



SPECIAL USE REPORT

▶ FILE #:	9-A-25-SU	AGENDA ITEM #:	14
POSTPONEMENT(S):	9/11/2025, 10/2/2025	AGENDA DATE:	11/13/2025
▶ APPLICANT:	MAINLAND MCA KNOXVILLE		
OWNER(S):	Mainland MCA Knoxville		
TAX ID NUMBER:	106 P A 037	View map on KGIS	
JURISDICTION:	City Council District 2		
STREET ADDRESS:	962 N GALLAHER VIEW RD		
▶ LOCATION:	South side of Middlebrook Pike, east side of N Gallaher View Rd, north of Mars Hill Rd		
▶ APPX. SIZE OF TRACT:	4.1 acres		
SECTOR PLAN:	Northwest City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	Access is via N. Gallaher View Road, a minor arterial with four lanes and a center turn lane within a right-of-way width that varies.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Ten Mile Creek		
▶ ZONING:	RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) (removal pending)		
▶ EXISTING LAND USE:	Rural Residential		
▶ PROPOSED USE:	Townhouse development		
HISTORY OF ZONING:	In 1996, the property was denied a rezoning request from R-1E to R-1 (4-T-96-RZ). In 2004, the property was denied a rezoning from R-1E to O-1 (Office, Medical, and Related Services) (7-U-04-RZ). In 2013, a rezoning request from R1-E to C-6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ). In 2016, a rezoning request from R-1E to RP-1 (Planned Residential) up to 1 du/ac was approved (1-D-16-RZ). In 2024, rezoning request from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), and (C) (Formerly Approved Planned District) to RN-4 (General Residential Neighborhood), HP, and (C) was approved (7-I-24-RZ). There is a pending request to remove the (C) (Formerly Approved Planned District) designation (8-A-25-SU).		
SURROUNDING LAND USE AND ZONING:	North: Single family residential, public/quasi public land (church) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) South: Agriculture/forestry/vacant land - RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood),		

HP (Hillside Protection Overlay)

East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Commercial, multifamily residential - C-G-1 (General Commercial) (City), F (Floodplain Overlay) (City), RB (General Residential) (County)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of single family residential dwellings on suburban style lots and multifamily residential dwellings in a large apartment complex. There is a small commercial node at the intersection of Middlebrook Pike and N Gallaher View Road. Public uses in the area are churches.

STAFF RECOMMENDATION:

- **Postpone this application to the December 11, 2025, Planning Commission meeting as requested by the applicant.**

COMMENTS:

This request for a 32 unit townhouse development with access to N. Gallaher View Road.

ESTIMATED TRAFFIC IMPACT: 343 (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: 2 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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

Mainland MCA Knoxville

2025-10-28

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

Date of Request

2025-11-13

File Number(s)

Scheduled Meeting Date

9-A-25-SU

POSTPONE

☒ **POSTPONE:** To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 daysPostpone the above application(s) until the December 11, 2025 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.*

Adam Thomas Kohntopp

Applicant Signature

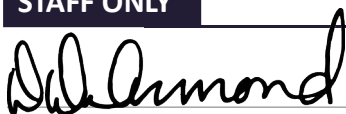
Please Print

865-343-0019

akohntopp@cci-crop.com

Phone Number

Email

STAFF ONLY

Dallas DeArmond

11/6/2025

Staff Signature

Please Print

Date Paid

☐ No FeeEligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

August 2025

Request to Postpone • Table • Withdraw

Mainland MCA Knoxville

2025-09-22

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

Date of Request

2025-10-02

Scheduled Meeting Date

File Number(s)

9-A-25-SU

POSTPONE

☒ **POSTPONE:** To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 daysPostpone the above application(s) until the November 13, 2025 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.

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Adam Thomas Kohntopp

Applicant Signature

Please Print

865-343-0019

akohntopp@cci-crop.com

Phone Number

Email

STAFF ONLY

Shelley Gray

09/23/2025

Staff Signature

Please Print

Date Paid

☐ No FeeEligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

August 2025



Request to Postpone • Table • Withdraw

Mainland MCA Knoxville

2025-08-26

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

Date of Request

2025-09-11

Scheduled Meeting Date

File Number(s)

9-A-25-SU

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.*

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AUTHORIZATION

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Adam Thomas Kohntopp

Adam Thomas Kohntopp

Applicant Signature

Please Print

865-343-0019

akohntopp@cci-corp.com

Phone Number

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

8/26/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

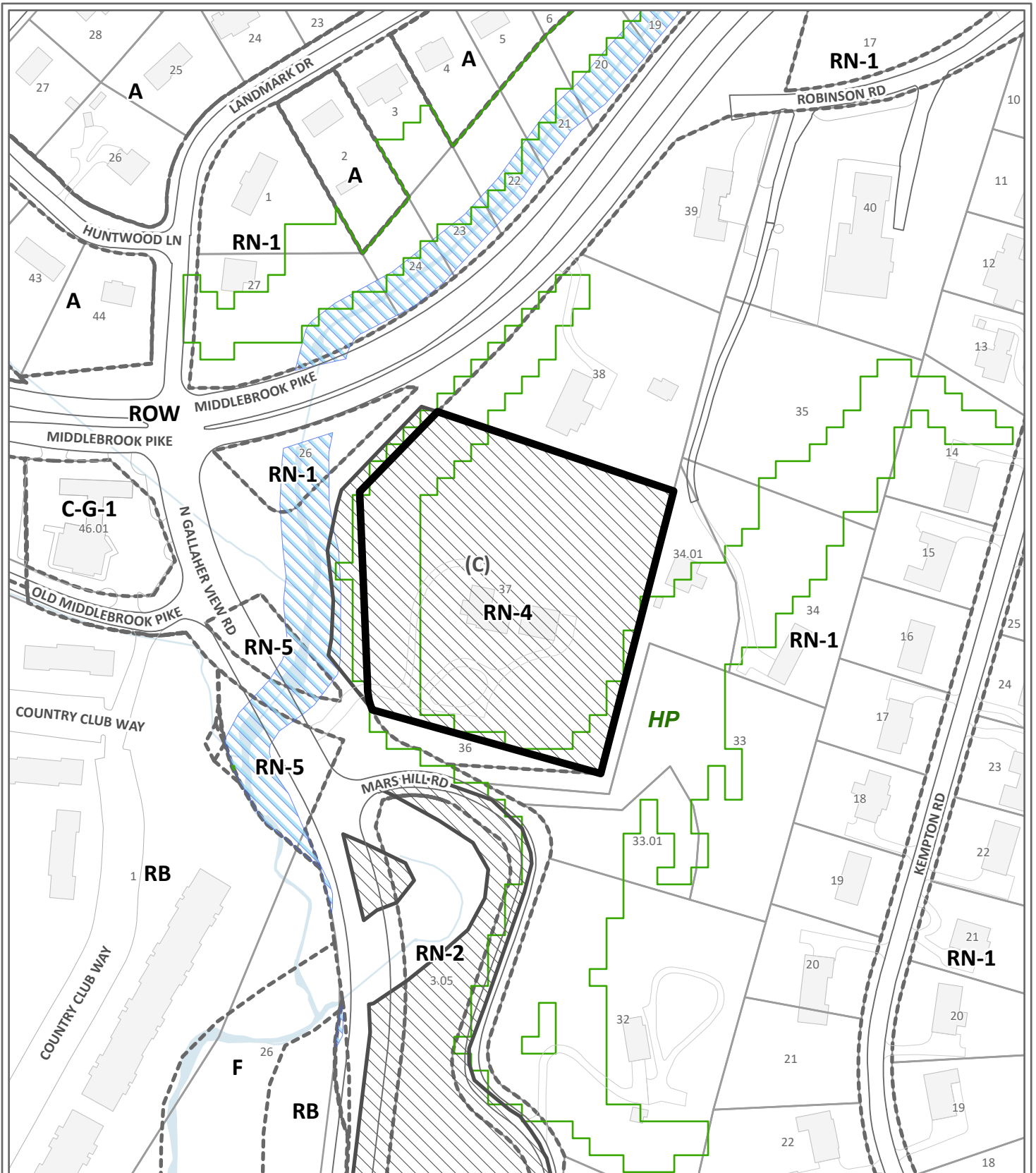
Date:

