



SPECIAL USE REPORT

▶ **FILE #:** 1-C-24-SU

AGENDA ITEM #: 13

AGENDA DATE: 1/11/2024

▶ **APPLICANT:** JOSH BRADEN

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

TAX ID NUMBER: 107 E E 015

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 716 WASHBURN RD

▶ **LOCATION:** East side of Washburn Rd, south of Garnet Dr

▶ **APPX. SIZE OF TRACT:** 7932 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Washburn Road, a local street with a pavement width of 20 ft within a 35-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted.

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

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

East: Multifamily residential - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

NEIGHBORHOOD CONTEXT: The property is located within the Pond Gap Area Neighborhood Association which has a mix of residential uses. There is a commercial corridor along Sutherland Avenue approximately 1000 ft south of the property.

STAFF RECOMMENDATION:

▶ **WITHDRAW as requested by the applicant.**

The property does not meet the minimum lot area requirement of 10,000 sf for a duplex in the RN-2 district.

ESTIMATED TRAFFIC IMPACT: Not required.

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

Schools affected by this proposal: Pond Gap 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.



Request to Postpone • Table • Withdraw

Josh Braden

12/19/23

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

Date of Request

N/A January 11, 2024

Scheduled Meeting Date

Special Use 1-C-24-SU Duplex on 716 Washburn Rd 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 _____ 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.

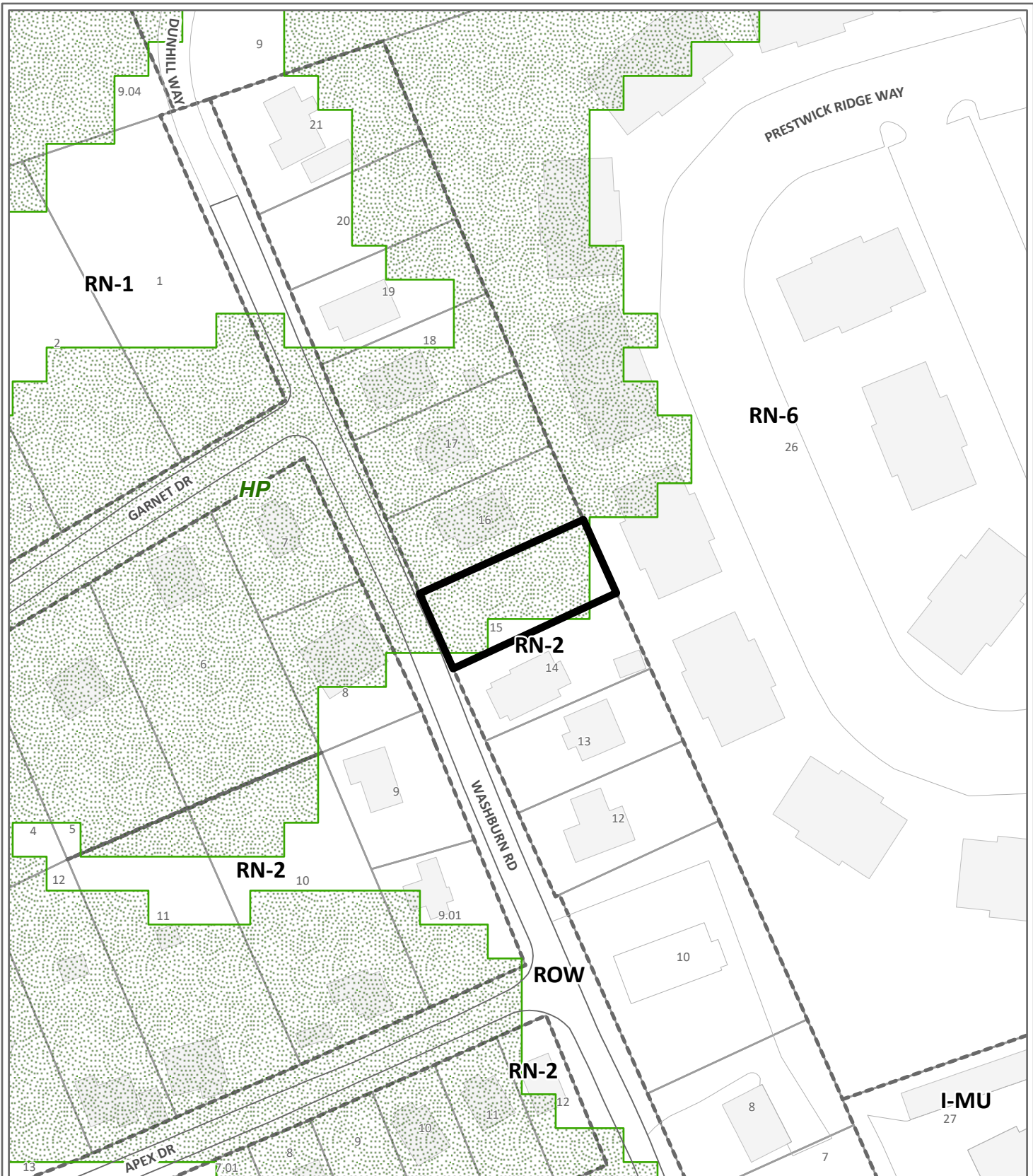
	Josh Braden
Applicant Signature	Please Print
865.696.7343	joshuabradens4@gmail.com
Phone Number	Email

