



SPECIAL USE REPORT

▶ **FILE #:** 9-C-24-SU

AGENDA ITEM #: 48

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** JONAH PRUITT

OWNER(S): Jamie Wilson

TAX ID NUMBER: 95 B M 002

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1814 BETHEL AVE

▶ **LOCATION:** South side of Bethel Ave, west of S Bertrand St

▶ **APPX. SIZE OF TRACT:** 11249 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Bethel Avenue, a local street with a pavement width that varies from 22 ft to 26 ft within a 40-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

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

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood)

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

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

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

NEIGHBORHOOD CONTEXT: The Morningside Heights neighborhood is primarily characterized with one- and two-story, single-family ranch houses with carports. Vine Middle School, Harriet Tubman Park, Dr Walter Hardy Park, and several cemeteries are located in close proximity to the subject parcel.

STAFF RECOMMENDATION:

▶ **Withdraw the application as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

Jonah Pruitt

09/03/2024

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

Date of Request

09/10/2024

Scheduled Meeting Date

9-C-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 _____ 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.

Applicant Signature

Jonah Pruitt

Please Print

219-921-4878

Phone Number

jonah@tac-45.com

Email

STAFF ONLY

Samiul Haque

Staff Signature

Samiul Haque

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

9-3-2024

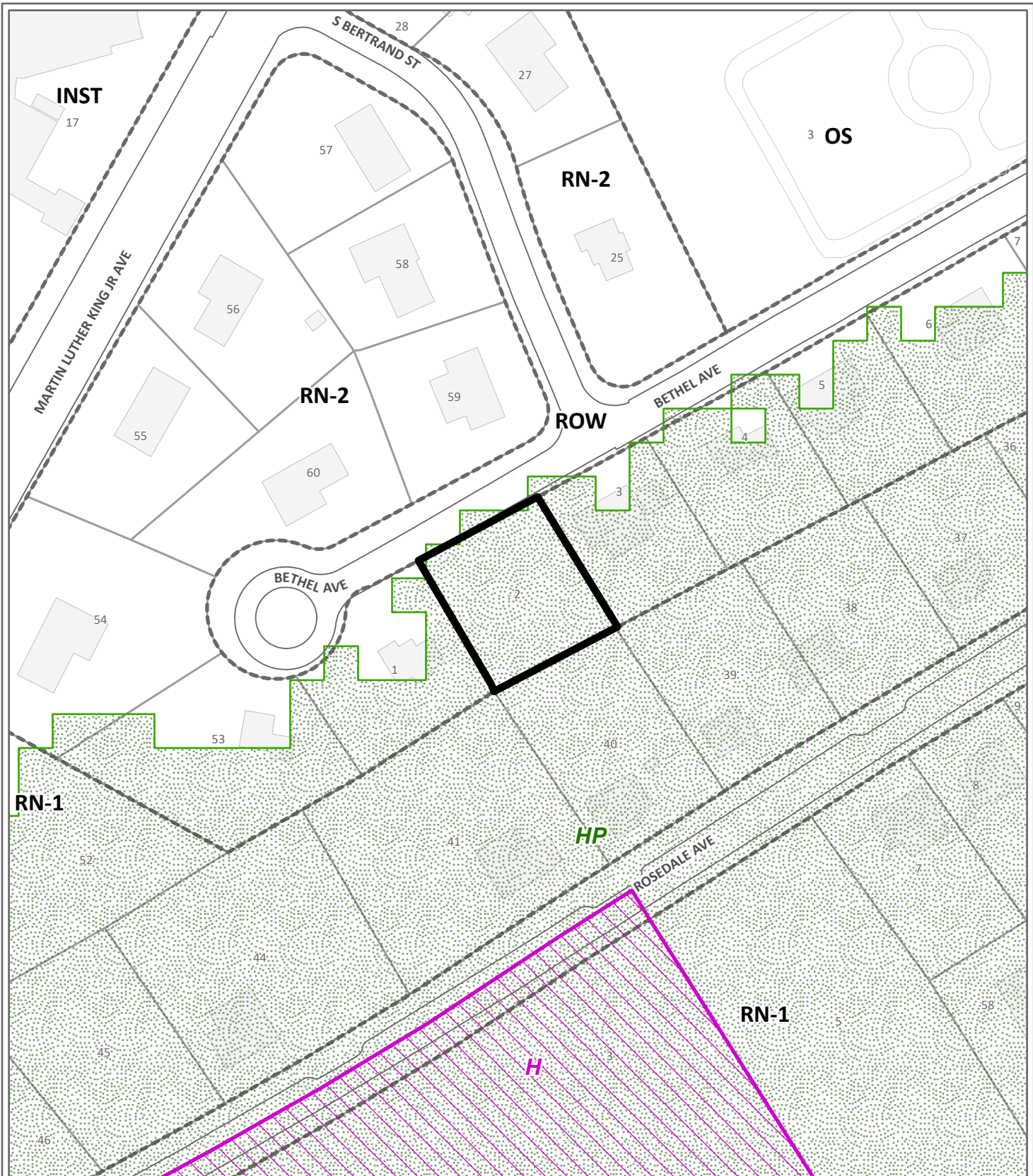
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