Payee Name

Payee Phone

Payee Address

October 2022



SPECIAL USE

9-A-25-SU

Petitioner: Mainland MCA Knoxville



Townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

Original Print Date: 8/1/2025

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

Map No: 106

Jurisdiction: City

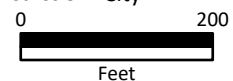
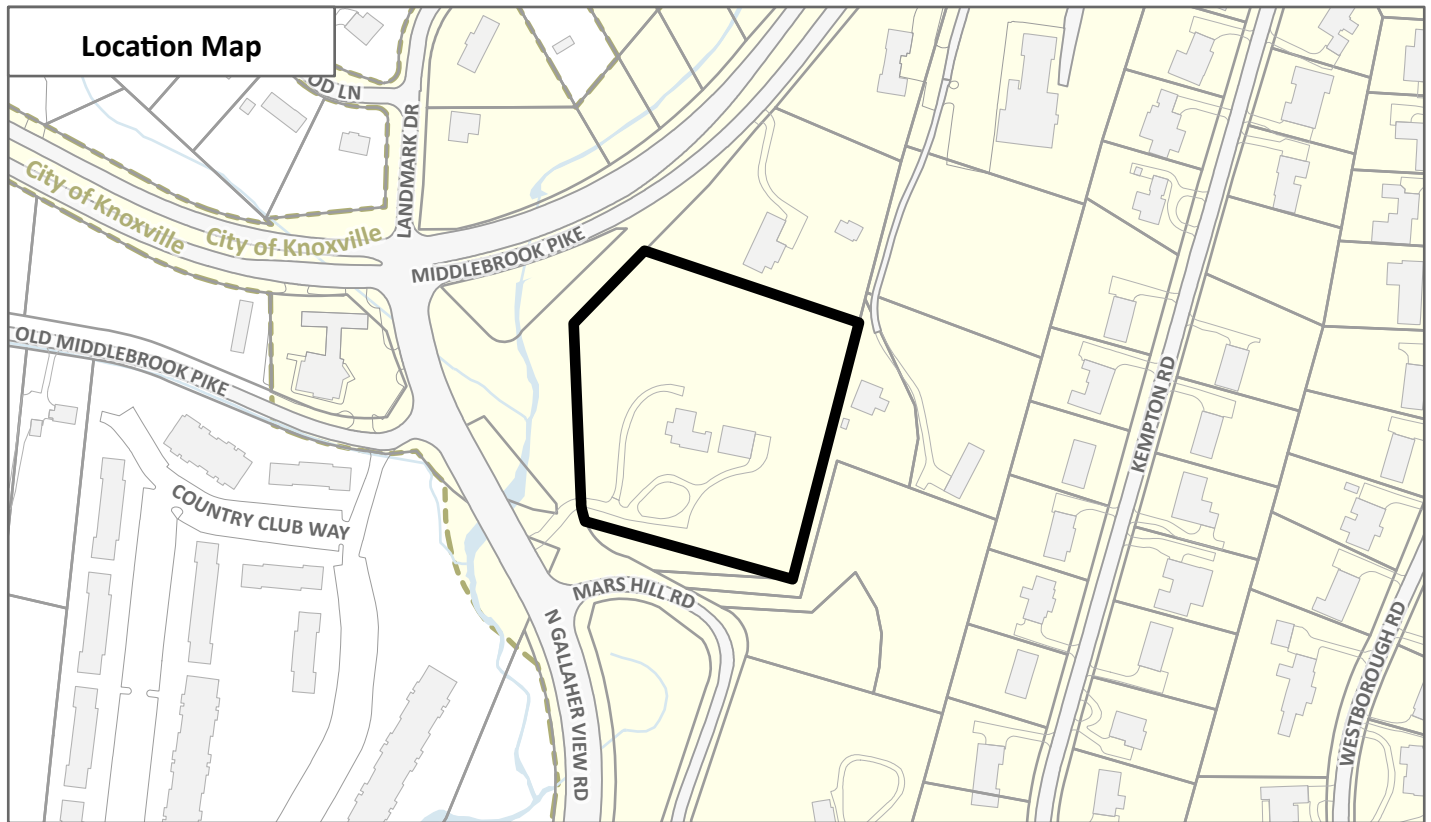


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

9-A-25-SU

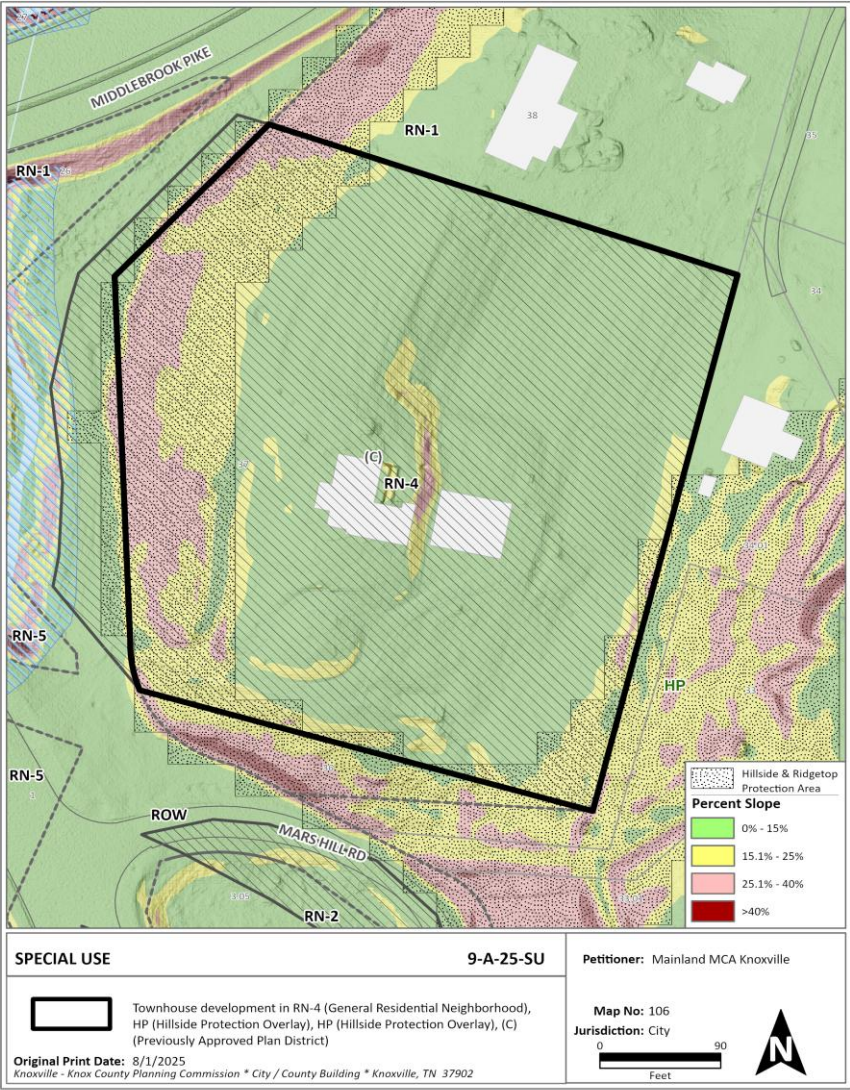


Case boundary

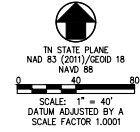
0 340
Feet



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	178,387.5	4.10			
Non-Hillside	131,140.6	3.01	N/A		
0-15% Slope	5,077.8	0.12	100%	5,077.8	0.12
15-25% Slope	27,378.1	0.63	50%	13,689.0	0.31
25-40% Slope	14,592.5	0.33	20%	2,918.5	0.07
Greater than 40% Slope	198.5	0.00	10%	19.9	0.00
Ridgetops					
Hillside Protection (HP) Area	47,246.9	1.08	Recommended disturbance budget within HP Area	21,705.1	0.50
			Percent of HP Area	45.9%	



