



SPECIAL USE REPORT

► **FILE #:** 2-E-25-SU

AGENDA ITEM #: 39

AGENDA DATE: 2/13/2025

► **APPLICANT:** JEFF WILLIAMS

OWNER(S): Jeff Williams

TAX ID NUMBER: 69 A C 015

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 1208 CEDAR LN

► **LOCATION:** West side of Inskip Rd, southeast side of Cedar Ln

► **APPX. SIZE OF TRACT:** 20839 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access would be via Inskip Road, a major collector with a pavement width which varies from 35 to 40 ft within a right-of-way width which varies from 60 to 150 ft.

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)

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

► **PROPOSED USE:** Two duplexes on a proposed 2-lot subdivision

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - RN-5 (General Residential Neighborhood)

South: Multifamily residential - RN-5 (General Residential Neighborhood)

East: Agriculture/forestry/vacant land, multifamily residential - RN-2 (Single Family Residential Neighborhood), RN-5 (General Residential Neighborhood)

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

NEIGHBORHOOD CONTEXT: The subject property is located at the northeast edge of the Inskip neighborhood. The area is characterized by a mix of single family homes, duplexes, and multi-family developments.

STAFF RECOMMENDATION:

► **Approve the request for two two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) district, subject to 4 conditions.**

- 1) Prior to obtaining a building permit, subdividing the property into two lots meeting all applicable requirements of the standard platting process and the Subdivision Regulations.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 3) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 4) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

COMMENTS:

The applicant proposes to subdivide the 20,250-sq ft parcel into equal sized lots to have two identical duplexes on each lot. The RN-2 district does not allow multiple principal structures on a single lot, so the property will need to be subdivided to accommodate the proposed duplexes. Each unit of the two-story structures has three bedrooms and an attached garage.

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 use is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

B. A two-family dwelling, which is considered low-density residential use, is consistent with the North City Sector Plan's LDR (Low Density Residential) land use classification.

C. The proposed use is consistent with the One Year Plan's location criteria for a duplex as the property is located at an intersection of a minor arterial (Cedar Lane) and major collector street (Inskip Road).

D. The Inskip Small Area Plan (2011) states that duplexes and apartment buildings make up 56 percent of the housing units in this area (p. 9). The omission of this parcel from the proposed downzoning in the small area plan indicates the plan considered multiple dwelling units appropriate for this property (Neighborhood Conservation Concept, p. 21 - 24).

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 RN-2 district requires a minimum lot size of 10,000 sq ft for two-family dwellings and the proposed lots meet the requirement. 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.

C. The proposed northern driveway does not meet the 150-ft corner clearance requirement; however, the City of Knoxville Engineering department has approved the proposed layout according to Article 11.7.B.1 and 11.1.A.2 since the proposed layout is relatively safer than having a single shared entrance point for these four units on this winding portion of the road.

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 compatible with the character of this part of Inskip Neighborhood, which includes a mix of houses, duplexes, and multifamily developments. Several nearby parcels have apartment complexes that are more intense than the proposed duplex development.

B. The proposed two-story structures will be consistent in size and scale with the wide range of housing forms 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. Two duplexes are not expected to significantly impact traffic on surrounding streets. As mentioned before, both Cedar Lane and Inskip Road are classified 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.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

