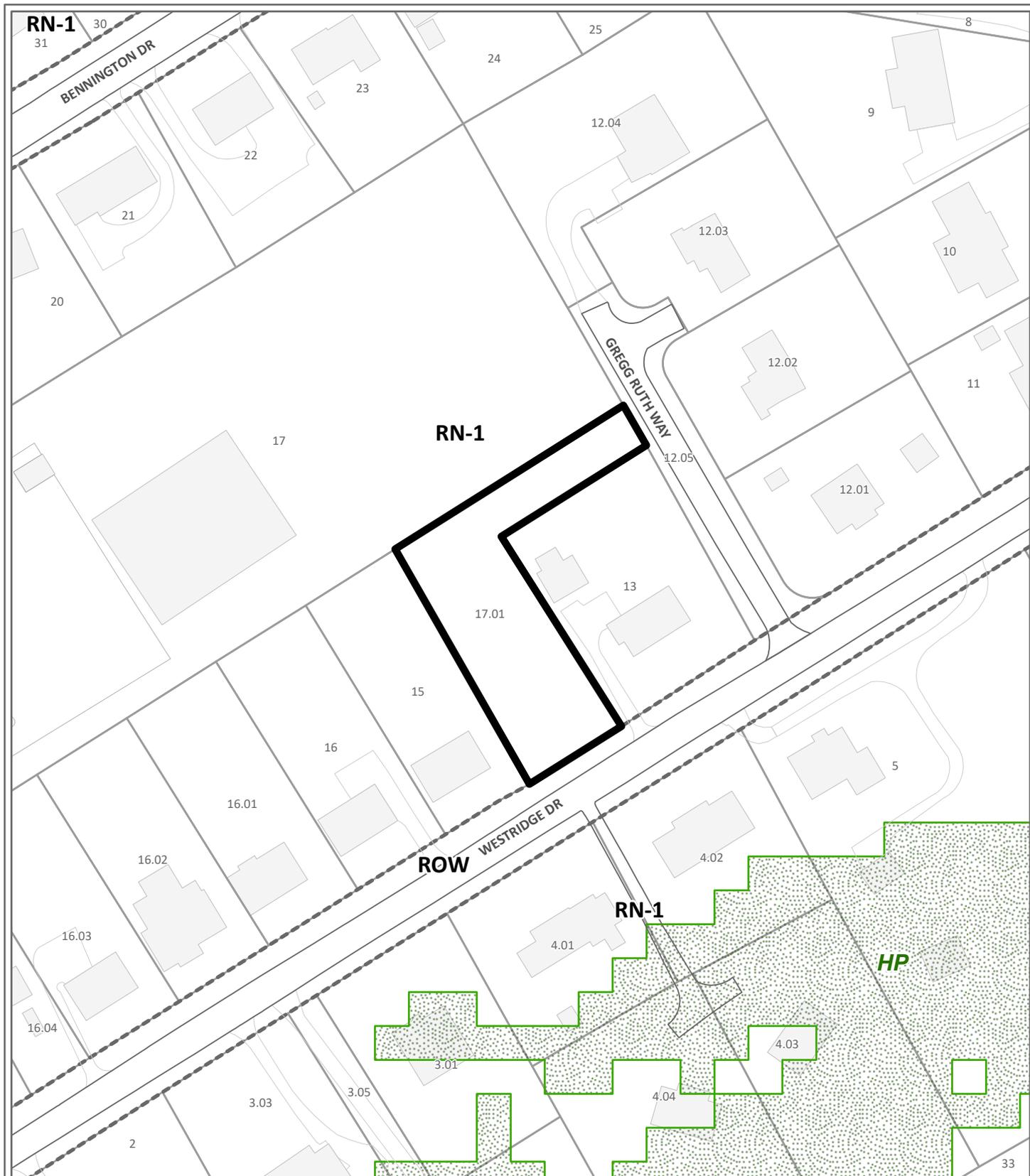
ESTIMATED TRAFFIC IMPACT: Not required.