9-A-25-SU submitted 7/22/2025



PARKING SUMMARY:

REQUIRED PER CITY OF KNOXVILLE:

MIN: 2 SPACES PER DU + 0.25 PER DU
MAX: NO LIMIT

PROPOSED UNITS: 32

MIN PARKING SPACES: 72

PROPOSED:

EACH UNIT CONTAINS A ONE CAR GARAGE (1 SPACE)
EACH UNIT'S DRIVEWAY WILL SERVE AS 1 PARKING SPACE
GUEST PARKING SPACES: 12
TOTAL PARKING SPACES: 76

DRIVEWAYS SHALL BE MINIMUM 12 FT WIDE AND 18 FT LONG

SITE INFO:

ZONE: RM-4
3.95 ACRES

REQUIRED PER CITY OF KNOXVILLE:

MIN LOT AREA: 5,000 SF/DU

AT 32 UNITS = 2.20 ACRES

MIN LOT WIDTH: 20 FT/DU

MAX BUILDING HEIGHT: 35 FT

MAX IMPERVIOUS COVERAGE: 50%

MIN FRONT SETBACK: 10 FT OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS

MIN INTERIOR SIDE SETBACK: 5 FT OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15 FT

MIN CORNER SIDE SETBACK: 12 FT

REAR SETBACK: 25 FT

IMPERVIOUS INFORMATION

1997 IMPERVIOUS AREA: 0.47 AC

PROPOSED IMPERVIOUS AREA: 1.60 AC

ISSUE DESCRIPTION
REVISIONS PER CITY OF KNOXVILLE COMMENTS

DATE: ---

NO. 1

**PRELIMINARY
FOR
REVIEW
ONLY**

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND
DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

GALLAHER VIEW TOWNHOMES

962 N GALLAHER VIEW ROAD
KNOXVILLE, TN 37923

PROJECT:



10025 Investment Drive, Suite 120
Knoxville, TN 37932

865.670.8555
www.cci-corp.com

CLIENT:

MAINLAND MCA KNOXVILLE, LLC
1905 ACKLEN AVENUE
NASHVILLE, TN 37212

CCI PROJ. NO. 01900-0000

DATE: JULY 22, 2025

PN/PC: ATK

DRAWN BY: ATK

SITE LAYOUT PLAN

C101

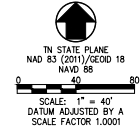
NOTES:

1. REFER TO SHEET C002 FOR GENERAL NOTES.

811

Know what's below
Call before you dig

9-A-25-SU submitted 7/22/2025



NO.	DATE	ISSUE DESCRIPTION
1	7/22/2025	REVISED PER CITY OF KNOXVILLE COMMENTS

**PRELIMINARY
FOR
REVIEW
ONLY**

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

GALLAHER VIEW TOWNHOMES 962 N GALLAHER VIEW ROAD KNOXVILLE, TN 37923

PROJECT:



10025 Investment Drive, Suite 120
Knoxville, TN 37932

865.670.8555
www.cci-corp.com

CLIENT:

MAINLAND MCA KNOXVILLE, LLC
1905 ACKLEN AVENUE
NASHVILLE, TN 37212

CCI PROJ. NO. 01900-0000

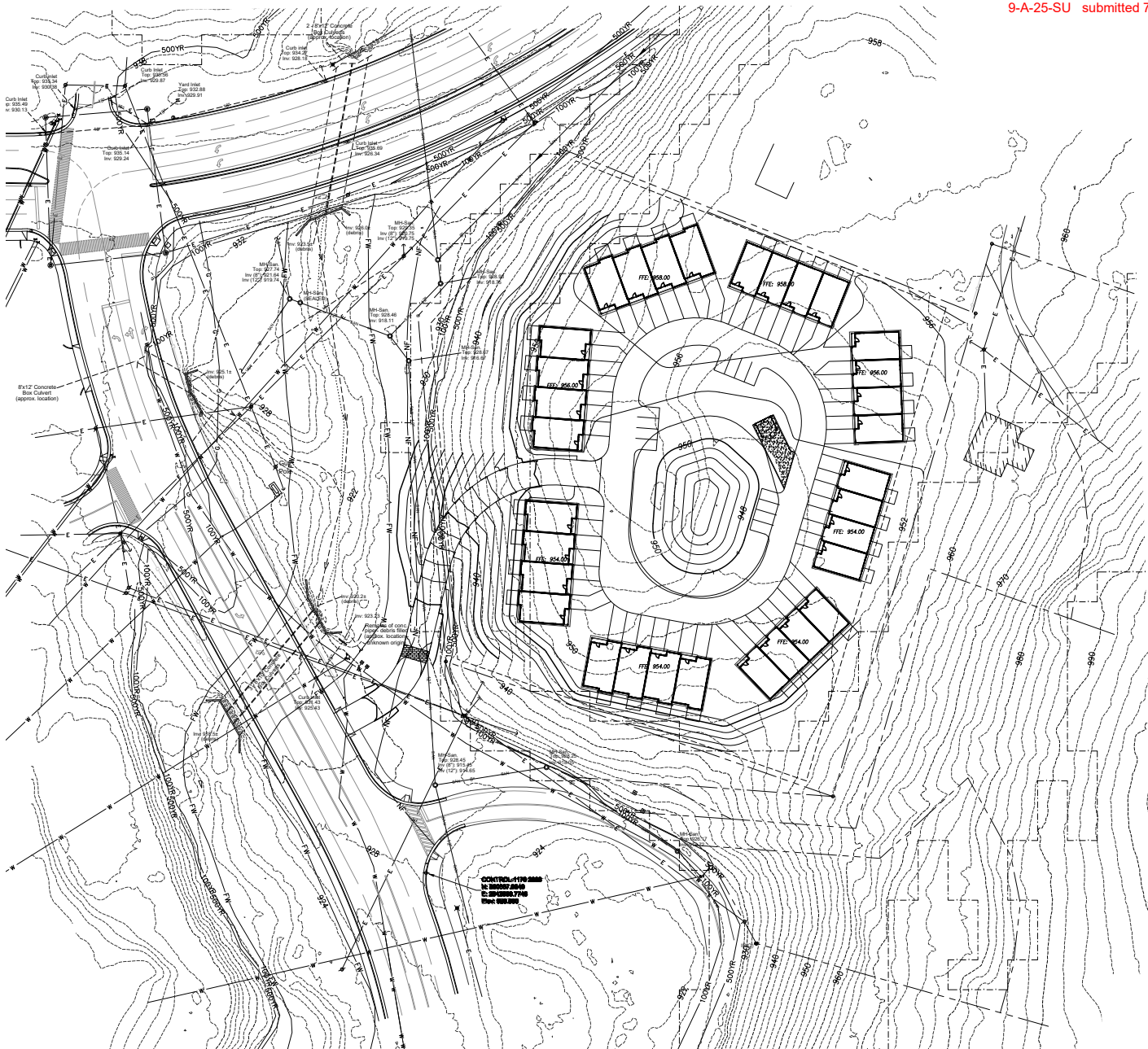
DATE: JULY 22, 2025

PM/PC: ATK

DRAWN BY: ATK

**SITE GRADING & DRAINAGE
PLAN**

C201



CONTROL POINT
ELEVATION 958.00
ELEVATION 956.00
ELEVATION 954.00
ELEVATION 952.00

NOTES:
1. REFER TO SHEET C002 FOR GENERAL NOTES.