9-C-24-SU

Petitioner: Jonah Pruitt



Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 95
Jurisdiction: City

Original Print Date: 8/8/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

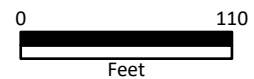
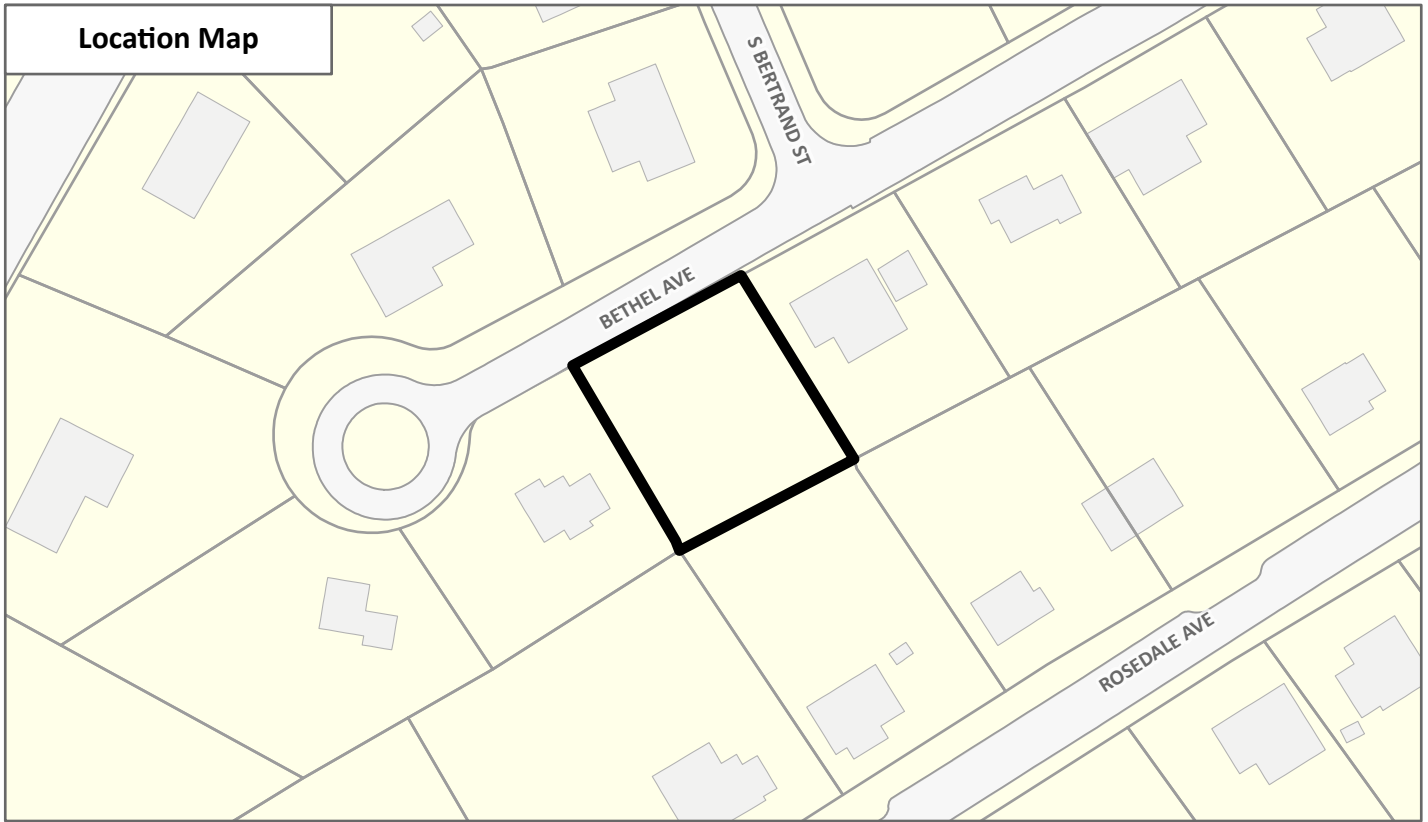