STAFF ONLY

	SAMIUL HARUE	12.20.23	<input type="checkbox"/> No Fee
Staff Signature	Please Print	Date Paid	
Eligible for Fee Refund? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Amount: \$450		

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



SPECIAL USE

1-C-24-SU

Petitioner: Josh Braden



Duplex in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 107
Jurisdiction: City

Original Print Date: 12/7/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

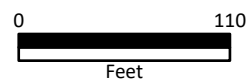
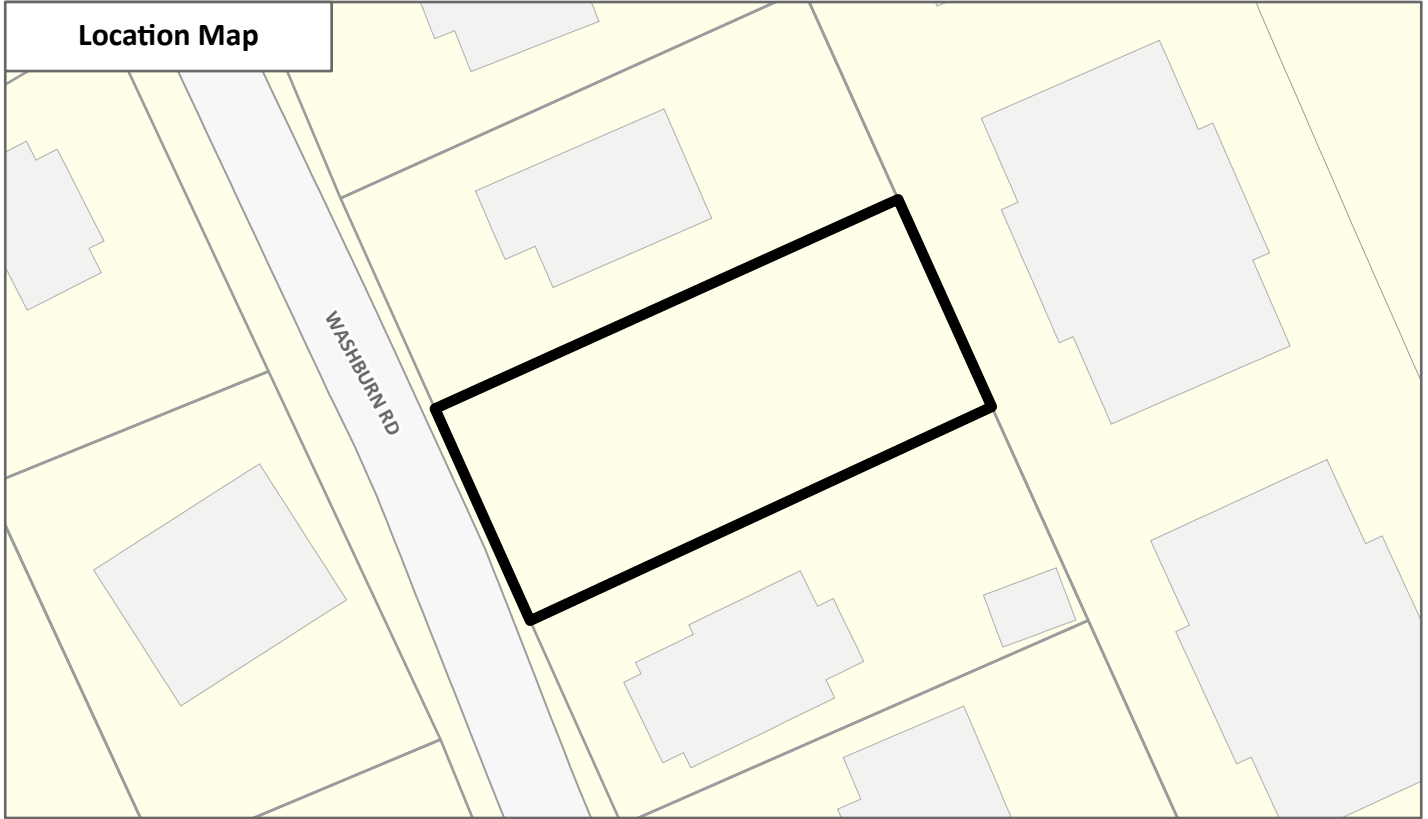