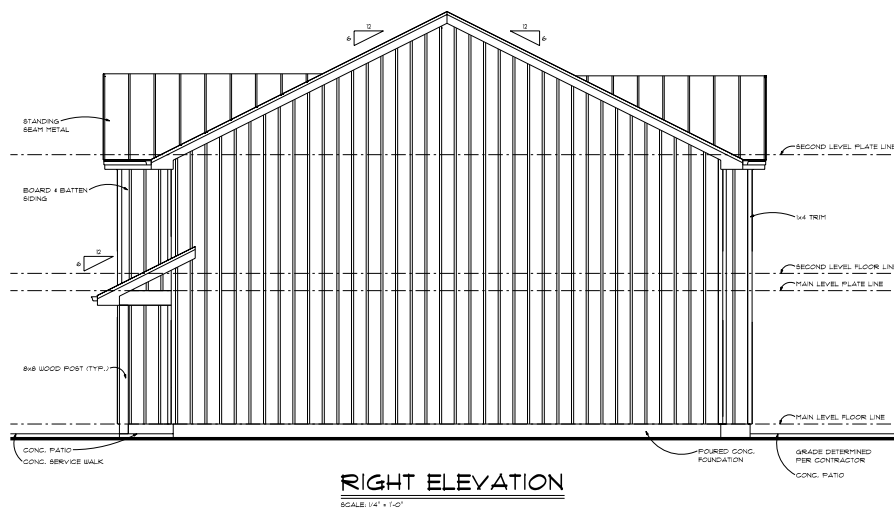
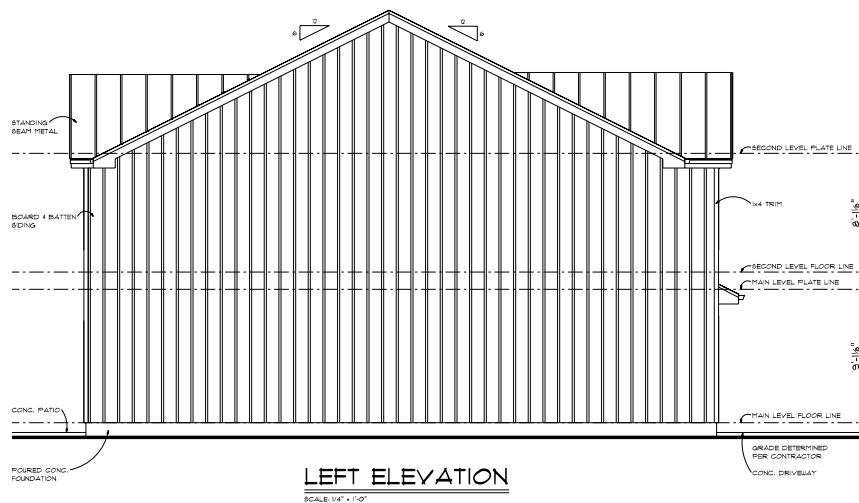
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Know what's below
Call before you dig

[illegible]

SHEET
3
OF
10

1500



9-A-25-SU submitted 7/22/2025

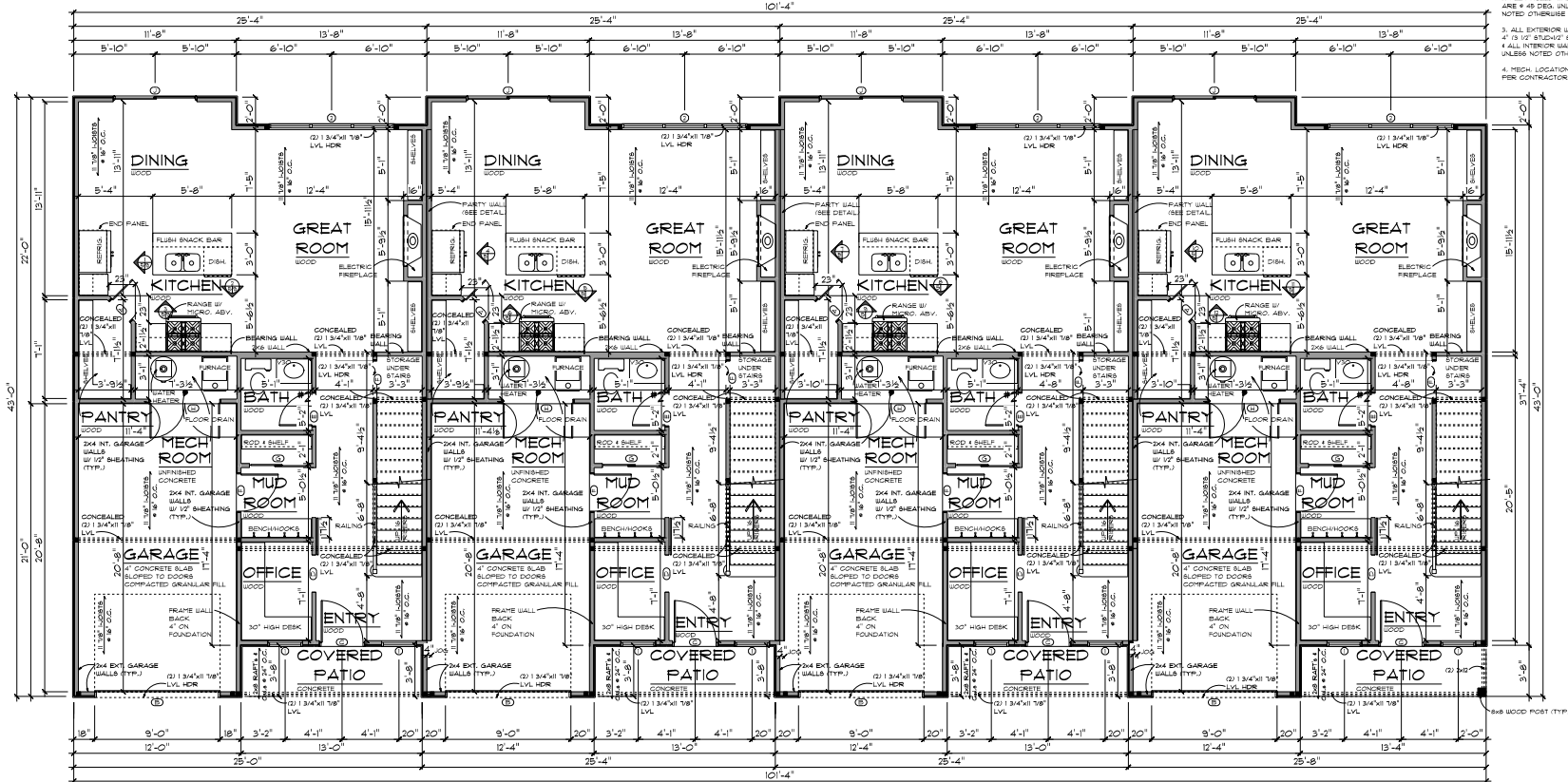
OPENING SCHEDULE - UNIT A					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASHEMENT 1	2'-6" x 4'-0"	2	
2	WINDOW	30X48 CASHEMENT 3	9'-0" x 6'-0"	1	
A	DOOR	30X80 1	2'-0" x 6'-8"	1	
B	GARAGE	10BX14 STABLE	9'-0" x 1'-0"	1	
C	DOOR	30X80 GLASS 1	2'-0" x 6'-8"	1	
D	SLIDING DOOR	30X80 DOUBLE BARN DOOR	2'-6" x 6'-8"	1	
E	DOOR	30X80 1	2'-4" x 6'-8"	1	
F	DOOR	30X80 1	2'-8" x 6'-8"	2	
G	SLIDING DOOR	40X80 SLIDING 2	4'-0" x 6'-8"	1	
H	DOOR	40X80 2	9'-0" x 6'-8"	1	
J	SLIDING DOOR	30X80 SLIDING GLASS 2	8'-0" x 6'-8"	1	

