



SPECIAL USE REPORT

► **FILE #:** 11-C-24-SU

AGENDA ITEM #: 27

AGENDA DATE: 11/14/2024

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

OWNER(S): Monty Merchant Gateway Enterprises, LLC

TAX ID NUMBER: 94 B H 031

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1424 NOLAN AVE

► **LOCATION:** **Southeast side of Nolan Ave, west of Reed St, east of College St**

► **APPX. SIZE OF TRACT:** **14758 square feet**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Nolan Avenue, an unstriped local road with a pavement width of 15 ft within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: East Fork Creek

► **ZONING:** **RN-2 (Single-Family Residential Neighborhood)**

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

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

HISTORY OF ZONING: The property was rezoned from R-2 (General Residential District) to R-1A (Low Density Residential District) in 1985 as part of a large, governmental rezoning (8-A-85-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood)

South: Single family residential, multifamily residential - RN-2 (Single-Family Residential Neighborhood)

East: Single family residential - RN-2 (Single-Family Residential Neighborhood)

West: Single family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The surrounding neighborhood is mostly single-family homes on narrow lots. It is 3 blocks north of the Mechanicsville neighborhood and is in the immediate vicinity of Knoxville College.

STAFF RECOMMENDATION:

► **Approve the request for a two-family dwelling in the RN-2 (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 Plans Review and Inspections Department.

COMMENTS:

This request is for conversion of a single family dwelling into a duplex on this triangular-shaped lot of 14,759-sq ft. The applicant proposes to mirror the existing one-story house expansion currently under construction, resulting in a symmetrical front elevation for the overall structure. Each unit comprises 1,093 sq ft and has three bedrooms. Four parking spaces are proposed in the side yard. The existing fence on the property would be retained.

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 Center City Sector Plan's TDR (Traditional Neighborhood Residential) land use classification which allows low to medium density residential developments. The TDR classification permits conversion to a duplex via middle housing in lieu of a special use approval, subject to meeting all applicable standards of Article 4.6.

C. The One Year Plan's location criteria states that duplexes should be encouraged in areas designated as appropriate for medium density housing. The area has a mix of TDR, MDR (Medium Density Residential), and MDR/O (Medium Density Residential/Office) land use classifications. With the TDR classification, this 290-ft wide RN-2 zoned lot could be eligible for a fourplex or a small townhouse, which are more intense than the requested one-story duplex. Further, the property is only 200 ft away from College Street, a minor collector street.

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

A. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may be allowed by special use approval.

B. The property meets the minimum lot size requirement of 10,000 sq ft for a two-family dwelling in the RN-2 district. Because of the unique triangle shape of the property, a 10-ft long rear boundary is imagined parallel to the front boundary for the purpose of determining the required rear setback.

C. The site plan and building elevations as provided conform to the dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district.

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. The use will be consistent with the character of the area that includes several duplexes and multifamily developments. The Western Heights community, Knoxville's Community Development Corporation's largest affordable housing property with 440 units, is located within a quarter mile of the subject property.

B. The proposed one-story structure will be compatible in size and scale with other houses in the surrounding area.

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. 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. The proposed addition of one dwelling unit 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 Beaumont Magnet Academy and Maynard Elementary schools and several nearby parks makes this property a desirable location for a duplex development.

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: Beaumont Magnet, Northwest 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.