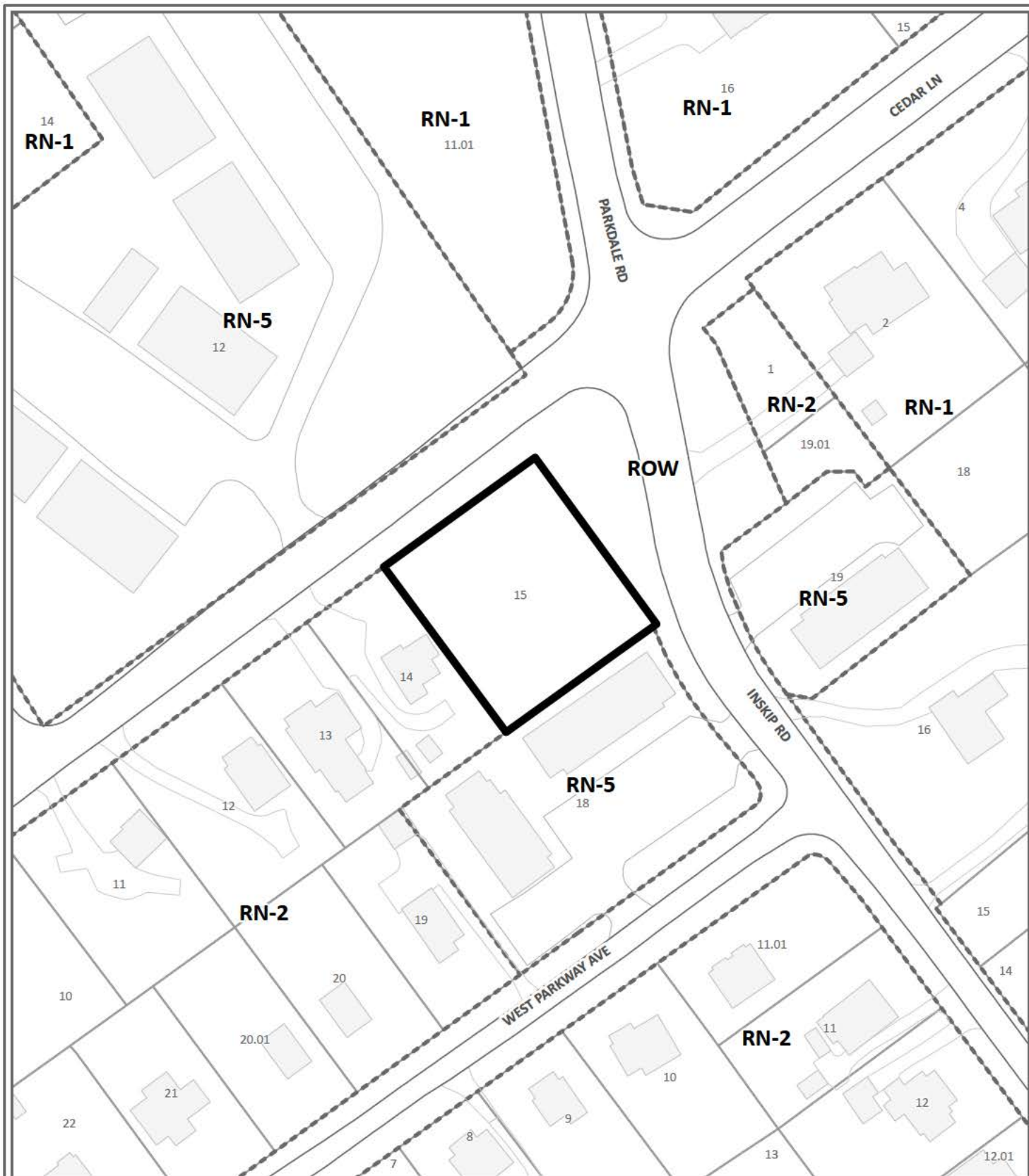
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Sterchi Elementary, Gresham Middle, and Central 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.



SPECIAL USE

2-E-25-SU

Petitioner: Jeff Williams



Two duplexes on a proposed 2-lot subdivision in RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 1/3/2025