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

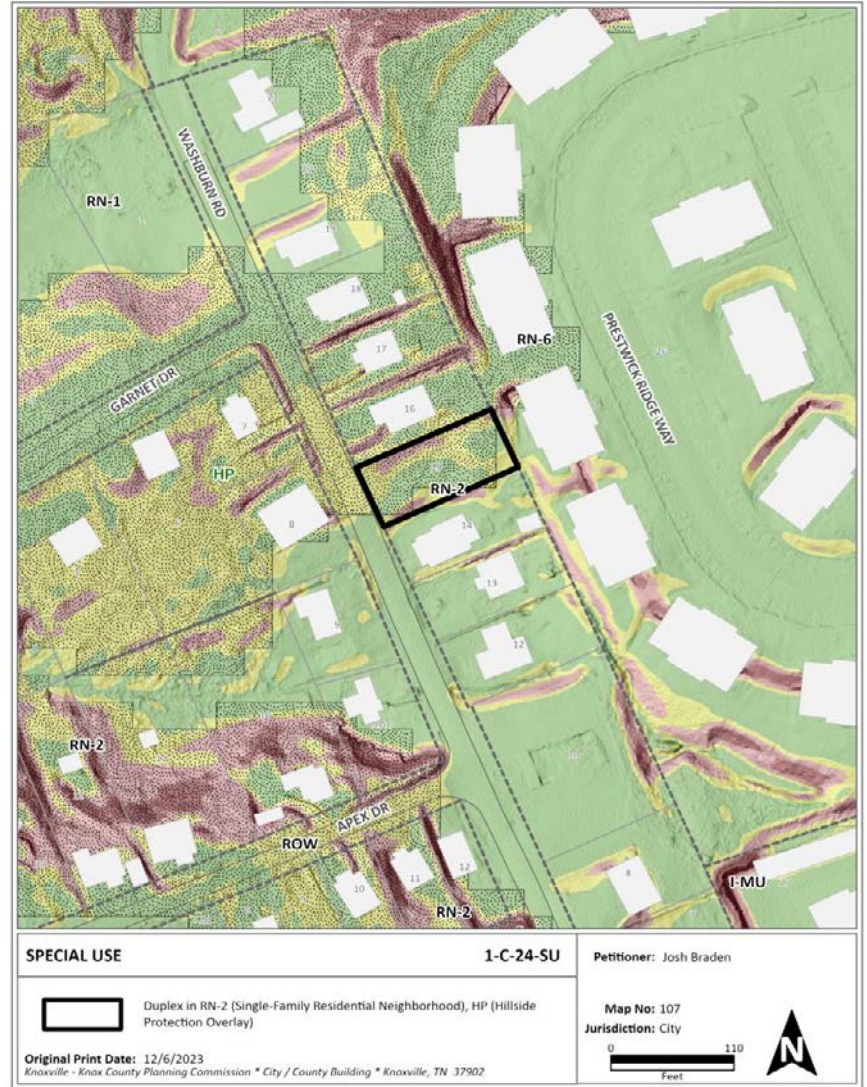
1-C-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	7,931.8	0.2			
Non-Hillside	1,350.5	0.03	N/A		
0-15% Slope	2,789.4	0.06	100%	2,789.4	0.1
15-25% Slope	2,789.1	0.06	50%	1,394.6	0.0
25-40% Slope	1,002.8	0.02	20%	200.6	0.0
Greater than 40% Slope	0.0	0.00	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	6,581.3	0.2	Recommended disturbance budget within HP Area	4,384.5	0.1
			Percent of HP Area	66.6%	