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-C-24-SU



Case boundary

0 110
Feet

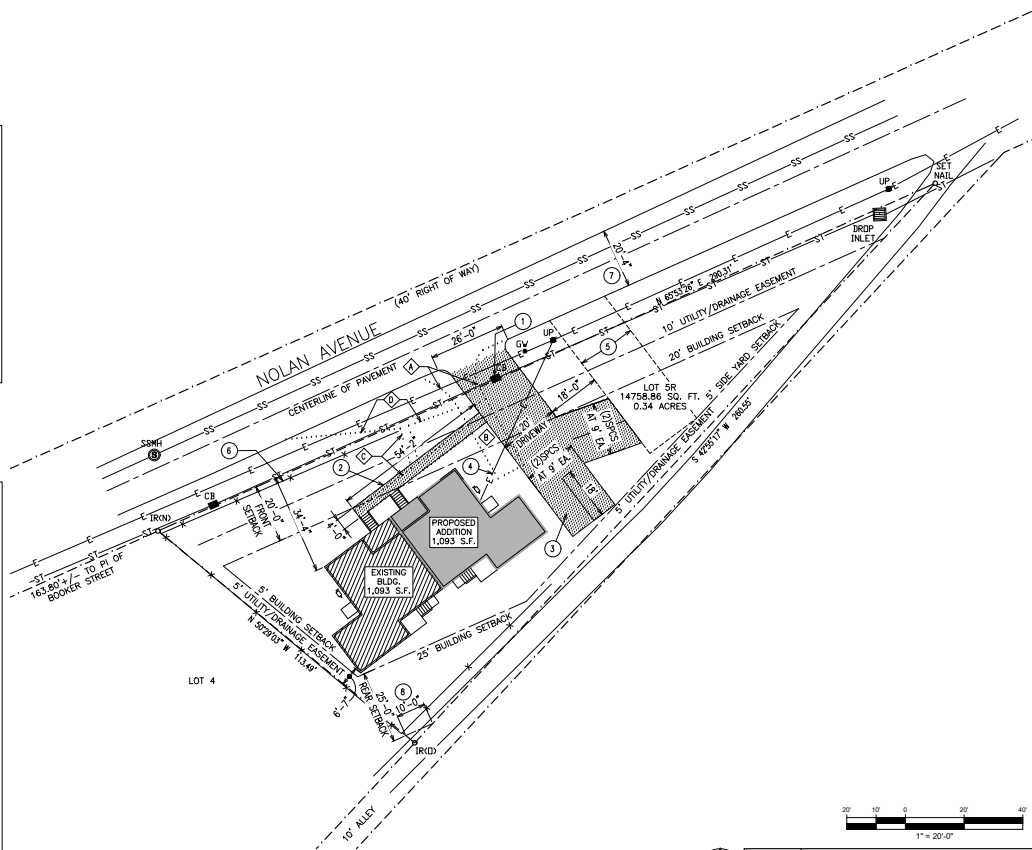


11-A-24-SU
Rev 3 - 11.07.24

- DEMOLITION PLAN NOTES:**
- REMOVE EXISTING ASPHALT DRIVEWAY
 - REMOVE EXISTING CONCRETE PARKING SPACE
 - REMOVE EXISTING CONCRETE SIDEWALK
 - REMOVE PARTIAL ASPHALT PAVING WITHIN STREET RIGHT-OF-WAY.
- SITE PLAN NOTES:**
- RE-WORK EXISTING STORM SEWER INLET/CATCH BASIN TO ALIGN w/ TOP OF NEW DRIVEWAY
 - NEW CONCRETE SIDEWALK TO NEW STAIRS
 - NEW PAVED DRIVEWAY/PARKING AREA FOR (4) CARS
 - NEW OVERHEAD ELECTRIC SERVICE TO NEW METERS. COORDINATE WITH KUB.
 - ALTERNATE DRIVEWAY LOCATION TO AVOID EXISTING STORM WATER INLET (WILL NOT INCREASE STATED IMPERVIOUS AREA CALCULATION).
 - EXISTING FENCE TO REMAIN.
 - NOLAN AVENUE IS < 20'-0" WIDE.
 - 10'-0" LONG IMAGINARY REAR PROPERTY LINE PARALLEL TO FRONT PROPERTY LINE FOR DETERMINING REAR SETBACK.