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

Schools affected by this proposal: West Hills Elementary, Bearden 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

2-G-24-SU

Petitioner: Maple Lane Homes LLC



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

Original Print Date: 1/8/2024

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

Map No: 106
Jurisdiction: City

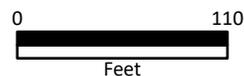
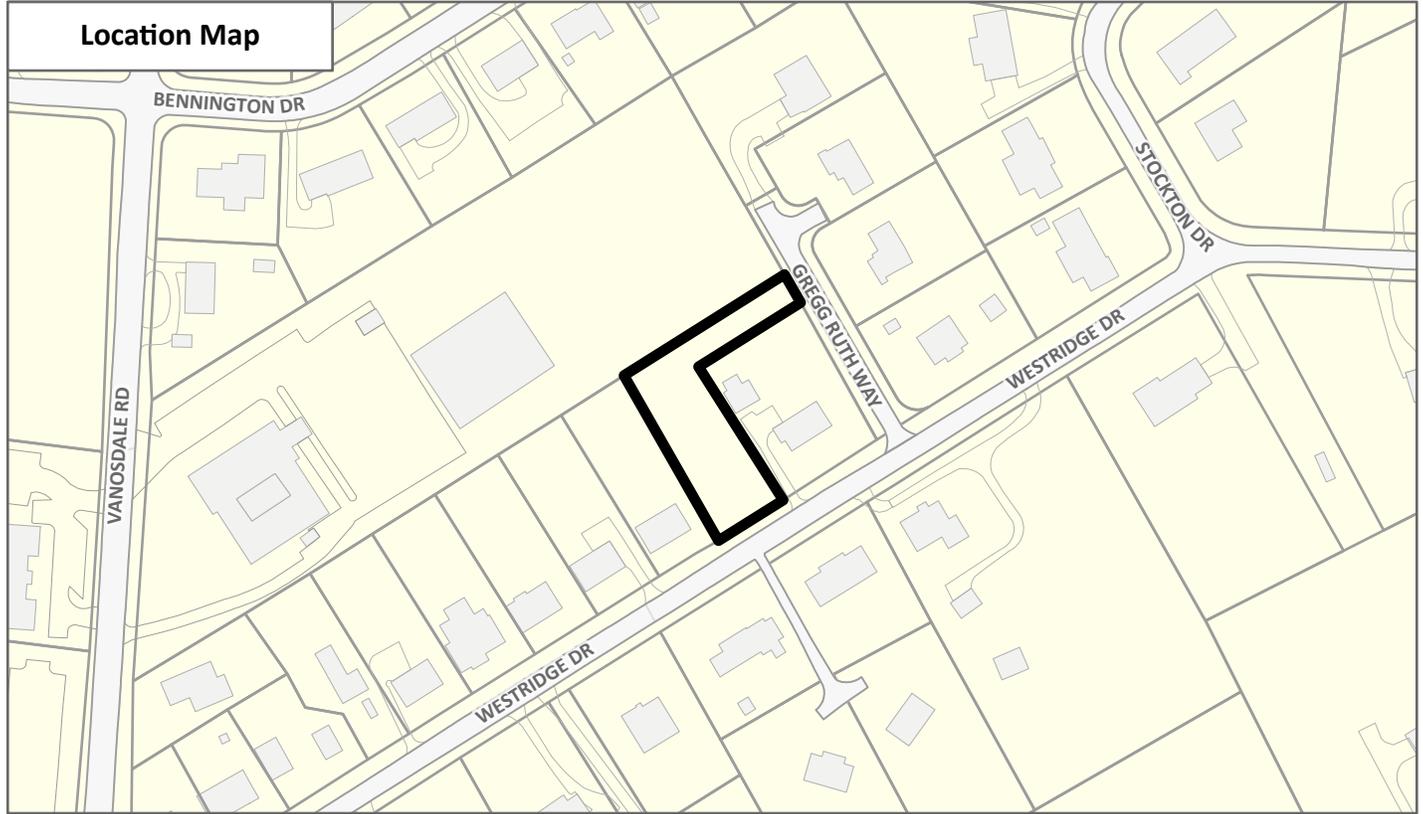