Exhibit A. Contextual Images

Location Map



Aerial Map

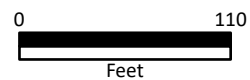


CONTEXTUAL MAPS 1

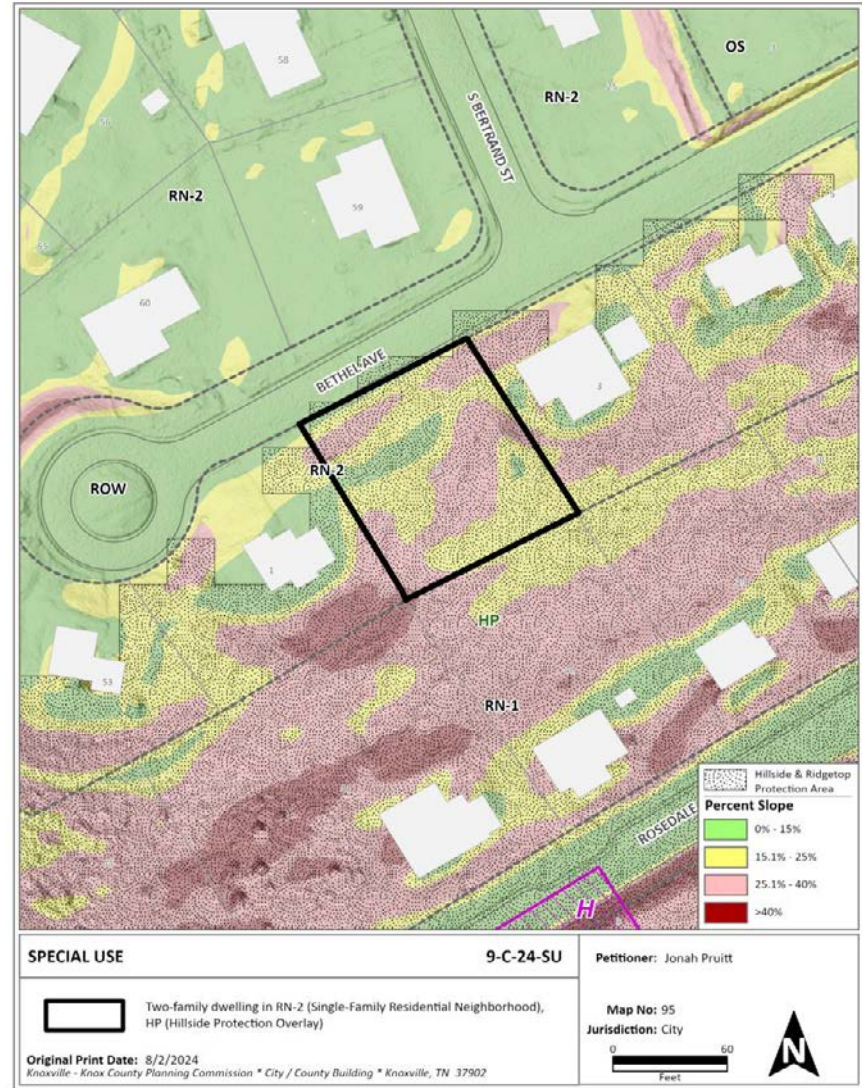
9-C-24-SU

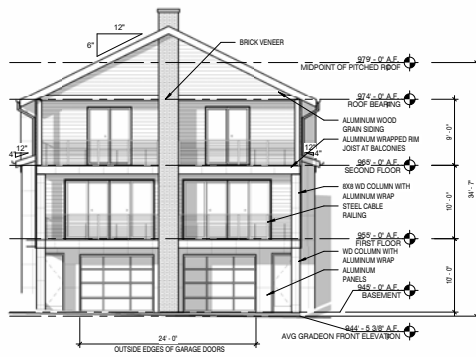


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	11,249.0	0.258			
Non-Hillside	88.3	0.002	N/A		
0-15% Slope	1,257.5	0.029	100%	1,257.5	0.029
15-25% Slope	5,406.7	0.124	50%	2,703.3	0.062
25-40% Slope	4,423.5	0.102	20%	884.7	0.020
Greater than 40% Slope	73.0	0.002	10%	7.3	0.000
Ridgetops					
Hillside Protection (HP) Area	11,160.8	0.256	Recommended disturbance budget within HP Area	4,852.9	0.111
			Percent of HP Area	43.5%	