SITE INFORMATION:

MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
SITE ZONE: RN-2
PARCEL ID: 094B031
BLOCK: 21/21084
WARD: 20
AREA: 14,758.86 S.F. (0.34 ACRE)
BUILDING AREA:
30% BUILDING AREA: 4,427.6 MAX > 2,186 S.F. PROPOSED
IMPERVIOUS AREA:
40% ALLOWABLE: 5,903.5 S.F. MAX > 3,878 S.F. PROPOSED
REQUIRED PARKING:
2 PARKING SPACES PER DWELLING UNIT (11.4, TABLE 11-2)
2 DU x 2 = 4 REQUIRED PARKING SPACES
PARKING WILL BE IN A SIDE-YARD DRIVEWAY, NOT IN FRONT OF THE BUILDINGS SINCE FRONTAGE > 75'
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.
0.34 ACRE x 6 = 2 PRESERVED TREES OR 3 NEW TREES
SITE PLAN PREPARED FROM SURVEY AUTHORED BY GARY L. ROSS - RLS, ARCHITECT'S FIELD OBSERVATIONS, PLAT INSTRUMENT #200007270006081 (HOWARD T. DAWSON-RLS) AND PUBLICLY AVAILABLE KGIS DATA. THIS DRAWING IS NOT A SURVEY OR A PLAT.



A1 SITE PLAN
1" = 20'-0"

FALCONNIER
DESIGN COMPANY
4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7668
Fax 865.584.3139
falco@falconnier.com
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DUPLEX ADDITION
11-C-24-SU

GATEWAY ENTERPRISE LLC
1424 NOLAN AVE.
KNOXVILLE, TN 37921

SITE LAYOUT
PLAN

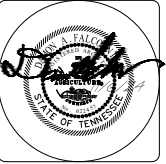
AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF JAMON A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM JAMON A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: JGM/GHF
CHECKED BY: DAF
ISSUED: 11/06/24
REVISION(S):
FILE: 2024-027

AC100



4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
faltesco@gmail.com
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DUPLEX ADDITION
11-C-24-SU

GATEWAY ENTERPRISE LLC
1424 NOLAN AVE,
KNOXVILLE, TN 37921

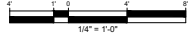
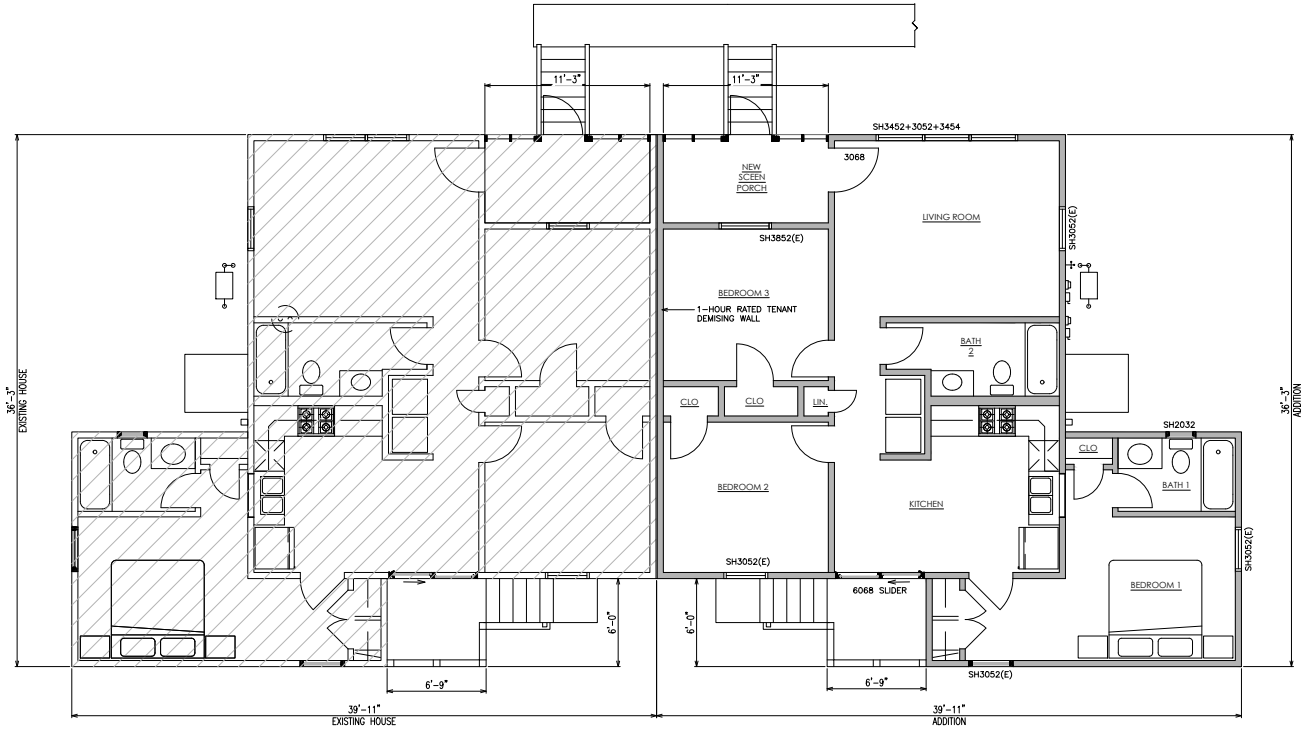
FLOOR PLAN

