

**Type:** ☐ Plan Amendment ☐ Rezoning ☐ Certificate of Appropriateness

☐ Street Name Change ☒ Other: Middle Housing

**New File #8-B-25-OB**

**Decision By:** ☒ Planning Staff ☐ Planning Commission ☐ Other: \_\_\_\_\_ ☐ Date of Decision: 27 June 2025

**Jurisdiction:** ☒ City <sup>6</sup> \_\_\_\_\_ Council District ☐ County \_\_\_\_\_ Commission District

**R. Bentley Marlow**

**5-A-25-MH**

Applicant Name

Original File Number

**R. Bentley Marlow**

**094FQ017**

Name of Owner of Subject Property

Parcel Number of Subject Property

**Denial of Middle Housing**

Decision Being Appealed

Reason for the Appeal:  
(Attach additional pages,  
if necessary.)

Arbitrary and Capricious See First Review Comments -- the requested revisions were made -- application meets all requirements of Middle Housing Article 4.6 as enacted.

## PETITIONER INFORMATION

**R. Bentley Marlow**

Name of Petitioner

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):

Owner and Builder (Note I do not see a space to sign this form -- consider this form signed.)

All correspondence should be sent to:	<b>R. Bentley Marlow</b>	<b>865-607-4357</b>	<b>[REDACTED]</b>	
	Name (Print)	Phone	Email	
<b>322 Douglas Avenue</b>	<b>Knoxville</b>	<b>TN</b>	<b>37921</b>	
Address	City	State	ZIP	

## STAFF USE ONLY

<i>Shelley Gray</i>	<b>\$250 / pd 07/01/2025, SG</b>	<b>06/29/2025</b>
Application Accepted by Planning Staff Member	Appeal Fee Amount	Date Appeal Received

## APPEAL MEETING INFORMATION

**Planning Commission - 1:30 pm August 14, 2025**

City Council - 6 p.m. <u>n/a</u>	County Commission - 7 p.m. <u>n/a</u>	City BZA - 4 p.m. <u>n/a</u>
Month   Date   Year	Month   Date   Year	Month   Date   Year

**Property Address:** 1214 Callaway St

**Parcel ID:** 094FQ017

**Zoning District:** RN-4

**Owner:** R. Bentley Marlow

**Applicant:** R. Bentley Marlow

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**Project Type:** New construction

**Middle Housing Type:** New townhouse (large)

**Brief Description:** Construction of a 2.5-story, five-unit townhouse building with four units facing the side elevation.

**Additional Notes:** Project described in application as multiplex. Lot to receive new construction is a 30' wide non-conforming lot of record. Application also requested an administrative variation, reducing interior side setbacks to 4'.

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**Action:**

The project as presented in the attached application does not meet the applicable standards per Knoxville City Code, Appendix B, Zoning Code, Article 4.6. The building does not meet the design standards for townhouses (Article 4.6.E.5.c), and does not meet the intent of the Middle Housing Standards (Article 4.6: "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area;" Article 4.6.E.4: "to generate new Middle Housing buildings that are similar in footprint, height, and setbacks with the existing neighborhood;" Article 4.6.G: "the intent of Article 4.6 is to allow middle Housing types which are in harmony with the surrounding neighborhood and will not be injurious to it or the public welfare.")

**Certified By:** Lindsay Lanois

**Date Certified:** June 27, 2025

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## Middle Housing Staff Review

**TO:** R. Bentley Marlow, Property Owner  
**FROM:** Lindsay Lanois, Principal Planner  
**DATE:** June 27, 2025  
**SUBJECT:** Middle Housing Review – 5-A-25-MH  
**ADDRESS:** 1214 Callaway St (Parcel ID 094F17)

### STAFF DETERMINATION:

Deny the request for a five-unit townhouse because the project does not meet the following applicable standards per the Knoxville city Code, Appendix B, Zoning Code, Article 4.6:

- The building is described as a “multiplex,” which is defined in Article 4.6 as a small-to-medium-sized structure that consists of five to ten units arranged side-by-side and/or stacked, often with a shared entry on the ground floor. The building does not have a shared entry on the ground floor and does not meet the intent of the definition of multiplex.
  - The building instead features five units separated by party walls/shared side walls, which meets the definition of a **townhouse (large)** (definition below for comparison).
    - Article 4.6.A – Townhouse (large): “a medium-sized structure up to 2.5 stories with up to eight units, featuring shared side walls between units. The narrow side of the unit faces the street, with an entry oriented towards the street, and the larger side attached side along the depth of the lot.”
- The proposed design does not meet the zoning standard in Article 4.6.E.5.c, “townhouses shall not be oriented perpendicular to the street. The narrow side of townhouse units must face the street.”
  - The proposed building features four units oriented perpendicular to the street, fronting the side elevation.
- The proposed 2.5-story, 5-unit townhouse does not meet the intent of Middle Housing standards “to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area” (Article 4.6). The building is not “similar in footprint, height, and setbacks with the existing neighborhood” (Article 4.6.E.4). This is also stated in Article 4.6.G as “the intent of Article 4.6 is to allow Middle Housing types which are in harmony with the surrounding neighborhood and will not be injurious to it or the public welfare.”

- The building is 2.5 stories tall on a block characterized by 1-story shotgun houses. The building is 80' deep, the maximum building depth for a multiplex, and will be deeper than the context. The side elevations feature massings which cantilever an additional 1' outwards from the building.

### **ADDITIONAL COMMENTS:**

- The property is zoned RN-4 within the TDR land use area. The lot frontage on Callaway Street is 30' wide with an alley. The proposed lot does not meet the minimum lot width for a multiplex in Table 4-4 of Article 4.6 (70' with an alley). The application uses Article 17.3.B to allow development of a non-conforming lot of record, which "must meet all applicable dimensional and design requirements of the district in which it is located," with the exception of lot width. The application proposes the largest form of Middle Housing.
- Article 4.6.E.4.b requires "recesses or projections in the building wall of any front or side elevation that exceeds a length of 50'," which shall be at least 2' wide. The proposed projections take the form of cantilevered massings which do not extend to the foundation. The first story contains no recesses or projections in the building wall.
- The application requests an administrative variation, reducing the required 5' interior side setback to 4'.