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

Map No: 69
Jurisdiction: City

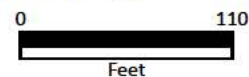
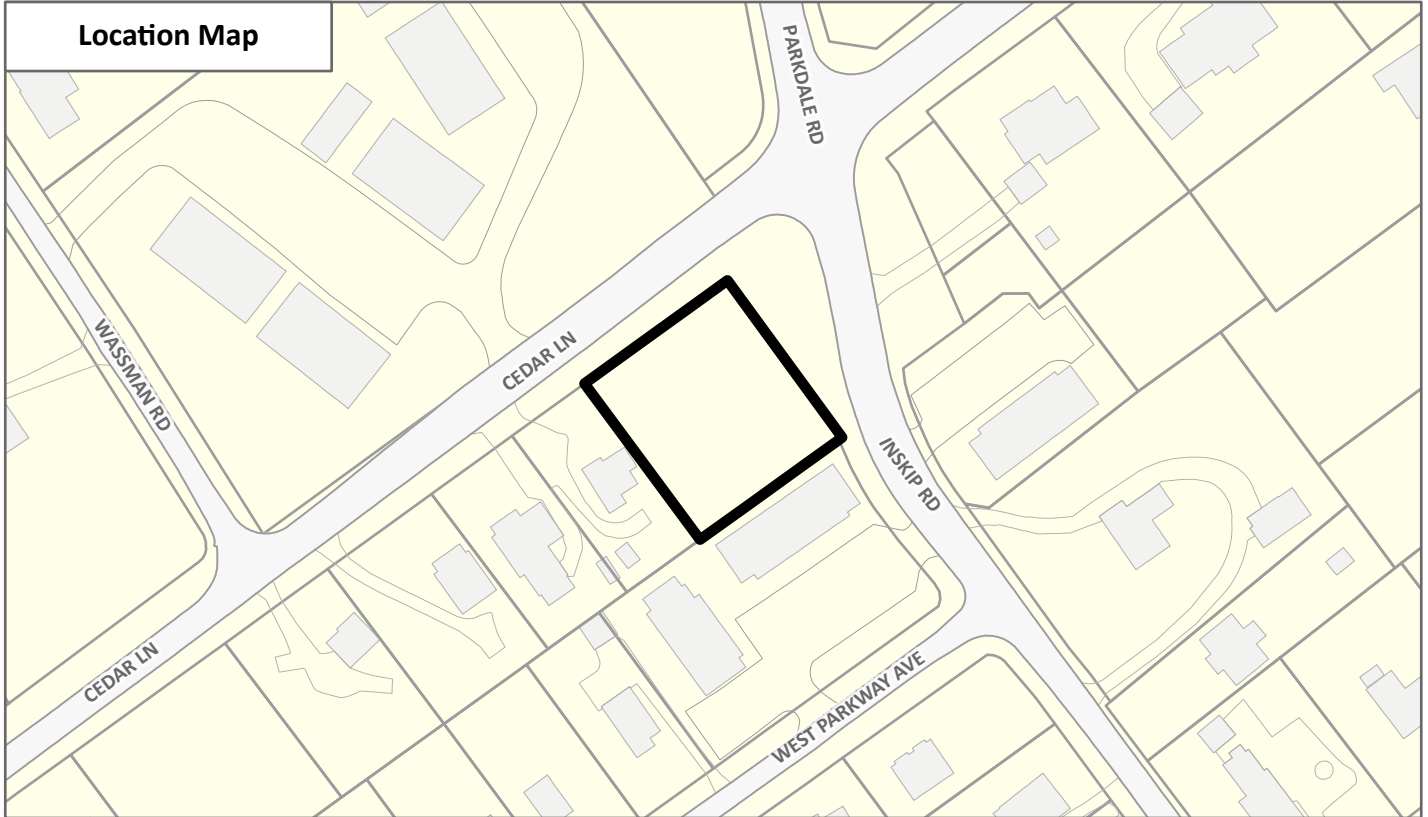
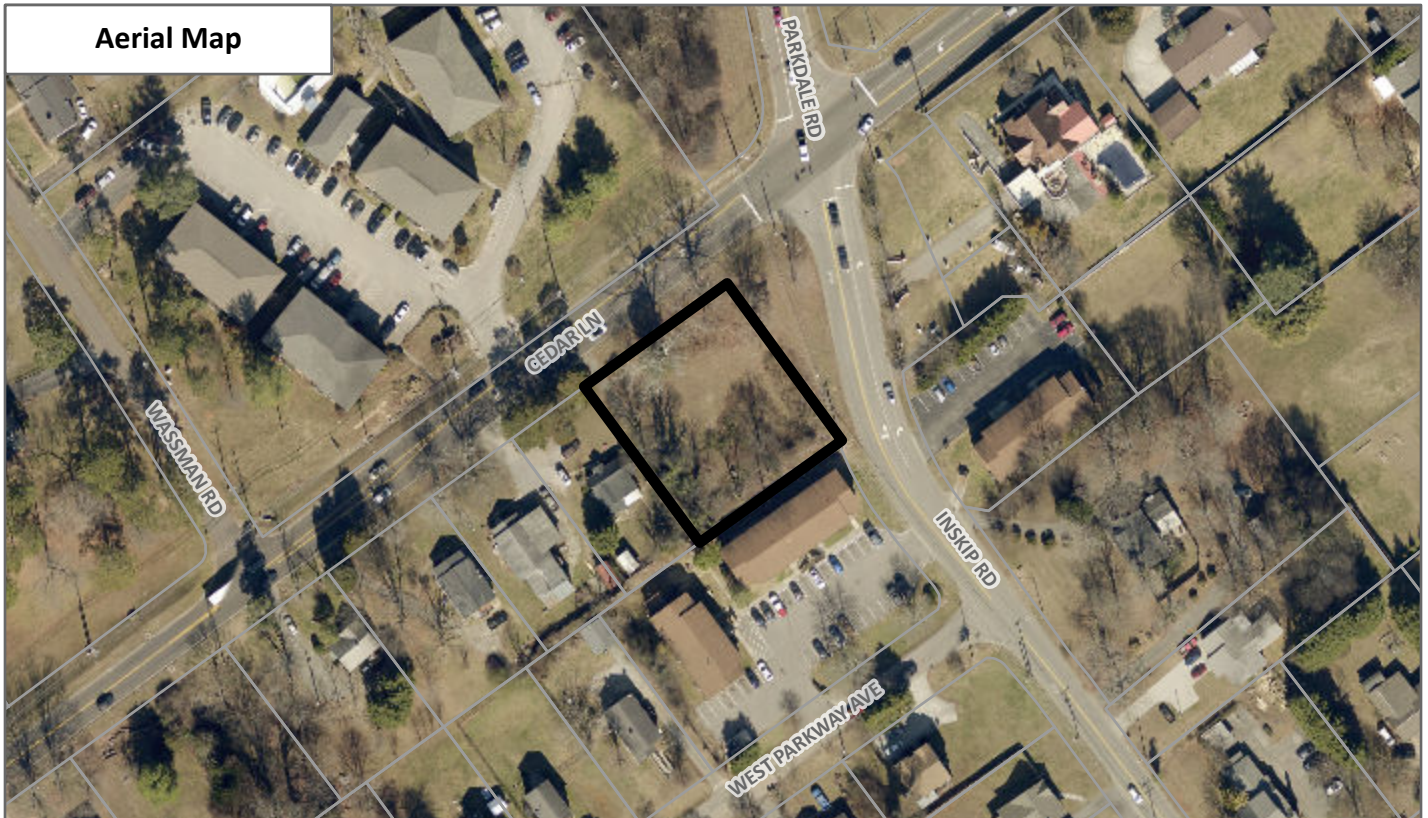