AS INSTRUMENTS OF SERVICE, THESE
DRAWINGS AND THE DESIGN REPRESENTED BY
THEM ARE THE PROPERTY OF GUYON A.
FALCONNIER AND AS SUCH ARE PROTECTED
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OTHER THAN FOR THE PROJECT INTENDED
WITHOUT WRITTEN CONSENT FROM GUYON A.
FALCONNIER IS PROHIBITED. UNAUTHORIZED
USE WILL BE SUBJECT TO LEGAL ACTION.

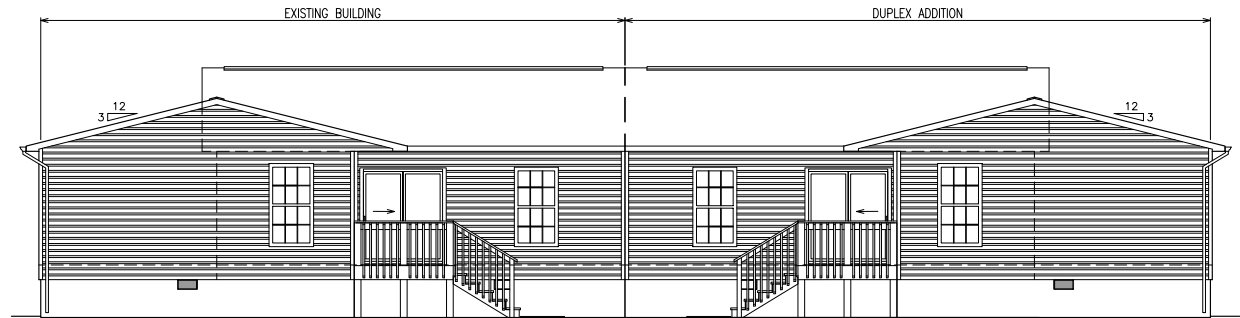
DRAWN BY: JGM/GHF
CHECKED BY: DAF
ISSUED: 11/06/24
REVISION(S):

FILE: 2024-027

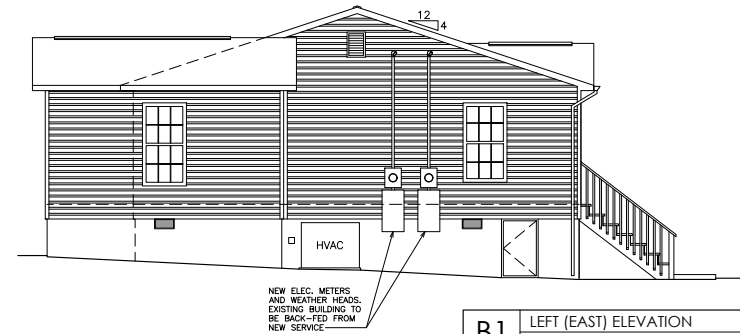
A-100



A1 FLOOR PLAN
1/4" = 1'-0"