Exhibit A. Contextual Images

Location Map



Aerial Map

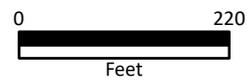


CONTEXTUAL MAPS 1

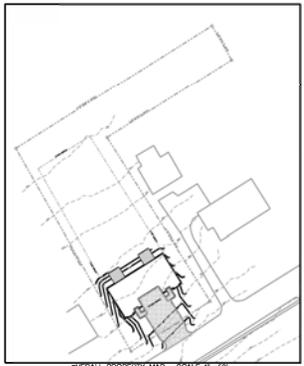
2-G-24-SU



Case boundary



2-G-24-SU
01/18/2024



LEGEND:

EXISTING	PROPOSED	
536	53s	GROUND CONTOUR ELEVATION
536.25	53s.25	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	NA	PROPERTY LINE
[Symbol]	NA	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
(M)	(M)	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
NA	[Symbol]	SURFACE FLOW
NA	[Symbol]	SILT FENCING
[Symbol]	[Symbol]	CURB
NA	[Symbol]	CATCH BASIN
NA	[Symbol]	CONCRETE PAVEMENT
NA	[Symbol]	ASPHALT PAVEMENT
NA	[Symbol]	RP RAP

TDC MANUAL TABLE 7.3-1 PREFERRED SEED MIXTURES USING NATIVES OR NATURALIZED PLANTS AND PLANTING DATES

ZONE	BEST	MARGINAL	RATEMARK (LB/ACRE)
REGION III	<2500 FT ELEV. HIGH MAINTENANCE AUG 15 - SEPT 1 MAR 1 - APR 1	SEPT 1 - SEPT 15 APR 1 - JUNE 10	15 BROWNSTOP MILLET (NURSE CROP) 45 RGS FESCUE 45 HARD FESCUE 25 CHEWING FESCUE

TDC MANUAL TABLE 7.3-2 ALLOWABLE SEED MIXES AND PLANTING DATES

ZONE	BEST	MARGINAL	RATEMARK (LB/ACRE)
REGION III	<2500 FT ELEV. HIGH MAINTENANCE AUG 15 - SEPT 1 MAR 1 - APR 1	JULY 25 - AUG 15 SEPT 1 - SEPT 10 APR 1 - MAY 10	200 KY 31 FESCUE

SITE LAYOUT NOTES

- USE RESIDENTIAL ZONING: RN-1, PARCEL 106R0701
- TOTAL BUILDING AREA:
- TOTAL SITE: 0.44 AC, TOTAL DIST AREA: 0.12 AC, TOTAL NEW IMPRV: 07 AC
- DEED REFERENCE: 20230727-0004699 WARD: 47 BLOCK: 4730
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- SETBACKS:
FRONT: 25'
SIDE: 5' (NOT LESS THAN 20' COMBINED)
REAR: 25'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED.

SITE GRADING NOTES

- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
- THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 2% OF OPTIMUM.
- THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
- ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURER'S RECOMMENDATIONS.
- NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- EROSION AND SEDIMENT CONTROL. BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND 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 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.
- CONTRACTOR SHALL INSTALL A THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE SITE INSPECTOR.