OPENING SCHEDULE - UNIT B					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASHEMENT 1	2'-6" x 4'-0"	2	
2	WINDOW	30X48 CASHEMENT 3	9'-0" x 6'-0"	1	
A	DOOR	30X80 1	2'-0" x 6'-8"	1	
B	GARAGE	10BX14 STABLE	9'-0" x 1'-0"	1	
C	DOOR	30X80 GLASS 1	2'-0" x 6'-8"	1	
D	SLIDING DOOR	30X80 DOUBLE BARN DOOR	2'-6" x 6'-8"	1	
E	DOOR	30X80 1	2'-4" x 6'-8"	1	
F	DOOR	30X80 1	2'-8" x 6'-8"	2	
G	SLIDING DOOR	40X80 SLIDING 2	4'-0" x 6'-8"	1	
H	DOOR	40X80 2	9'-0" x 6'-8"	1	
J	SLIDING DOOR	30X80 SLIDING GLASS 2	8'-0" x 6'-8"	1	

OPENING SCHEDULE - UNIT C					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASHEMENT 1	2'-6" x 4'-0"	2	
2	WINDOW	30X48 CASHEMENT 3	9'-0" x 6'-0"	1	
A	DOOR	30X80 1	2'-0" x 6'-8"	1	
B	GARAGE	10BX14 STABLE	9'-0" x 1'-0"	1	
C	DOOR	30X80 GLASS 1	2'-0" x 6'-8"	1	
D	SLIDING DOOR	30X80 DOUBLE BARN DOOR	2'-6" x 6'-8"	1	
E	DOOR	30X80 1	2'-4" x 6'-8"	1	
F	DOOR	30X80 1	2'-8" x 6'-8"	2	
G	SLIDING DOOR	40X80 SLIDING 2	4'-0" x 6'-8"	1	
H	DOOR	40X80 2	9'-0" x 6'-8"	1	
J	SLIDING DOOR	30X80 SLIDING GLASS 2	8'-0" x 6'-8"	1	

OPENING SCHEDULE - UNIT D					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASHEMENT 1	2'-6" x 4'-0"	2	
2	WINDOW	30X48 CASHEMENT 3	9'-0" x 6'-0"	1	
A	DOOR	30X80 1	2'-0" x 6'-8"	1	
B	GARAGE	10BX14 STABLE	9'-0" x 1'-0"	1	
C	DOOR	30X80 GLASS 1	2'-0" x 6'-8"	1	
D	SLIDING DOOR	30X80 DOUBLE BARN DOOR	2'-6" x 6'-8"	1	
E	DOOR	30X80 1	2'-4" x 6'-8"	1	
F	DOOR	30X80 1	2'-8" x 6'-8"	2	
G	SLIDING DOOR	40X80 SLIDING 2	4'-0" x 6'-8"	1	
H	DOOR	40X80 2	9'-0" x 6'-8"	1	
J	SLIDING DOOR	30X80 SLIDING GLASS 2	8'-0" x 6'-8"	1	

- GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 8" x 16" UNLESS NOTED OTHERWISE.
 2. ALL ANGLED WALLS ARE # 48 DED. UNLESS NOTED OTHERWISE.
 3. ALL EXTERIOR WALLS ARE 4" x 12" BRICK/CMU BARRIERS.
 4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
 5. HIGH LOCATION DETERMINED PER CONTRACTOR.



UNIT A	
MAIN LEVEL	1,244 sq. ft.
SECOND LEVEL	967 sq. ft.
TOTAL FINISHED	2,211 sq. ft.
MECHANICAL	22 sq. ft.
GARAGE	242 sq. ft.
COVERED PATIO	49 sq. ft.

UNIT B	
MAIN LEVEL	1,244 sq. ft.
SECOND LEVEL	967 sq. ft.
TOTAL FINISHED	2,211 sq. ft.
MECHANICAL	22 sq. ft.
GARAGE	242 sq. ft.
COVERED PATIO	49 sq. ft.

UNIT C	
MAIN LEVEL	1,244 sq. ft.
SECOND LEVEL	967 sq. ft.
TOTAL FINISHED	2,211 sq. ft.
MECHANICAL	22 sq. ft.
GARAGE	242 sq. ft.
COVERED PATIO	49 sq. ft.

UNIT D	
MAIN LEVEL	1,244 sq. ft.
SECOND LEVEL	967 sq. ft.
TOTAL FINISHED	2,211 sq. ft.
MECHANICAL	22 sq. ft.
GARAGE	242 sq. ft.
COVERED PATIO	49 sq. ft.

MAIN LEVEL FLOOR PLAN

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



Milestones
2x4 5x6



ADVANCED
HOUSE PLANS

© 2024
30304

SHEET
63 5

9-A-25-SU submitted 7/22/2025

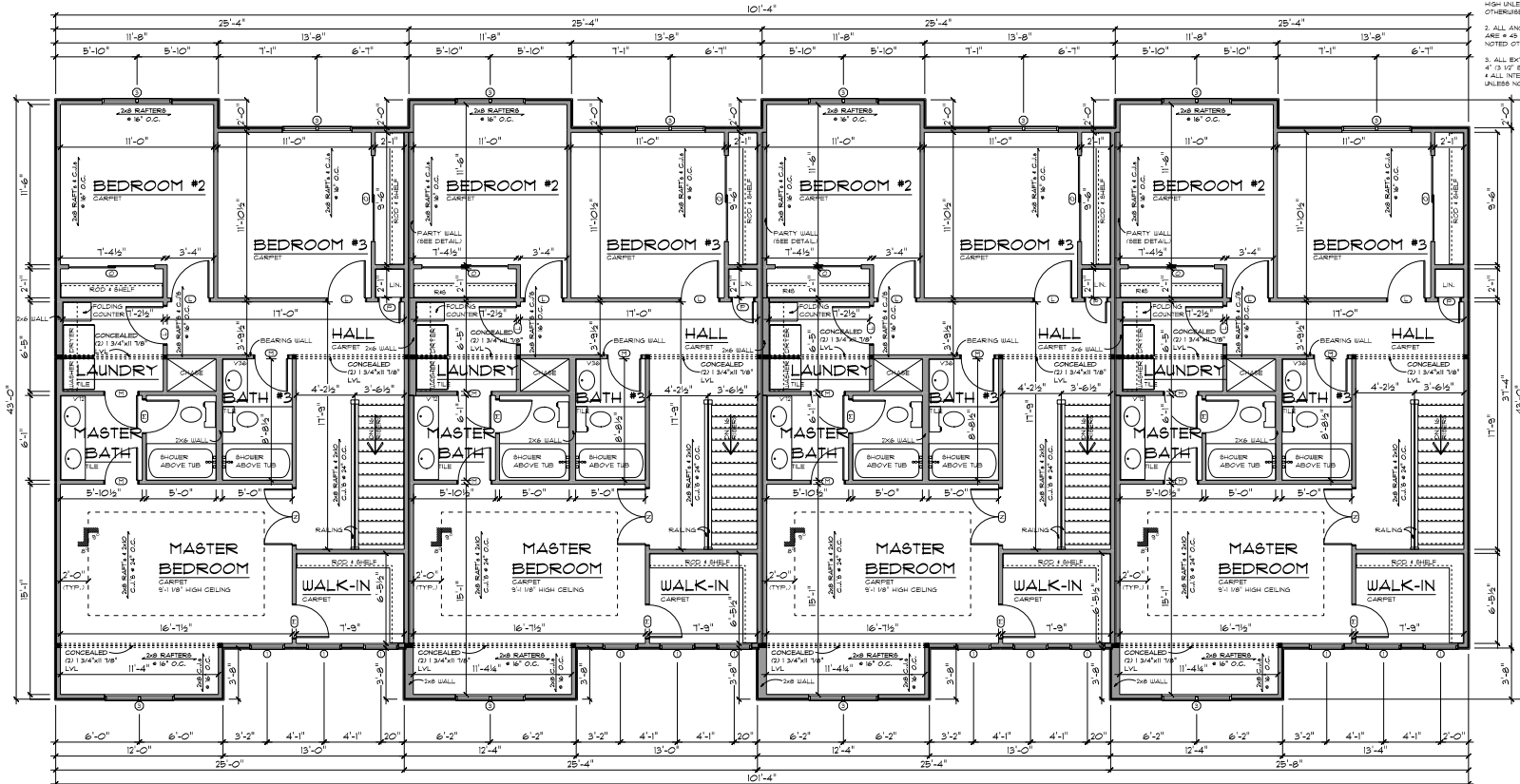
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L	DOOR	30X80 1	2'-6" x 6'-8"	3
M	DOOR	30X80 1	2'-4" x 6'-8"	5
N	DOOR	48X80 2	4'-0" x 6'-8"	1
O	SLIDING DOOR	10X80 SLIDING 2	6'-0" x 6'-8"	2
P	DOOR	8X80 1	1'-6" x 6'-8"	1