SPECIAL USE **1-C-24-SU** Petitioner: Josh Braden

Duplex in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 12/6/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 107
Jurisdiction: City

Feet



Request to Postpone • Table • Withdraw

Josh Braden

12/19/23

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

Date of Request

N/A January 11, 2024

Scheduled Meeting Date

Special Use 1-C-24-SU Duplex on 716 Washburn Rd File Number(s)

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AUTHORIZATION

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	Josh Braden
Applicant Signature	Please Print
865.696.7343	joshuabradens4@gmail.com
Phone Number	Email

STAFF ONLY

	SAMIUL HARUE	12.20.23	<input type="checkbox"/> No Fee
Staff Signature	Please Print	Date Paid	
Eligible for Fee Refund? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Amount: <input type="text" value="\$450"/>		

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



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

11/14/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-C-24-SU

File Number(s)

CORRESPONDENCE

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

Braden Family Properties, LLC

Name / Company

303 Bob Smith Ln. Ln. Knoxville TN 37921

Address

865-696-7343

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

716 WASHBURN RD

Property Address

107 E E 015

Parcel ID

Part of Parcel (Y/N)?

7932 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Washburn Rd., West of Prestwick Ridge Way

General Location

City

Council District 6

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

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Central City

Planning Sector

TDR (Traditional Neighborhood Residential), HP (Hillside

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	
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	11/14/2023 Date
---------------------	------------------------------------	---------------------------

Property Owner Signature	Josh Braden Braden Family Properties, LLC Please Print	11/14/2023 Date
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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
 - SP
 - OYP
- Rezoning

Josh Braden

Managing Member

Applicant Name

Affiliation

11/08/23

January 11, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

1-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

Braden Family Properties, LLC.

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

Braden Family Properties, LLC.

303 Bob Smith Lane, Knoxville, TN 37924

865.696.7343

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

716 Washburn Road, Knoxville, TN 37919

107EE015

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

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) <u>Duplex</u>	Related City Permit Number(s)
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel _____ Total Number of Lots Created _____	
<input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST



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

STAFF USE ONLY

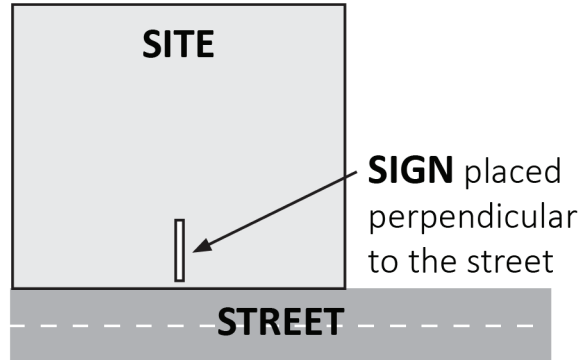
PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 1		Total
	0401	\$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

	Josh Braden	11/08/23
Applicant Signature	Please Print	Date
865.696.7343	joshuabradens4@gmail.com	
Phone Number	Email	
	Josh Braden	11/14/2023, SG
Property Owner Signature	Please Print	11/09/23 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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Josh Braden

Date: 11/14/2023

File Number: 1-C-24-SU



Sign posted by Staff



Sign posted by Applicant