WILL ROBINSON & ASSOCIATES
1248 N. Shreveport Ln
Coryville, TN 37714
(865) 386-4200
will@wrastvtll.com



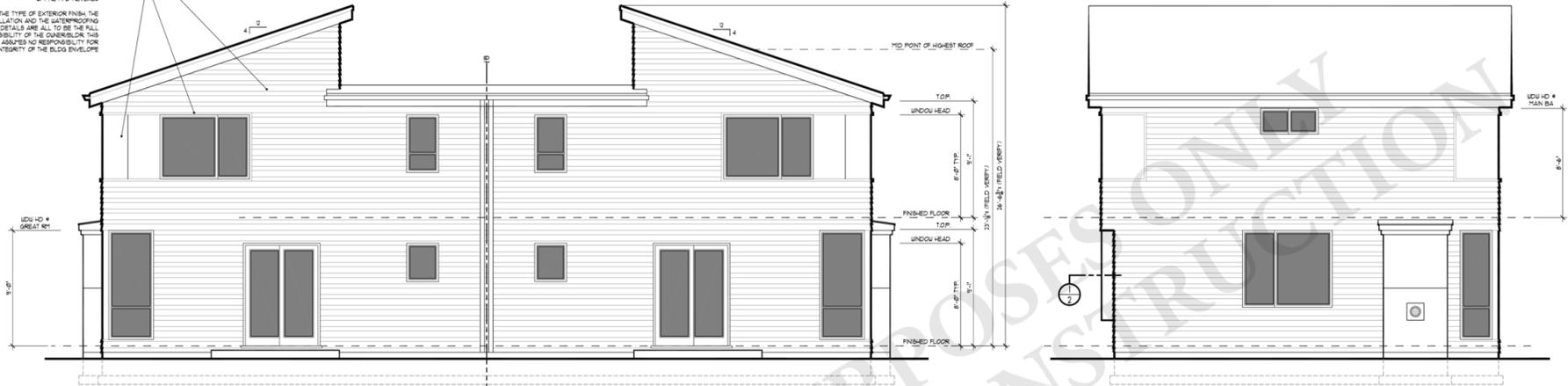
2-G-24-SU
A Site Plan for:
Maple Lane Homes Duplex
7413 Westridge Drive
Knoxville, Tennessee

REVISIONS:
01-17-2024 PLANNING COMM

DRAWN: WNR
CHECKED: WNR
DATE: 12/20/2023
FILE NAME:
PROJECT NO:

C1.1
SITE PLAN DRAWING

HORIZONTAL LAP SIDING
 5/4 X CEDAR TRIM BOES
 PAINTED FIBER CEMENT PANELS
 OF FINE TPO REVEALS
 THE TYPE OF EXTERIOR FINISH, THE
 INSTALLATION AND THE WATERPROOFING
 DETAILS ARE ALL TO BE THE FULL
 RESPONSIBILITY OF THE OWNER/SR. THIS
 DESIGNER ASSUMES NO RESPONSIBILITY FOR
 THE INTEGRITY OF THE BLDG ENVELOPE



REAR ELEVATION
 UNIT-2
 SCALE: 1/4" = 1'-0"

UNIT-1

RIGHT SIDE ELEVATION
 UNIT-2
 SCALE: 1/4" = 1'-0"

The front facade contains approximately 1250 sf.
 Utilizing only the windows (excluding any transparency in the front door or garage door) the
 front facade contains 215 sf of transparency equating to 17.2%



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

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

EACH DWELLING TO HAVE
 ADDRESS NUMBERS 17IN. 4"
 TALL LETTERS OF FIN. 1/2"
 SPACING WITH POSITIONED
 IN A LOCATION CLEARLY
 VISIBLE FROM THE STREET.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY
 FOR THE CORRECT INSTALLATION OF ALL
 EXTERIOR FINISHES AND WEATHERPROOFING.

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Mascord
 COLLECTION

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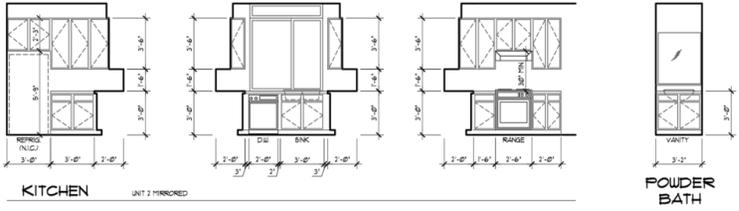
ALAN MASCORD, AIA, LEED AP
 PROJECT MANAGER/ARCHITECT

ALAN MASCORD, AIA, LEED AP
 PROJECT MANAGER/ARCHITECT

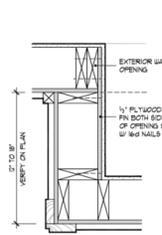
25# SNOW LOAD

FINISH FLOOR	800 SQ. FT.
BASE FLOOR	240 SQ. FT.
TOTAL AREA	1040 SQ. FT.
GARAGE AREA	230 SQ. FT.