OPENING SCHEDULE - UNIT B				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
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3	WINDOW	30X60 CASHEM 2	3'-0" x 5'-0"	3
L	DOOR	30X80 1	2'-6" x 6'-8"	3
M	DOOR	30X80 1	2'-4" x 6'-8"	5
N	DOOR	48X80 2	4'-0" x 6'-8"	1
O	SLIDING DOOR	10X80 SLIDING 2	6'-0" x 6'-8"	2
P	DOOR	8X80 1	1'-6" x 6'-8"	1

OPENING SCHEDULE - UNIT C				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	30X48 CASHEM 1	2'-6" x 4'-0"	3
3	WINDOW	30X60 CASHEM 2	3'-0" x 5'-0"	3
L	DOOR	30X80 1	2'-6" x 6'-8"	3
M	DOOR	30X80 1	2'-4" x 6'-8"	5
N	DOOR	48X80 2	4'-0" x 6'-8"	1
O	SLIDING DOOR	10X80 SLIDING 2	6'-0" x 6'-8"	2
P	DOOR	8X80 1	1'-6" x 6'-8"	1

OPENING SCHEDULE - UNIT D				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	30X48 CASHEM 1	2'-6" x 4'-0"	3
3	WINDOW	30X60 CASHEM 2	3'-0" x 5'-0"	3
L	DOOR	30X80 1	2'-6" x 6'-8"	3
M	DOOR	30X80 1	2'-4" x 6'-8"	5
N	DOOR	48X80 2	4'-0" x 6'-8"	1
O	SLIDING DOOR	10X80 SLIDING 2	6'-0" x 6'-8"	2
P	DOOR	8X80 1	1'-6" x 6'-8"	1

GENERAL NOTES:
 1. ALL SECOND LEVEL WALLS ARE 8'-1" HIGH UNLESS NOTED OTHERWISE.
 2. ALL ANGLE WALLS ARE #4 @ 16" UNLESS NOTED OTHERWISE.
 3. ALL EXTERIOR WALLS ARE 4" 15 LBS KNOCKOUT BRICKWORK.
 4. ALL INTERIOR WALLS ARE 5 1/2" UNLESS NOTED OTHERWISE.



AREA SCHEDULE - UNIT A
 SECOND LEVEL, NET 445 S.F.

AREA SCHEDULE - UNIT B
 SECOND LEVEL, NET 445 S.F.

AREA SCHEDULE - UNIT C
 SECOND LEVEL, NET 445 S.F.

AREA SCHEDULE - UNIT D
 SECOND LEVEL, NET 445 S.F.

SECOND LEVEL FLOOR PLAN

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

9-A-25-SU submitted 7/22/2025



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Milescale
 2x4 5/16



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 HOUSE PLANS

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 LOCATED IN THE STATE OF TEXAS. WE ARE AN EQUAL OPPORTUNITY
 EMPLOYER. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF
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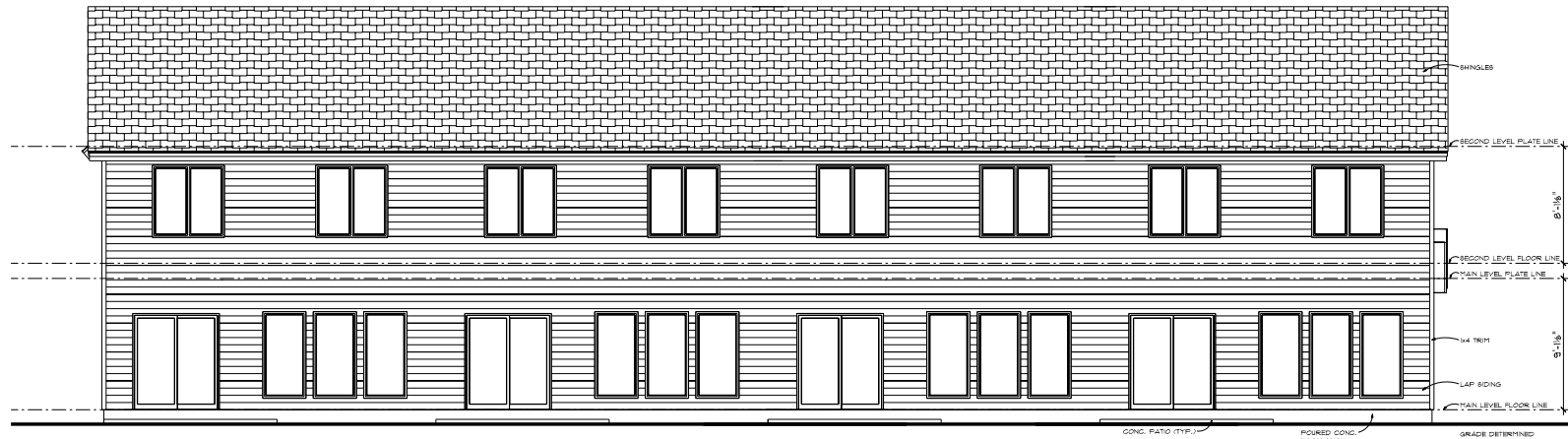
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SHEET
 6

DATE: 8-1-2024

TYPE B



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



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



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FINAL
CONSTRUCTION
REVISION

Buttonwood
2x4 6lab



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— HOUSE PLANS —
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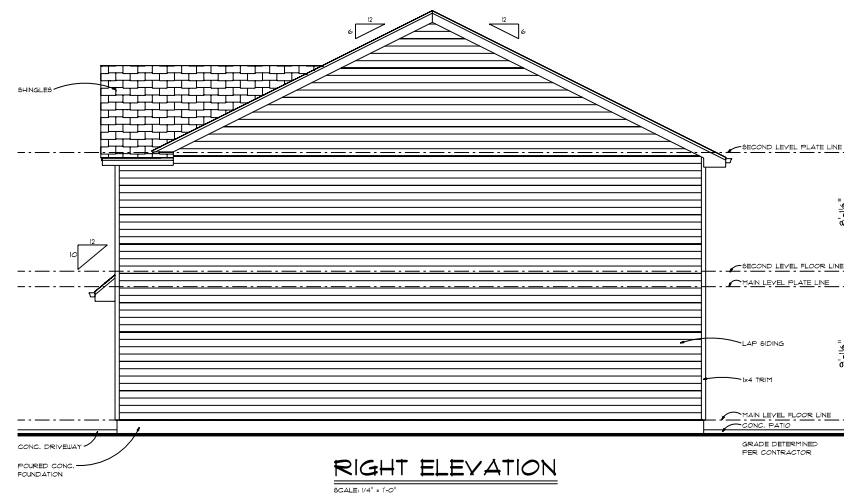
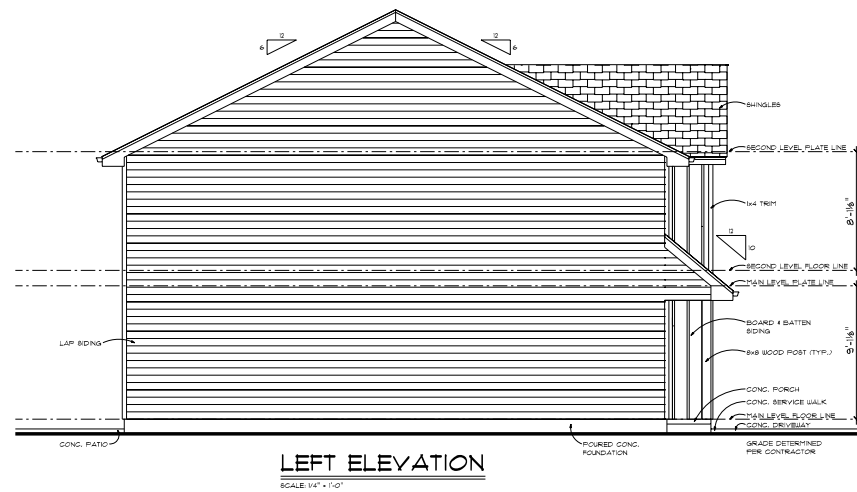
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ARCHITECTURAL, ENGINEERING, AND INTERIOR DESIGN SERVICES.
OUR DESIGNS ARE BASED ON THE LATEST BUILDING CODES AND
STANDARDS. WE ARE COMMITTED TO PROVIDING HIGH-QUALITY
DESIGNS THAT MEET YOUR NEEDS AND EXPECTATIONS.