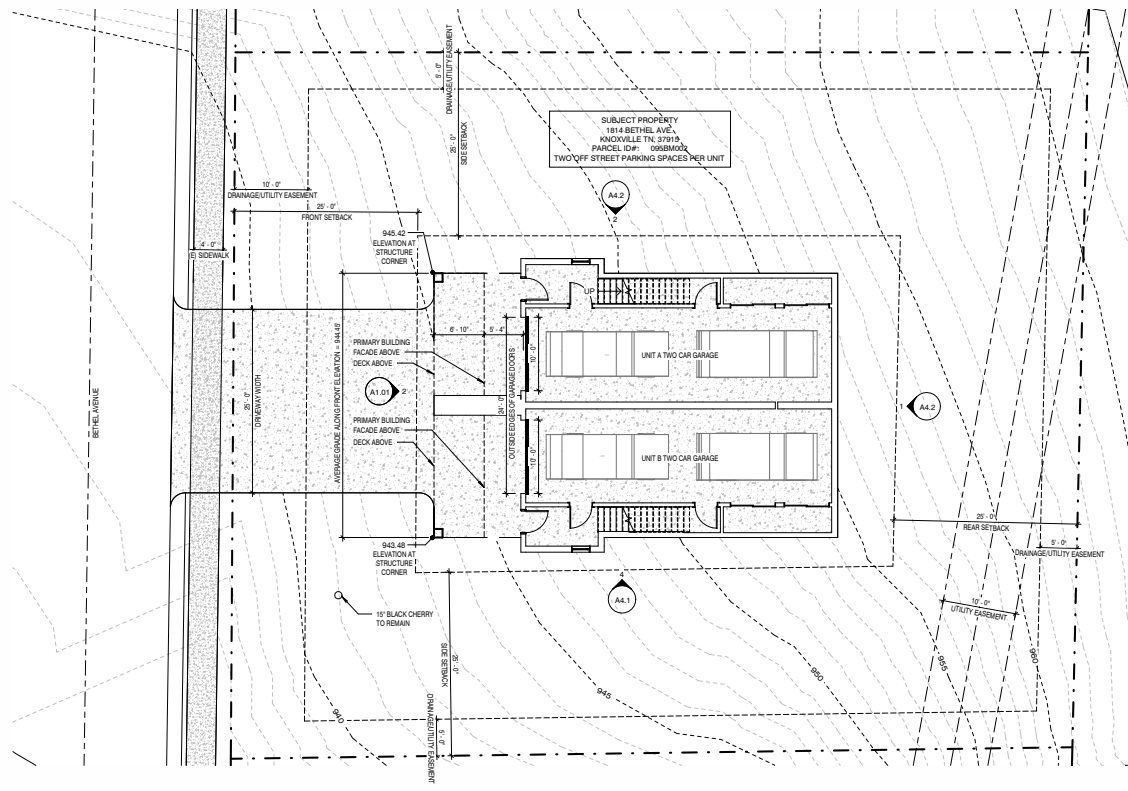




2 FRONT ELEVATION Copy 1
1/8" = 1'-0"



3 3D VIEW



4 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND CONDITIONS OF CONTRACT DOCUMENTS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
2. ALL WORK IS TO CONFORM TO ALL LOCAL BUILDING CODES AS APPLICABLE.
3. DO NOT SCALE DRAWINGS.
4. "TYPICAL" MEANS THE REFERENCED DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
5. MEANS AND METHODS: THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE ARE SOLELY THE RIGHTS AND RESPONSIBILITIES OF THE CONTRACTOR.
6. ENGINEERING, ENGINEERING DRAWINGS AND SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. ARCHITECT ASSUMES NO LIABILITY FOR STRUCTURAL CONNECTIONS, MEMBERS, FASTENERS AND ANY OTHER COMPONENTS REQUIRED IN THE CONSTRUCTION OF THIS PROJECT.
7. GRADING AND LANDSCAPING: ALL REQUIREMENTS AND INFORMATION REGARDING RETAINING WALLS, STEPS, DECKS, TERRACES AND ANY OTHER LANDSCAPE FEATURES ARE TO BE SPECIFIED BY THE LANDSCAPE ARCHITECT.
8. PENETRATIONS: ALL OPENINGS AND PENETRATIONS THROUGH WALLS, CEILINGS, AND FLOORS SHALL BE SEALED TO PREVENT SOUND LEAKAGE AND IN ADDITION TO COMPLYING WITH LOCAL GOVERNING BUILDING AND/OR FIRE CODES.
9. CUTTING AND PATCHING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING, AND FITTING NECESSARY TO ACCOMMODATE THE ENTIRE SCOPE OF WORK.