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1



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



POP-OUT DETAIL
SCALE: 1/12" = 1'-0"

LEGEND

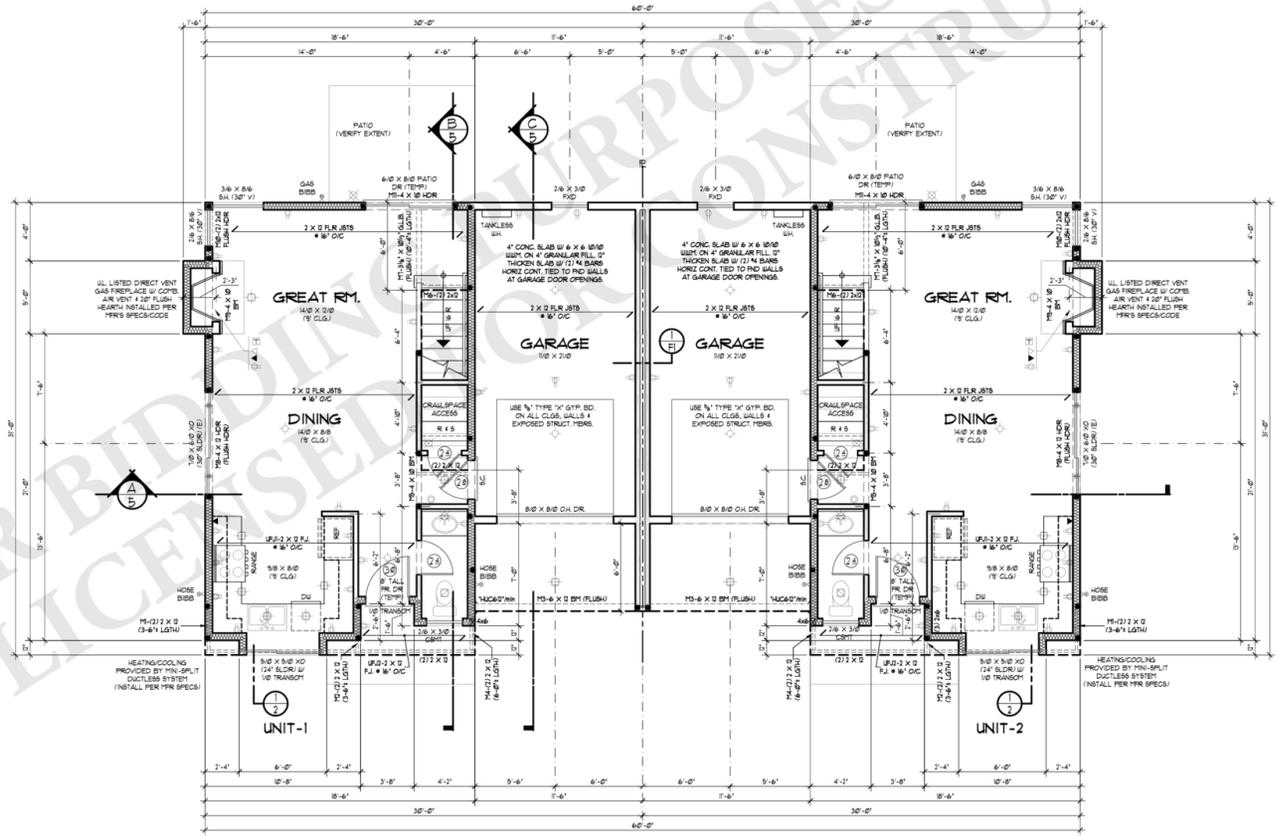
RECESSED LIGHT	DUPLEX OUTLET	BEARING POINT LOCATION (PROVIDE SOLID BEARING PN. OF MEMBER BOTH HORIZ. & VERT.)
RECESSED DIRECTIONAL LIGHT FIXTURE	CEILING MOUNTED DUPLEX OUTLET	4 X 4 POST FROM ROOF HYP. VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 40' FROM VENT)
WALL MOUNTED LIGHT	220V OUTLET	BEARING WALL SUPPORTING STRUCTURE ABOVE
SURFACE-MOUNT LIGHT	FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)	4 X 18 HOR. BEARING WALL AT DOOR OPENING W/ PN (212 X SUPPORT EA END (IND.))
FLOOD LIGHT	TELEPHONE OUTLET	BEARING WALL SUPPORTING BEARING # WALL
SURFACE-MOUNT FLUORESCENT	DATA OUTLET	
RECESSED EXHAUST FAN VENTED TO THE EXTERIOR	TELEVISION OUTLET	
CEILING FAN	SPEAKER LOCATION	
	SMOKE / CO DETECTOR (SEE GENERAL NOTES FOR OTHER SPECS)	
	POINT LOAD FROM ABOVE	