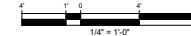
D1 REAR (SOUTH) ELEVATION
1/4" = 1'-0"



B1 LEFT (EAST) ELEVATION
1/4" = 1'-0"



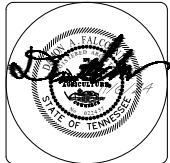
FENESTRATION ADDITION:
FACADE AREA: 532.7 S.F. x 0.15 = 79.91 REQ'D
1 x 54.0 S.F. (3452+3052+3452) = 54.0 S.F.
1 x 6.0 S.F. (2032) = 6.0 S.F.
1 x 21 S.F. (3852) = 21 S.F.
TOTAL: 81.0 S.F. > 79.91 REQ'D



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

FALCONNIER
DESIGN COMPANY

4622 Chambliss Avenue
Knoxville, TN 37919
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Fax 865.584.3139
fallescogmail.com
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DUPLEX ADDITION
11-C-24-SU

GATEWAY ENTERPRISE LLC
1424 NOLAN AVE.
KNOXVILLE, TN 37921

ELEVATIONS

AS INSTRUMENTS OF SERVICE, THESE
DRAWINGS AND THE DESIGN REPRESENTED BY
THEM ARE THE PROPERTY OF DAWSON A.
FALCONNIER AND AS SUCH ARE PROTECTED
BY STATE AND FEDERAL COPYRIGHT LAWS.
REPRODUCTION OR USE OF THESE DRAWINGS
OTHER THAN FOR THE PROJECT INTENDED
WITHOUT WRITTEN CONSENT FROM DAWSON A.
FALCONNIER IS PROHIBITED. UNAUTHORIZED
USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY: JGM/GHF
CHECKED BY: DAF
ISSUED: 11/06/24
REVISION(S):

FILE: 2024-027

A-200



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

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-C-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

Monty Merchant Gateway Enterprises, L 9905 Tierra Verde Dr Knoxville TN 37922

Owner Name (if different)

865-386-8401

Owner Phone / Email

1424 NOLAN AVE

Property Address

94 B H 031

Parcel ID

14758 square feet

Tract Size

Part of Parcel (Y/N)?

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

<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) Two-family dwelling			

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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> 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	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.

	Damon A Falconnier	9/27/2024
Applicant Signature	Please Print	Date

Phone / Email

	Monty Merchant Gateway Enterprises, LLC	9/27/2024
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

9/27/2024

11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-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

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

Gateway Enterprises, LLC

9905 Tierra Verde Dr

865-386-8401

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1424 Nolan Ave

094BH031

Property Address

Parcel ID

KUB

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & 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

<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) _____ <div style="text-align: center;">New Duplex in RN-2 Zoning</div> Other (specify) _____	Related City Permit Number(s) _____
--	-------------------------------------

SUBDIVISION REQUEST

		Related Rezoning File Number
Proposed Subdivision Name		
_____ 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 <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>) ADDITIONAL REQUIREMENTS <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 \$450.00
	0401	
	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 <small>Digitally signed by Damon Falconnier Date: 2024.09.27 10:51:17 -04'00'</small>	Damon A Falconnier	9/27/2024
Applicant Signature	Please Print	Date
865-584-7868	faldesco@gmail.com	
Phone Number	Email	
monty merchant <small>Digitally signed by monty merchant DN: cn=Monty Merchant, cn=monty merchant, E=monty.merchant@outlook.com Reason: I am the author of this document Location: Date: 2024.09.27 12:19:03-0400 Foxit PDF Reader Version: 2024.2.3</small>	Monty Merchant	09/30/2024, SG
Property Owner Signature	Please Print	Date Paid

Public Notice and Community Engagement

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

~~11/2/2024~~

11/15/2024

Date to be Posted

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

Digitally signed by Damon
Falconnier
Date: 2024.09.27 14:17:58 -04'00'

Damon A Falconnier

9/27/2024

Applicant Signature

Applicant Name

Date

11-C-24-SU
FILE NUMBER