10. HVAC PLUMBING AND ELECTRICAL: CONTRACTOR IS RESPONSIBLE FOR OBTAINING MECHANICAL AND ELECTRICAL CONTRACTORS TO DESIGN AND INSTALL THE MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS IN THEIR ENTIRETY, AND TO FOLLOW ALL LOCAL BUILDING CODES.
11. WINDOWS AND DOORS: BUILDER IS TO SET ALL WINDOW AND DOOR HEADERS RIGHT BELOW TOP PLATES OF WALLS, REGARDLESS OF PROPOSED CEILING HEIGHT. ALL HEADERS ARE TO BE A MINIMUM OF 6" WIDER THAN THE NOTED OPENING.
12. GUTTERS AND DOWNSPOUTS: LOCATIONS SHOWN ON THESE PLANS AND ELEVATIONS ARE FOR REFERENCE ONLY. BUILDER IS TO COORDINATE WITH INSTALLER AND LANDSCAPER FOR UNDERGROUND DRAINAGE LOCATIONS.
13. ROOF VENTS: LOCATE ALL VENTILATORS, PLUMBING VENTS, HVAC VENTS, AND ANY OTHER ROOF PENETRATIONS TO THE REAR FACING SIDE OF THE ROOF. PAINT ALL PIPES, VENTS, VENTILATORS, ETC. TO MATCH THE ROOF.
14. PROVIDE FLEXIBLE THROUGH WALL FLASHING AT ALL WINDOW HEADERS AND SILLS, DOOR HEADERS AND SILLS, AND THROUGH WALL LOCATIONS AT MASONRY WITH WEEPS.
15. ALL EXTERIOR WALLS AND ALL INTERIOR BEARING WALLS ARE TO BE 2X6 WOOD STUDS.
16. PROVIDE SOUND BATT INSULATION TO ALL BATHROOM AND BEDROOM WALLS.
17. PROVIDE AND INSTALL ALL APPLIANCES, EQUIPMENT, AND FIXTURES AS APPROVED BY THE OWNER.
18. ALL COLORS AND FINISHES ARE TO BE APPROVED BY THE OWNER.
19. PROVIDE WATER AND MOLD RESISTANT GYP. BD. AT ALL WET LOCATIONS.
20. EXTERIOR HOLLOW METAL DOORS ARE TO BE INSULATED.
21. ALL WINDOWS IN BEDROOMS SHALL MEET MINIMUM EGRESS REQUIREMENTS PER THE MOST CURRENT BUILDING CODE.