ENERGY ENVELOPE KEY

WALL, FLOOR, INSL.	
ROOFATION INSL.	
(SEE SHEET '10' FOR INSULATION VALUES)	

G.O. DET LOCATION

CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 8 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET '10' FOR ADD'L INFO)



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

Mascord COLLECTION

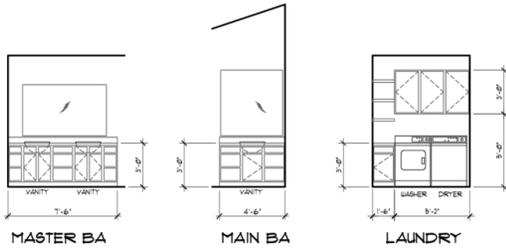
ALAN MASCORD, P.E., LEED AP
PROJECT MANAGER / ARCHITECT

25# SNOW LOAD

CATCHMENT	880 SQ. FT.
UPPER FLOOR	248 SQ. FT.
BASE FLOOR	108 SQ. FT.
TOTAL AREA	1,235 SQ. FT.
GARAGE AREA	235 SQ. FT.

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2



CABINET ELEVATIONS

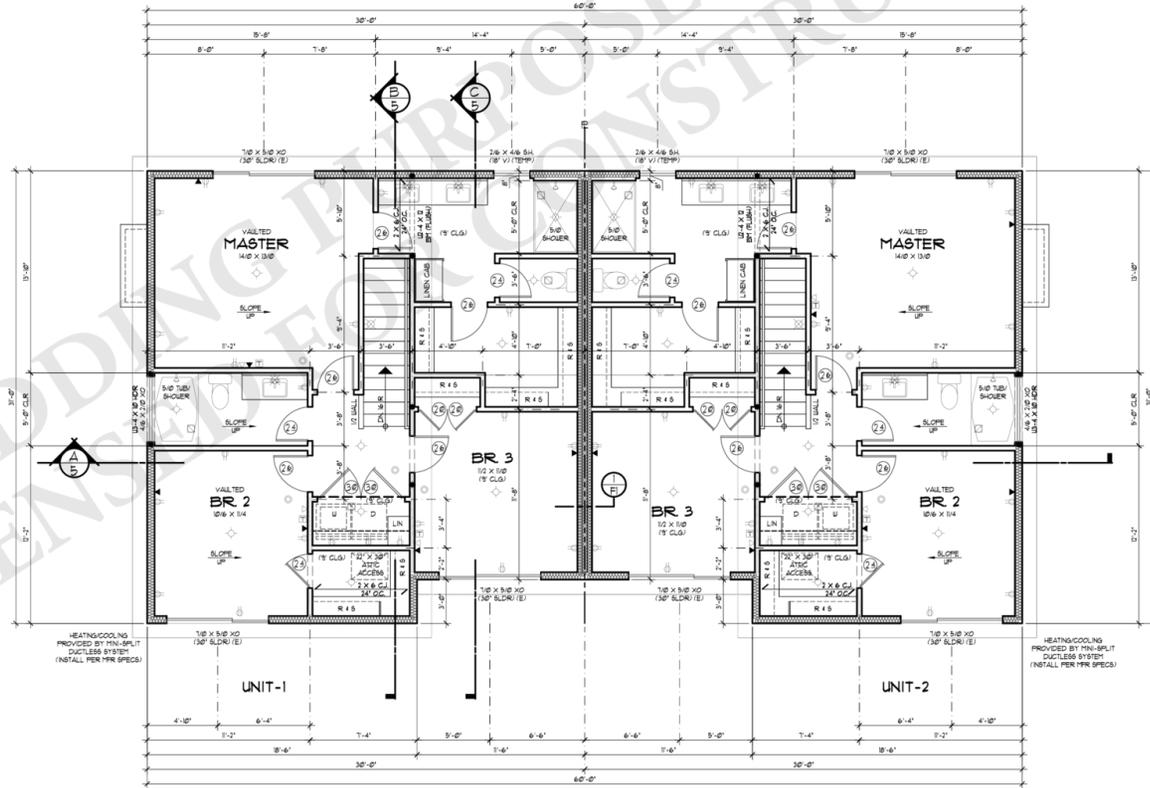
SCALE: 1/4" = 1'-0"

LEGEND		
⊖	RECESSED LIGHT	● BEARING POINT LOCATION (PROMISE SOLD BEARING MIN. OF PERSERS BOTH LANG.)
⊕	RECESSED DIRECTIONAL LIGHT FIXTURE	⊖ 4" X 4" POST FROM ROOF HP. VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45" FROM VERT.)
⊗	WALL MOUNTED LIGHT	▬ BEARING WALL SUPPORTING STRUCTURE ABOVE
⊙	SURFACE MOUNT LIGHT	⊖ 4" X 12" HOR. # BEARING WALL NT. DOOR & OPENINGS W/ FIN (2) 2" X SUPPORT EA END (LANG.)