Exhibit A. Contextual Images

Location Map



Aerial Map

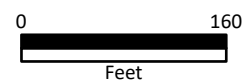


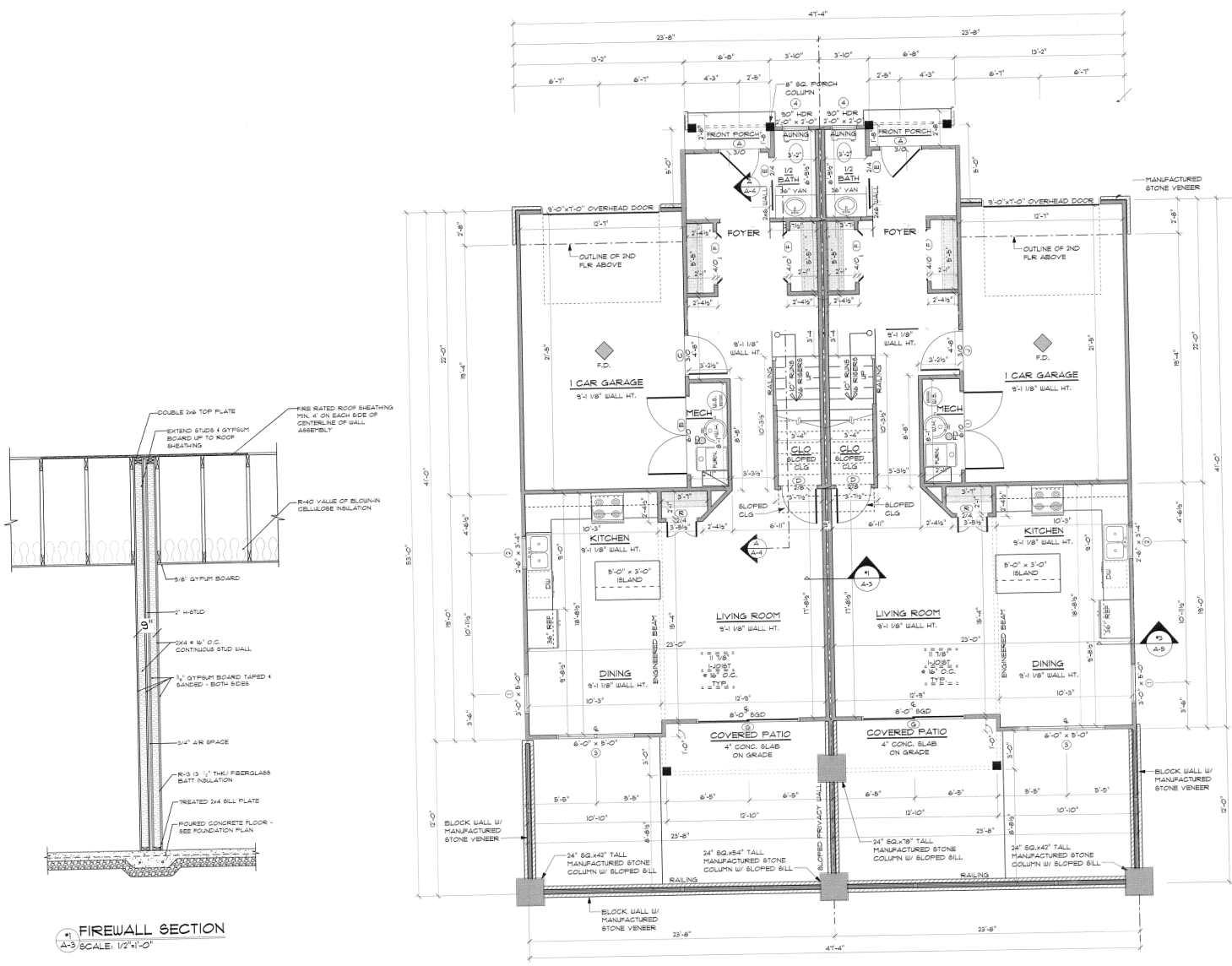
CONTEXTUAL MAPS 1

2-E-25-SU



Case boundary





CASEMENT WINDOWS EXCEPT WHERE NOTED

OPENING SCHEDULE				
TYPE	COUNT	OPENING	WIDTH	HEIGHT
WINDOW	2	1	5'-0"	5'-0"
WINDOW	2	1	2'-6"	3'-4"
WINDOW	8	3	6'-0"	5'-0"
WINDOW	2	4	2'-0"	2'-0"
WINDOW	6	5	2'-6"	4'-0"
DOOR	2	A	3'-0"	6'-8"
DOOR	1	B	6'-0"	6'-8"
DOOR	1	C	3'-0"	6'-8"
DOOR	6	D	2'-8"	6'-8"
POCKET	6	E	2'-4"	6'-8"
DOOR	6	F	4'-0"	6'-8"
SLIDING DOOR	2	G	8'-0"	8'-8"
DOOR	1	I	6'-0"	6'-8"
DOOR	1	J	3'-0"	6'-8"
POCKET	2	L	3'-0"	6'-8"
DOOR	4	M	2'-4"	6'-8"
DOOR	2	N	2'-4"	6'-8"
DOOR	2	O	2'-0"	6'-8"
DOOR	2	P	2'-4"	6'-8"
DOOR	2	R	2'-4"	6'-8"

GENERAL NOTES:

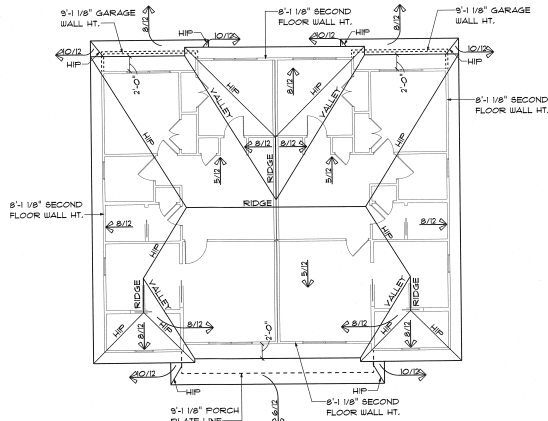
- ALL DIMENSIONS TO FACE OF STUD WALL.
- ALL ANGLED WALLS ASSUMED TO BE 45 DEGREES UNLESS OTHERWISE INDICATED.
- ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE TREATED.
- ALL EXTERIOR WALLS TO BE 2x4 @ 16" UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE 2x4 @ 16" UNLESS NOTED OTHERWISE. GARAGE WALLS TO BE 2x4 @ 12".
- ALL CONSTRUCTION TO BE AS REQUIRED BY THE INDIANA RESIDENTIAL CODE (IRC) THAT IS CURRENTLY IN EFFECT IN INDIANA.
- THESE PLANS ARE INTENDED TO SHOW GENERAL DESIGN ONLY.
- THE FINAL LAYOUT AND DETAIL OF THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNERS AND SHOULD BE VERIFIED TO BE CORRECT PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES OR ERRORS FOUND IN THE PLANS TO BE REPORTED TO THE DESIGNER AND APPROPRIATE PLANS TO BE RE-ISSUED IF NECESSARY.
- ALL GRADE LINES SHOWN ARE ESTIMATES OF THE FINAL GRADE AND ARE SCHEMATIC ONLY.
- STAR RISE & RUN CALCULATIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL FLOOR TO FLOOR MEASUREMENTS BEFORE COMMENCEMENT OF STAIRWAY FRAMING.
- VERIFY SIZE AND ALL ROUGH OPENINGS REQUIRED FOR THE FIREPLACE IF REQUIRED BEFORE FRAMING.
- ALL ROOF DIMENSIONS SHOWN DURING THE PRELIMINARY PLAN PHASE ARE TO BE CONSIDERED ROUGH DIMENSIONS AND NOT A REFLECTION OF THE FINAL ROOF SIZES.
- UNCLAD HEAD HEIGHTS SHOULD BE CHANGED IF REQUIRED FOR PROPER ROOF CLEARANCE.
- NOT ALL FRAMING BEAMS HAVE BEEN LOCATED OR VERIFIED. LOCATION AND SIZES OF THOSE TO VERIFY LOCATIONS OF ALL BEARING POINTS AND THICKEN ALL FLOOR SLABS AND OR FOUNDATIONS AS REQUIRED TO MEET BEARING REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL LOAN BEARING WALLS AND THICKEN BASEMENT SLABS APPROPRIATELY.
- PROPER FROST PROTECTION TO BE MAINTAINED. ADJUST ALL WALLS AND OR FOOTINGS TO MAINTAIN FROST PROTECTION.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

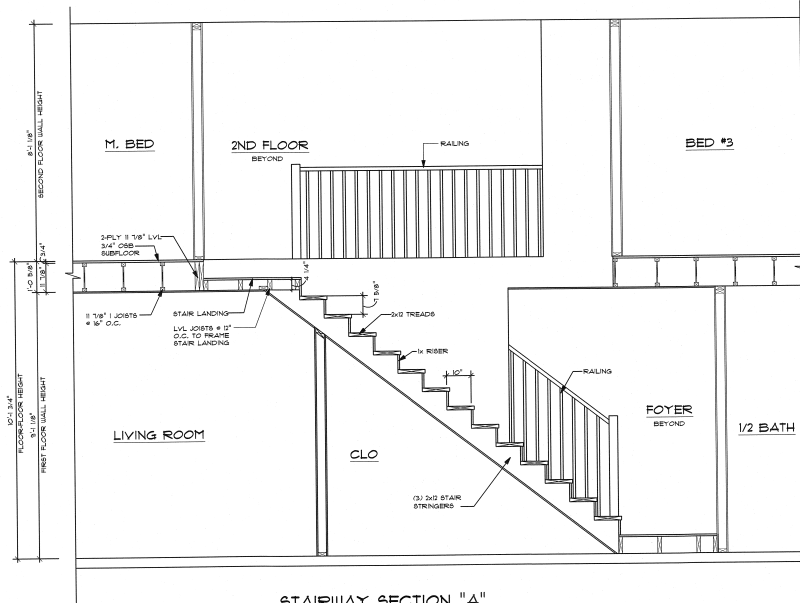
AREA SCHEDULE		BACH UNIT
NAME	AREA	
FIRST FLOOR	692 sq ft.	
SECOND FLOOR	808 sq ft.	
GARAGE	278 sq ft.	
FRONT PORCH	11 sq ft.	
COVERED PATIO	50 sq ft.	
TOTAL 1ST FLOOR W/ GARAGES	1034 sq ft.	
TOTAL SECOND FLOOR AREA	1078 sq ft.	