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2
OF 3

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DATE: 11/1/2024



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Buttonwood
2x4 Slab



—HOUSE PLANS—
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THEY RELEASE ADVANCED HOUSE PLANS FROM ANY LAWSUITS THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

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SHEET
3
OF
9

6. 60.3.8. 24" x 36"

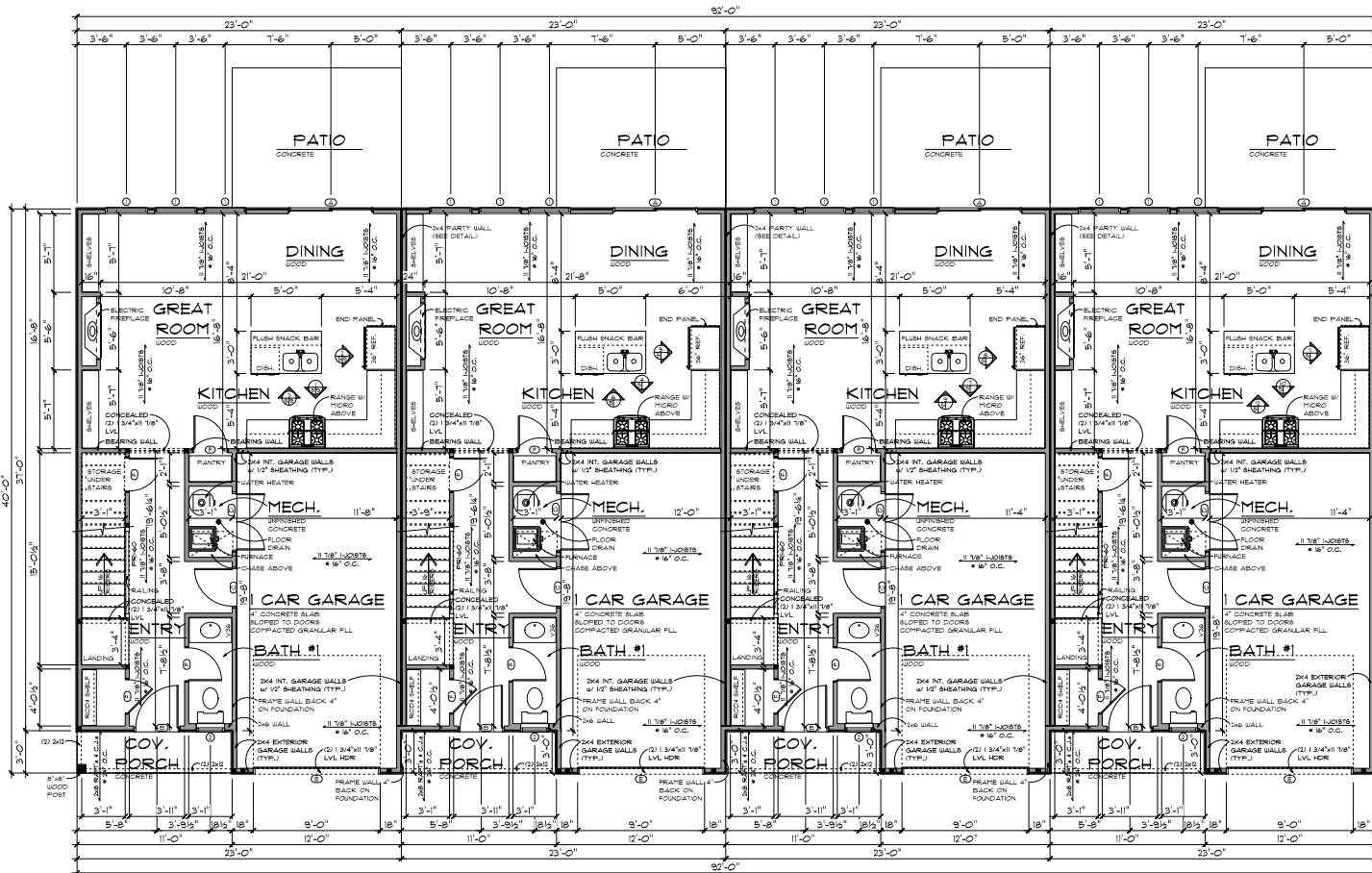
9-A-25-SU submitted 7/22/2025

OPENING SCHEDULE - UNIT A					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
I	JNDOU	36X75 CASERT 1	3'-0" x 6'-0"	3	
J	JNDOU	36X48 CASERT 1	3'-0" x 4'-0"	1	
A	SLDNG DROR	32X80 SLDNG GLASS 2	6'-0" x 6'-6"	1	
B	DOOR	36X80 GLASS 1	3'-0" x 6'-6"	1	
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-6"	1	
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-6"	1	
E	GARAGE	126X76 - 2 PANEL	9'-0" x 8'-0"	1	
F	DOOR	36X80 1	3'-0" x 6'-6"	4	

OPENING SCHEDULE - UNIT B					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
I	JNDOU	36X75 CASERT 1	3'-0" x 6'-0"	3	
J	JNDOU	36X48 CASERT 1	3'-0" x 4'-0"	1	
A	SLDNG DROR	32X80 SLDNG GLASS 2	6'-0" x 6'-6"	1	
B	DOOR	36X80 GLASS 1	3'-0" x 6'-6"	1	
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-6"	1	
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-6"	1	
E	GARAGE	126X76 - 2 PANEL	9'-0" x 8'-0"	1	
F	DOOR	36X80 1	3'-0" x 6'-6"	4	

OPENING SCHEDULE - UNIT C					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
I	JNDOU	36X75 CASERT 1	3'-0" x 6'-0"	3	
J	JNDOU	36X48 CASERT 1	3'-0" x 4'-0"	1	
A	SLDNG DROR	32X80 SLDNG GLASS 2	6'-0" x 6'-6"	1	
B	DOOR	36X80 GLASS 1	3'-0" x 6'-6"	1	
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-6"	1	
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-6"	1	
E	GARAGE	126X76 - 2 PANEL	9'-0" x 8'-0"	1	
F	DOOR	36X80 1	3'-0" x 6'-6"	4	

OPENING SCHEDULE - UNIT D					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
I	JNDOU	36X75 CASERT 1	3'-0" x 6'-0"	3	
J	JNDOU	36X48 CASERT 1	3'-0" x 4'-0"	1	
A	SLDNG DROR	32X80 SLDNG GLASS 2	6'-0" x 6'-6"	1	
B	DOOR	36X80 GLASS 1	3'-0" x 6'-6"	1	
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-6"	1	
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-6"	1	
E	GARAGE	126X76 - 2 PANEL	9'-0" x 8'-0"	1	
F	DOOR	36X80 1	3'-0" x 6'-6"	4	



GENERAL NOTES:
 1. ALL MAIN LEVEL WALLS ARE 8" (18" HIGH UNLESS NOTED OTHERWISE)
 2. ALL ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE
 3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD/1/2" SHEATHING)
 4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

UNIT A	
MAIN LEVEL	622 sq ft
SECOND LEVEL	843 sq ft
TOTAL FINISHED	1464 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

UNIT B	
MAIN LEVEL	622 sq ft
SECOND LEVEL	843 sq ft
TOTAL FINISHED	1464 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

UNIT C	
MAIN LEVEL	622 sq ft
SECOND LEVEL	843 sq ft
TOTAL FINISHED	1464 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

UNIT D	
MAIN LEVEL	622 sq ft
SECOND LEVEL	843 sq ft
TOTAL FINISHED	1464 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

MAIN LEVEL FLOOR PLAN

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



PRELIM
 FINAL
 REVISION

Buttonwood
 2x4 Slab



ADVANCED
 HOME PLANS

ADVANCED HOME PLANS, LLC is a professional residential design firm that provides a wide range of services to its clients. We are committed to providing high-quality, affordable, and reliable plans for our clients. We have a long history of success in the industry and we are proud to be a part of the Advanced Home Plans family.