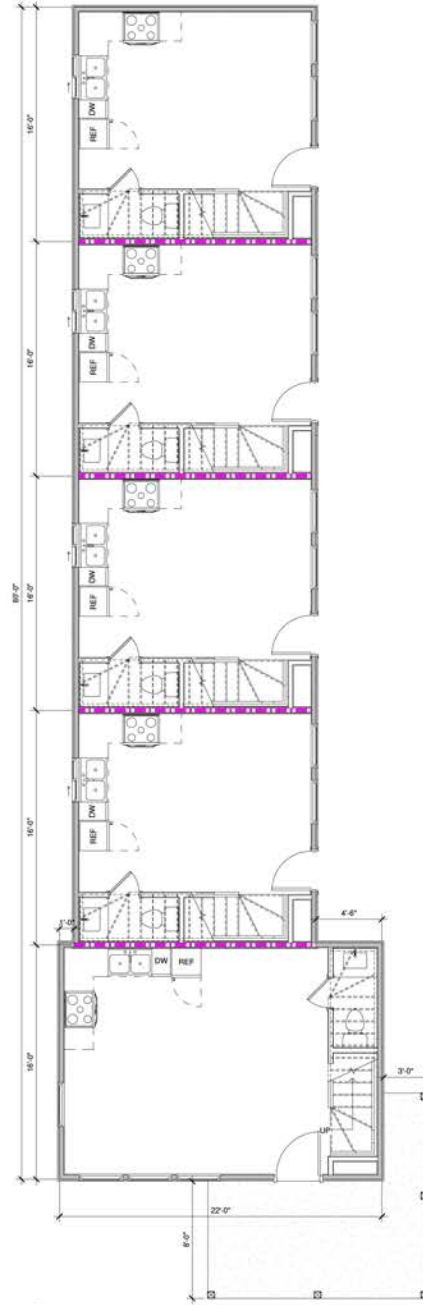


**NOTE:**

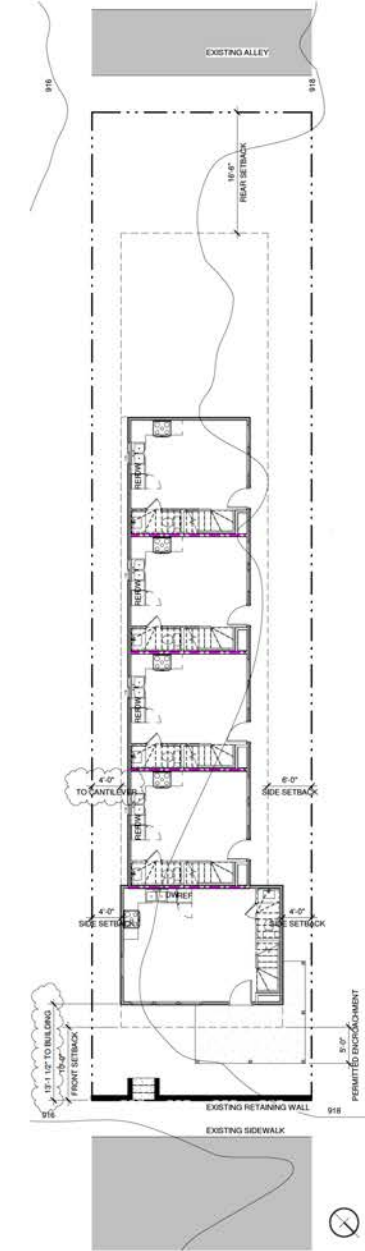
GENERAL CONTRACTOR TO DETERMINE THE FINAL LOCATION OF THE STRUCTURE ON THE SITE BASED ON SETBACK REQUIREMENTS OF THE LOCAL JURISDICTION.



3 SECOND FLOOR PLAN  
A101 1/4" = 1'-0"



2 MAIN FLOOR PLAN  
A101 1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN  
A101 1/8" = 1'-0"

**CALLAWAY MULTIPLEX  
NEW RESIDENTIAL CONSTRUCTION**  
1214 Callaway Street, Knoxville, Tennessee 37921

DATE	DESCRIPTION
10/10/2024	10/10/2024
10/10/2024	10/10/2024
10/10/2024	10/10/2024

DRAWN BY: MB

ARCHITECTURAL  
SITE PLAN & FLOOR  
PLANS

**A101**

PROJECT : 25048  
© COPYRIGHT 2024

#### EXTERIOR ELEVATION NOTES

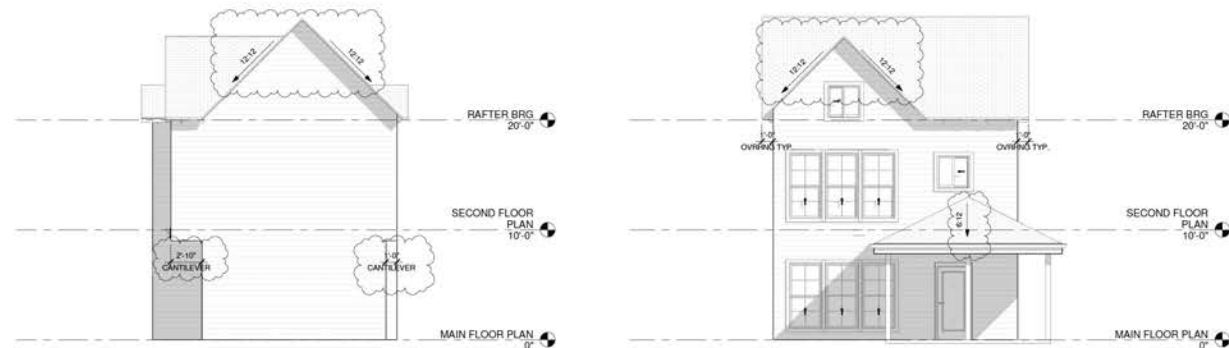
APPROXIMATE SITE LOCATION AND TOPOGRAPHY. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION ON PROPOSED SITE AND ANY RETAINING REQUIREMENTS. CONFIRM ANY BUILDING ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.



4 LEFT ELEVATION  
 A201 3/16" = 1'-0"



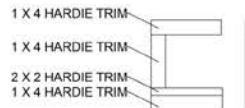
3 RIGHT ELEVATION  
 A201 3/16" = 1'-0"



**DESIGN ELEMENTS:**  
 ARTICULATED WINDOW TRIM  
 8" DEEP COVERED PORCH  
 12" EAVE OVERHANG

#### FACADE CALCULATIONS:

FRONT FACADE: 528 SQFT  
 TRANSPARENCY: 144 SQFT  
 27% TRANSPARENCY PROVIDED



ARTICULATED WINDOW & DOOR TRIM DETAIL  
 NTS

2 REAR ELEVATION  
 A201 3/16" = 1'-0"

1 FRONT ELEVATION  
 A201 3/16" = 1'-0"