ROOF NOTES:

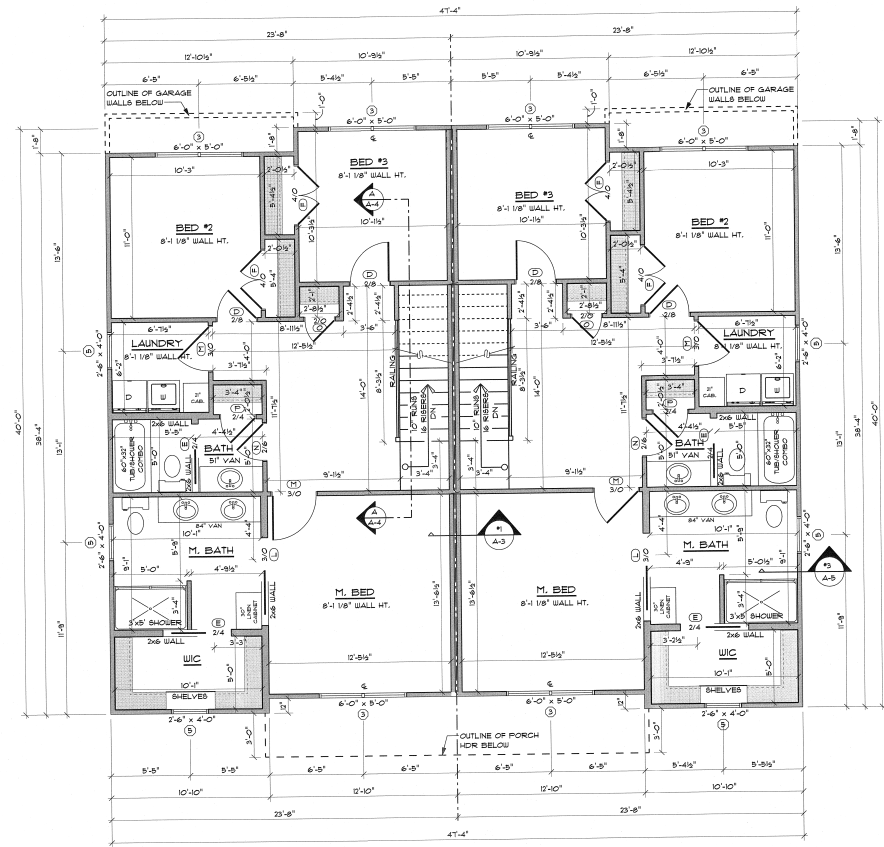
1. ALL EAVE OVERHANGS TO BE 18" UNLESS NOTED OTHERWISE.
2. ALL GABLE OVERHANGS TO BE 18" UNLESS NOTED OTHERWISE.
3. ALL OVERHANGS DIMENSIONED FROM THE EXTERIOR WALL FRAMING.
4. CHANGE EAVE HEIGHTS, BEAM HEIGHTS, WALL HEIGHTS, AND/OR OVERHANG DEPTHS WHERE DIFFERING ROOF PITCHES ARE USED.
5. ASSUME 1" EAVE HEIGHT, UNLESS NOTED OTHERWISE.



ROOF PLAN
SCALE: 1/8" = 1'-0"



STAIRWAY SECTION "A"
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT DETAILS	
WINDOWS	BRAND T&B
FOUNDATION	CONCRETE SLAB
EXTERIOR WALLS	2x4
GARAGE WALLS	2x4
INTERIOR WALLS	2x4
FIRST FLOOR	8'-1 1/2"
SECOND FLOOR	8'-1 1/2"

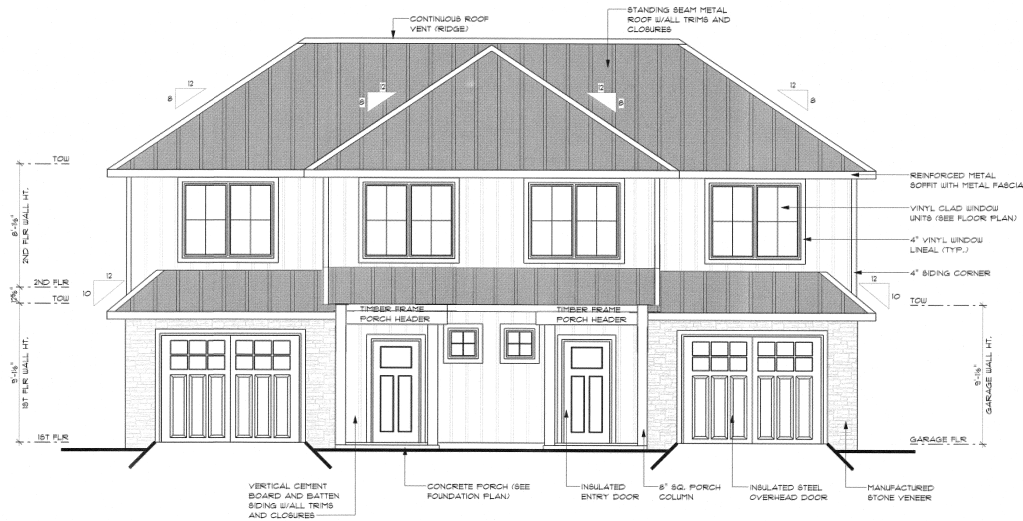
CUSTOM HOME DESIGNS, LLC
1126 S. 50 E.
COLUMBIA CITY, IN 46725
(260) 244-5851
WWW.CHD-LLC.COM