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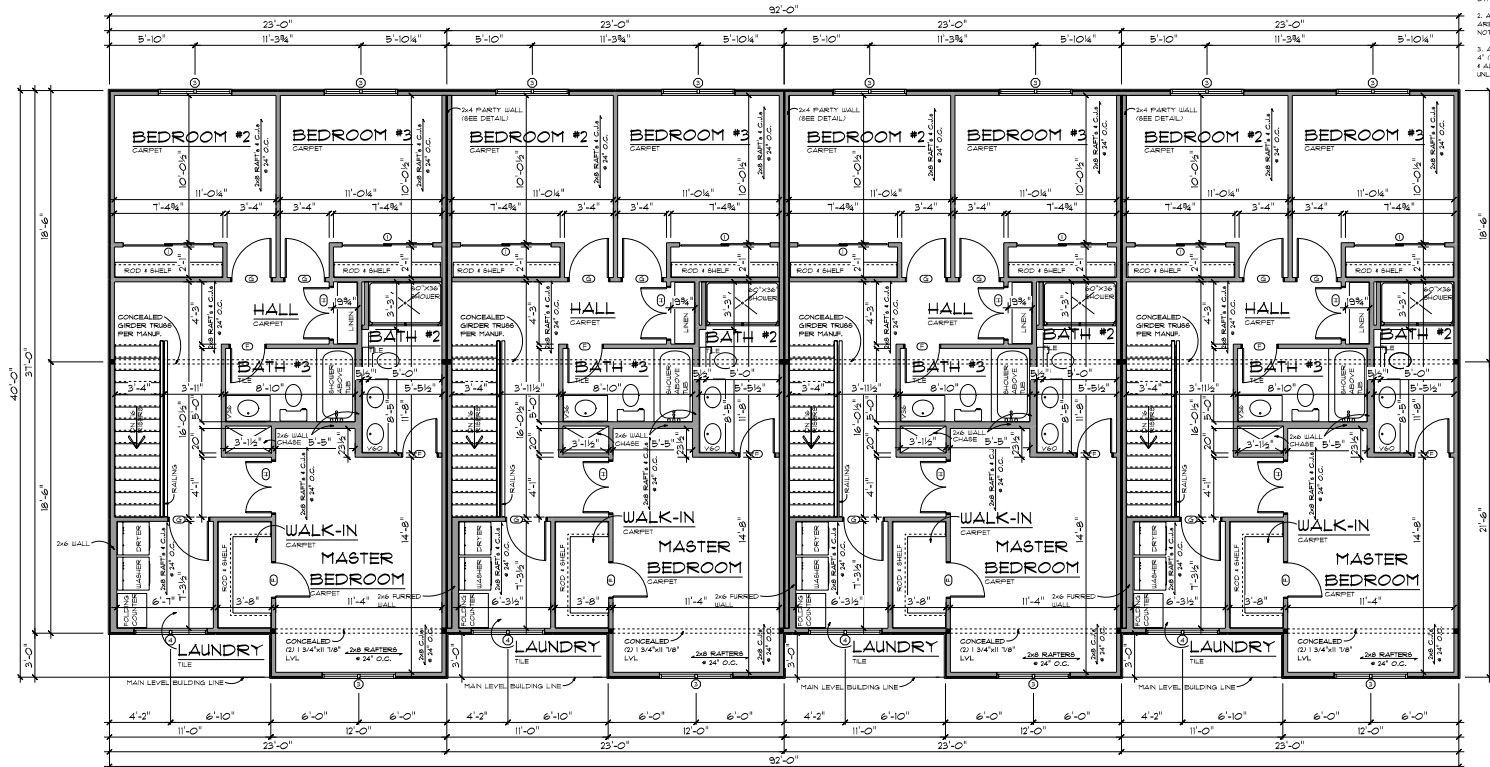
OPENING SCHEDULE - UNIT A				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	2
4	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	1
F	DOOR	2BX80 1	2'-4" x 6'-8"	3
G	DOOR	2BX80 1	2'-8" x 6'-8"	3
H	DOOR	4DX80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TX80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT B				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	2
4	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	1
F	DOOR	2BX80 1	2'-4" x 6'-8"	3
G	DOOR	2BX80 1	2'-8" x 6'-8"	3
H	DOOR	4DX80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TX80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT C				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	2
4	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	1
F	DOOR	2BX80 1	2'-4" x 6'-8"	3
G	DOOR	2BX80 1	2'-8" x 6'-8"	3
H	DOOR	4DX80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TX80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT D				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	2
4	WINDOW	60K40 CASPENT 2	3'-0" x 3'-0"	1
F	DOOR	2BX80 1	2'-4" x 6'-8"	3
G	DOOR	2BX80 1	2'-8" x 6'-8"	3
H	DOOR	4DX80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TX80 SLIDING 2	6'-0" x 6'-8"	2

GENERAL NOTES:
 1. ALL SECOND LEVEL WALLS ARE 8'-11/8" HIGH UNLESS NOTED OTHERWISE.
 2. ALL ANGLER WALLS ARE 8' DEEP UNLESS NOTED OTHERWISE.
 3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUDS) SHEATHING.
 4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.



UNIT A
SECOND LEVEL #42 K3 FL

UNIT B
SECOND LEVEL #42 K3 FL

UNIT C
SECOND LEVEL #42 K3 FL

UNIT D
SECOND LEVEL #42 K3 FL

SECOND LEVEL FLOOR PLAN

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



Buttonwood
2x4 5lab



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6

DATE: 08/28/24



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

Development ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a [pre-application consultation](#) with Planning staff.

Mainland MCA Knoxville

Owner

Applicant Name

Affiliation

07/22/2025

09/11/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

9-A-25-SU

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Adam Kohntopp

Cannon & Cannon, Inc

Name

Company

10025 Investment Dr. Suite 120

Knoxville

TN

37932

Address

City

State

ZIP

865-343-0019

Phone

Email

Current Property Info

Mainland MCA Knoxville, LLC

1905 Acklen Ave

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

962 N Gallaher View Rd

106PA037

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

tbd

Proposed Use **Townhouse Development**

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	☐ Combine Parcels ☐ Divide Parcel	Proposed Number of Lots (total)
☐ Other (specify) _____		
Specify if requesting: ☐ Variance ☐ Alternative design standard		
Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No		

Zoning Request

		PENDING PLAT FILE NUMBER
☐ Zoning Change	Proposed Zoning	Proposed Density (units/acre, for PR zone only)
☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan		
☐ Plan Amendment Change	Proposed Plan Designation(s)	
☐ If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests	
☐ Other (specify) _____		

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

	Adam Kohntopp / Engineer	07/21/2025
Applicant Signature	Print Name / Affiliation	Date
865-343-0019		
Phone Number	Email	
	KENNETH M. LIRISH	7/22/2025, SG
Property Owner Signature	Please Print	7/21/25 Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0402	\$500.00		\$500.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

~~8/30/25~~ 8/29/2025

9/12/25

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

Applicant Signature

Applicant Name

Date

Hickman MCM Knoxville, LLC, Jennifer M. Larkin
MANAGER 7/21/25