⊚	FLOOD LIGHT	▬ BEARING WALL SUPPORTING STRUCTURE ABOVE
⊛	SURFACE MOUNT FLUORESCENT	⊖ 4" X 12" HOR. # BEARING WALL NT. DOOR & OPENINGS W/ FIN (2) 2" X SUPPORT EA END (LANG.)
⊜	RECESSED EXHAUST FAN VENTED TO THE EXTERIOR	▬ CROPPED STRUCT. MEMBER BEARING # WALL
⊝	CEILING FAN	▬ POINT LOAD FROM ABOVE
⊞	DUPLEX OUTLET	● BEARING POINT LOCATION (PROMISE SOLD BEARING MIN. OF PERSERS BOTH LANG.)
⊟	CEILING MOUNTED DUPLEX OUTLET	⊖ 4" X 12" HOR. # BEARING WALL NT. DOOR & OPENINGS W/ FIN (2) 2" X SUPPORT EA END (LANG.)
⊠	220V OUTLET	▬ BEARING WALL SUPPORTING STRUCTURE ABOVE
⊡	FLOOR MOUNTED OUTLET (VERIFY LOC.)	⊖ 4" X 12" HOR. # BEARING WALL NT. DOOR & OPENINGS W/ FIN (2) 2" X SUPPORT EA END (LANG.)
⊢	TELEPHONE OUTLET	▬ BEARING WALL SUPPORTING STRUCTURE ABOVE
⊣	TELEVISION OUTLET	⊖ 4" X 12" HOR. # BEARING WALL NT. DOOR & OPENINGS W/ FIN (2) 2" X SUPPORT EA END (LANG.)
⊤	SPEAKER LOCATION	▬ BEARING WALL SUPPORTING STRUCTURE ABOVE
⊥	SMOKE / CO DETECTOR (SEE GENERAL NOTES FOR OTHER SPEC.)	⊖ 4" X 12" HOR. # BEARING WALL NT. DOOR & OPENINGS W/ FIN (2) 2" X SUPPORT EA END (LANG.)
⊦	POINT LOAD FROM ABOVE	▬ BEARING WALL SUPPORTING STRUCTURE ABOVE