THESE DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF
CUSTOM HOME DESIGNS, LLC
AND ARE NOT TO BE
REPRODUCED WITHOUT HIS
WRITTEN PERMISSION

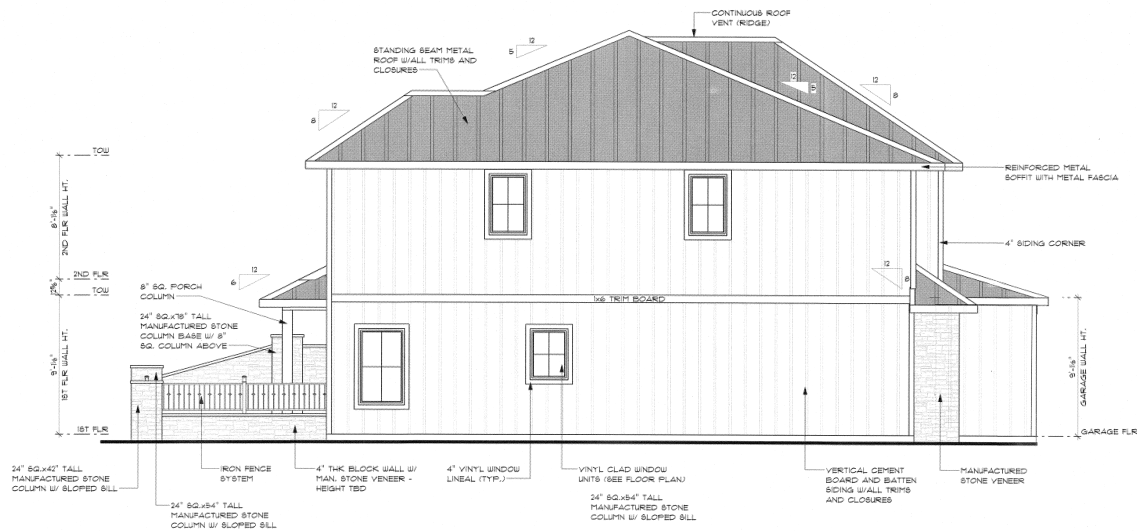
SECOND FLOOR & ROOF PLAN PLAN #23283

DRAWN BY: BGMK
PROJECT: 23283
PRINT DATE:
8/13/2024
PAPER: ARCH D
SIZE: 24" x 36"

A-4



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



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

PROJECT DETAILS	
WINDOWS:	BRAND TBD
FOUNDATION:	CONCRETE
EXTERIOR WALLS:	2x4
GARAGE WALLS:	2x4
INTERIOR WALLS:	2x4
FIRST FLOOR:	8'-1 1/2"
SECOND FLOOR:	8'-1 1/2"

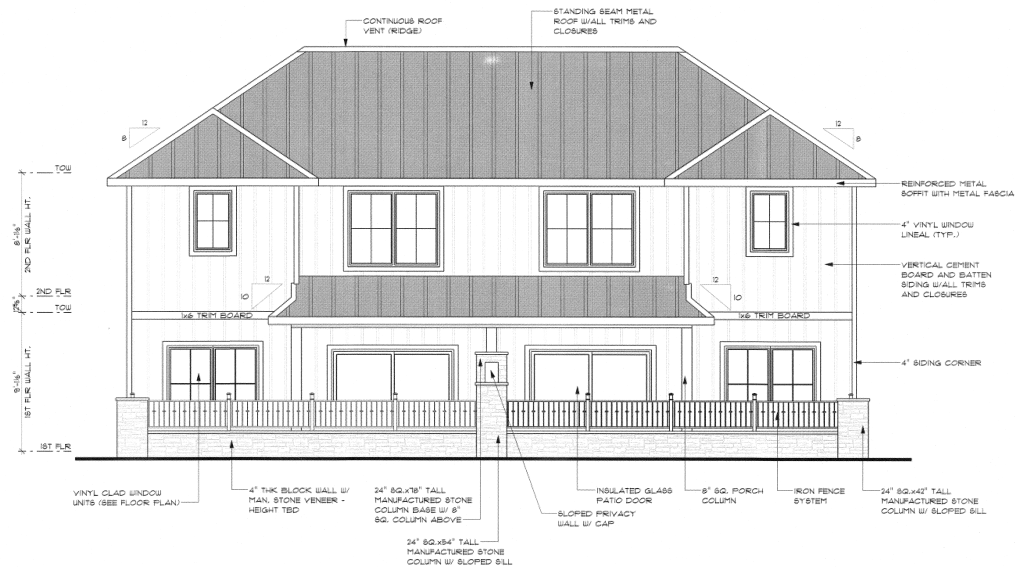
CUSTOM HOME DESIGNS, LLC
1126 S. 50 E.
COLUMBIA CITY, IN 46725
(260) 244-5851
WWW.CHD-LLC.COM

THESE DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF
THE DESIGNER.
AND ARE NOT TO BE
REPRODUCED WITHOUT HIS
WRITTEN PERMISSION