OPAQUE THERMAL ENVELOPE REQUIREMENTS

- MINIMUM THERMAL REQUIREMENTS**
- R-49 ATTICS AND OTHER ROOFS
 - R-20 WOOD FRAMED WALLS ABOVE GRADE
 - R-10 CRAWL SPACE WALLS
 - R-20 FLOOR JOIST OVER CRAWL SPACE
 - U-0.35 OPAQUE DOORS
 - U-0.40 GLAZING
 - U-0.35 SKYLIGHTS
1. ALL UNHEATED SLABS ON GRADE ARE TO HAVE R-15 RIGID PERIMETER INSULATION FULL HEIGHT OF FOUNDATION WALL AND 24" MINIMUM VERTICALLY BELOW SLAB.
 2. PROVIDE 15-MIL POLY VAPOR BARRIER UNDER ALL SLABS ON GRADE AND IN ALL CRAWL SPACES.
 3. ALL HVAC DUCTS ARE TO BE INSULATED.
 4. ALL REFRIGERANT LINES ARE TO BE INSULATED.
 5. ALL HOT WATER PIPES ARE TO BE INSULATED.


PROJECT INFO

1. CONTRACTOR IS TO BUILD TO THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE AND ABIDE BY ALL LOCAL BUILDING AND ZONING CODES AND ORDINANCES.
2. THESE PLANS ARE ARCHITECTURAL DESIGN PLANS AND NOT ENGINEERED STRUCTURAL DRAWINGS. IF REQUIRED BY THE JURISDICTION HAVING AUTHORITY THE CONTRACTOR SHALL OBTAIN ENGINEERED PLANS FOR ALL RETAINING WALLS, FOOTINGS, FLOOR AND ROOF TRUSSES, DECK FRAMING, AND OTHER STRUCTURAL ELEMENTS.

CONDITIONED SPACE	
120 sf - FIRST FLOOR	(85 sf PER UNIT)
1480 sf - SECOND FLOOR	(980 sf PER UNIT)
1770 sf - THIRD FLOOR	(885 sf PER UNIT)
3,370 sf - TOTAL CONDITIONED SPACE (1,875 sf PER UNIT)	
1,000 sf - UNCONDITIONED DECK	(500 sf PER UNIT)
1,200 sf - UNCONDITIONED GARAGE	(600 sf PER UNIT)

BUILDING COVERAGE CALCULATIONS:	
LOT SQUARE FOOTAGE =	11,016 SF
MAX ALLOWABLE BUILDING COVERAGE = 11,016 SF X 0.3 =	3,305 SF
MAX ALLOWABLE IMPERVIOUS SURFACE = 11,016 SF X 0.4 =	4,406 SF
BUILDING FOOTPRINT =	2,025 SF
IMPERVIOUS SURFACE COVERAGE =	3,098 SF

9-C-24-SU
8.16.2024



The Architecture Collaborative
Knoxville, TN 37919
6700 B Mann Drive, Suite 203
www.tacinc.com