(E) = EXCESS WINDOW

ENERGY ENVELOPE KEY	
▬	WALL/RIGID INSL.
▬	FOUNDATION INSL.
▬	(SEE SHEET '10' FOR INSULATION VALUES)

CO ₂ DET LOCATION	
▬	CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET '10' FOR ADD'L INFO)



UPPER FLOOR PLAN

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

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS



ALAN MASCORD DESIGN ASSOCIATES, INC.
 PROJECT MANAGER/ARCHITECT
 1000 S. W. 10TH AVE., SUITE 100
 MIAMI, FL 33135
 (305) 551-1111
 WWW.MASCORDDESIGN.COM

25# SNOW LOAD	
EACH FLOOR	• 25# SQ. FT.
UPPER FLOOR	• 80# SQ. FT.
WALL FLOOR	• 24# SQ. FT.
TOTAL AREA	• 108# SQ. FT.
GARAGE AREA	• 23# SQ. FT.

4046
3



Jack Piper <maplelanehomesllc@gmail.com>

Dec 27, 2023, 1:33:26 PM



to Samiul Haque, Applications, Megan Piper

I have attached two photos.

The first is an example of my selected house plan that was recently built in North Carolina.

The second photo is more similar to the color palate I would likely select.

Jack "Jay" Piper

865.660.8748

Maple Lane Homes





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

Maple Lane Homes LLC

Applicant Name

Affiliation

12/27/2023

2/8/2024

2-G-24-SU

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Jack W Piper Maple Lane Homes LLC

Name / Company

7100 Westland Dr Knoxville TN 37919

Address

865-660-8748 / maplelanehomesllc@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Jack W Piper Maple Lane Homes LLC

Owner Name (if different)

7100 Westland Dr Knoxville TN 37919

Owner Address

865-660-8748 / maplelanehom

Owner Phone / Email

0 WESTRIDGE DR

Property Address

106 N K 017 01

Parcel ID

Part of Parcel (Y/N)?

19345 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Westridge Dr, west of Gregg Ruth Way

General Location

City

Council District 2

RN-1 (Single-Family Residential Neighborhood)

Public/Quasi Public Land

Count

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

<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) Duplex	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<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

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	Maple Lane Homes LLC	12/27/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Jack W Piper Maple Lane Homes LLC	12/27/2023
	Please Print	Date

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

To build a duplex on this lot

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

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	

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

Maple Lane Homes LLC

12/26/23

Please Print

Date

865-660-8748

maplelanehomesllc@gmail.com

Phone Number

Email

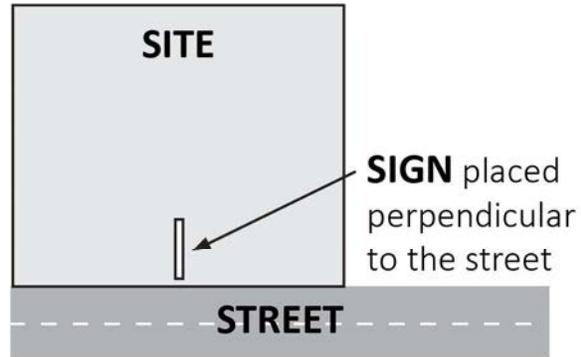
Jack W Piper III

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:

_____ January 26, 2024 _____ and _____ February 9, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Maple Lane Homes LLC

Date: 12-27-2023

File Number: 2-G-24-SU



Sign posted by Staff



Sign posted by Applicant