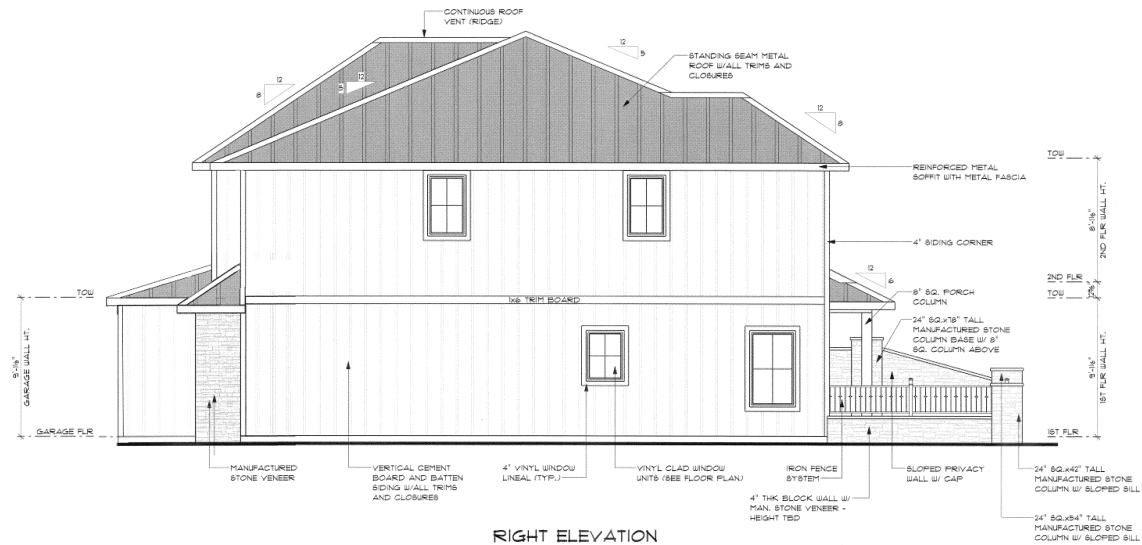
ELEVATIONS
PLAN #23283

DRAWN BY: BG/MK
PROJECT: 23283
PRINT DATE:
8/13/2024
PAPER: ARCH D
SIZE: 24" x 36"

A-1



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



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

PROJECT DETAILS	
WINDOWS	BRAND TRD
FOUNDATION	CONCRETE
EXTERIOR WALLS	2x4
GARAGE WALLS	2x4
INTERIOR WALLS	2x4
FIRST FLOOR	9'-11 1/2"
SECOND FLOOR	8'-11 1/2"

CUSTOM HOME DESIGNS, LLC
1126 S. 50 E.
COLUMBIA CITY, IN 46725
(260) 244-5851
WWW.CHD-LLC.COM

THESE DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF
THE DESIGNER.
AND ARE NOT TO BE
REPRODUCED WITHOUT HIS
WRITTEN PERMISSION

ELEVATIONS
PLAN #23283

DRAWN BY: BG/MK
PROJECT: 23283
PRINT DATE: 8/13/2024
PAPER: ARCH D
SIZE: 24" x 36"

A-2

Transparency Calculation for One Unit



FW: FW: Cedar Lane

From David Harbin <harbin@bhn-p.com>

Date Wed 1/22/2025 5:34 PM

To Samiul Haque <samiul.haque@knoxplanning.org>

From: Jeff Williams <jwbuildsknox@gmail.com>

Sent: Wednesday, January 22, 2025 3:12 PM

To: David Harbin <harbin@bhn-p.com>

Subject: Re: FW: Cedar Lane

Total Front facade 437sqft

<u>Detail</u>	<u>sqft</u>
2x2 window	4
5x6 window	30
5x6 window	30
Garage door window.	7
Front door	8
<u>Total</u>	<u>79</u>
Percent.	18%



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

JEFF Williams

Applicant Name

Affiliation

12/30/2024

Date Filed

2/13/2025

Meeting Date (if applicable)

File Number(s)

2-E-25-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

DAVID HARBIN

Name

BATSON Himes Noruell + Poe

Company

4334 Papermill Dr

Address

Knoxville

City

Tn

State

37909

ZIP

865-588-6472

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

8941 Linksvlew Dr
Knoxville, TN 37922

Property Owner Address

865-389-0788

Property Owner Phone

1208 Cedar Ln

Inskip Rd

Property Address

TAX MAP 69AC

Parcel ID

PARCEL 15

KUB

Sewer Provider

KUB

Water Provider

NO

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.**

JULY 2024

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) **Two duplexes on a proposed 2-lot subdivision**

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*)

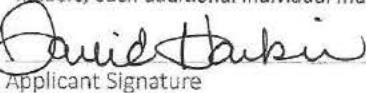
ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, 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. If there are additional owners or options
holders, each additional individual must sign the Property Owners/Option Holders Form.


Applicant Signature

DAVID HARBIN
Print Name / Affiliation

12-23-24
Date

805-588-6472
Phone Number

[REDACTED]
Email


Property Owner Signature

Please Print

12/31/2024, SG
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.

1/31/2025

Date to be Posted

2/14/2025

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

Jeff Williams

Applicant Name

12-27-24
Date

2-E-25-SU

FILE NUMBER