1814 BETHEL AVE.

1814 BETHEL AVE, KNOXVILLE TN, 37918 #9-C-24-SU

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

THIS DRAWING IS ISSUED FOR:

REVIEW ONLY

ALL COMMENTS REQUESTED BY THE ARCHITECTURE COLLABORATIVE, LLC

THIS ORIGINAL DOCUMENT, INCLUDING ITS LEGIBILITY, PRINT QUALITY, DIMENSIONS AND EDITS, REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO CONSULT WITH THE ARCHITECT PRIOR TO THE DESIGN. THE ARCHITECT'S SOLE RESPONSIBILITY IS TO PROVIDE PROFESSIONAL SERVICES WITHIN THE SCOPE OF HIS OR HER CONTRACTUAL OBLIGATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO CONSULT WITH THE ARCHITECT PRIOR TO THE DESIGN.

Revisions:

No.	Date
2	08/16/2024

Drawing Title:
PLANNING SUBMISSION

Date: 08/16/2024

Project No:
24024

Sheet No:
A1.01



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

Jonah Pruitt

Applicant Name

Affiliation

7/19/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-C-24-SU

File Number(s)

CORRESPONDENCE

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

Jonah Pruitt The Architecture Collaborative

Name / Company

6700 Baum Dr Ste 23 Knoxville TN 37919

Address

219-921-4878 / jonah@tac-45.com

Phone / Email

CURRENT PROPERTY INFO

Jamie Wilson

Owner Name (if different)

533 Ridge Ave Knoxville TN 37917

Owner Address

865-384-4780

Owner Phone / Email

1814 BETHEL AVE

Property Address

95 B M 002

Parcel ID

Part of Parcel (Y/N)?

11249 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

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	
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.

Applicant Signature	Jonah Pruitt Please Print	7/19/2024 Date
---------------------	-------------------------------------	--------------------------

Property Owner Signature	Jamie Wilson Please Print	7/19/2024 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

Jonah Pruitt

Applicant Name

07/16/2024

Date Filed

September 12, 2024

Meeting Date (if applicable)

Architect

Affiliation

File Number(s)

9-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

Jonah Pruitt

Name

6700 Baum Drive, Suite 23

Address

219-921-4878

Phone

The Architecture Collaborative

Company

Knoxville

City

TN

State

37919

ZIP

jonah@tac-45.com

Email

CURRENT PROPERTY INFO

Jamie Wilson

Property Owner Name (if different)

1814 Bethel Ave. Knoxville, TN 37915

Property Address

533 Ridge Ave. Knoxville, TN 3717

Property Owner Address

095BM002

Parcel ID

865-384-4780

Property Owner Phone

KUB

Sewer Provider

KUB

Water Provider

N

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) _____

Duplex on currently empty lot in RN-2 zone.

Other (specify) _____

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
 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



Jonah Pruitt

07/16/2024

Applicant Signature

Please Print

Date

219-921-4878

jonah@tac-45.com

Phone Number

Email

Pd. 07/19/2024, SG



Jamie Wilson

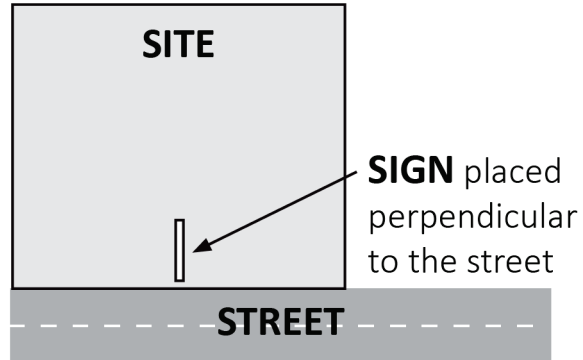
~~07/16/2024~~

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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jonah Pruitt

Date: 07/19/2024

File Number: 9-C-24-SU

- Sign posted by Staff
- Sign posted by Applicant