

**Re: 8-B-23-OA**

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**From** R. Bentley Marlow <rbentleymarlow@gmail.com>  
**Date** Wed 1/22/2025 9:44 AM  
**To** Dallas DeArmond <dallas.dearmond@knoxplanning.org>

Dallas,

Please untable it and place it on the March agenda.

Thank you,

Bentley

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R. Bentley Marlow, J.D., M.A.  
322 Douglas Avenue  
Knoxville, Tennessee 37921-4813  
Cellular: (865) 607.4357  
rbentleymarlow@gmail.com

Sent from my iPhone

On Jan 22, 2025, at 9:26 AM, Dallas DeArmond <dallas.dearmond@knoxplanning.org> wrote:

Good morning Mr. Marlow,

You have a case that is currently tabled (8-B-23-OA) that is due to be automatically withdrawn at the March 13, 2025 Planning Commission Meeting unless it is removed from the table at the February 13 meeting. If the item is removed from the table in February, it will be readvertised and placed on the agenda for action in March. Please let me know whether or not you would like to remove this item from the table in February or allow it to be automatically withdrawn. I will need to know your decision by February 12 at noon (the publication date of the final agenda for the February 13 meeting).

Thank you,

Dallas DeArmond  
Administrative Assistant II  
(865) 215 3810

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[Knoxville-Knox County Planning](#) | [Knoxville Regional TPO](#)

400 Main Street, Suite 403 | Knoxville, TN 37902



# Request to Postpone • Table • Withdraw

R. Bentley Marlow

March 7, 2024

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

Date of Request

March 7, 2024

Scheduled Meeting Date

8-B-23-OA

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**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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

R. Bentley Marlow

Please Print

865-607-4357

Phone Number

rbentleymarlow@gmail.com

Email

## STAFF ONLY

Staff Signature \_\_\_\_\_ Please Print \_\_\_\_\_ Date Paid \_\_\_\_\_  No Fee

Eligible for Fee Refund?  Yes  No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

### 5.3 DIMENSIONAL STANDARDS

- A. Table 5-1: Commercial and Office Districts Dimensional Standards establishes the dimensional standards for the office and commercial districts, with the exception of the DK District. The dimensional standards for development for the DK District are found in Sections 5.5 below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
- B. In the C-N District, and in the O District when the lot abuts a single-family residential district, nonresidential development is limited to the maximum gross floor area indicated in Table 5-1. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets all of the following standards. If the development is being approved in conjunction with a special use, then a request for increased floor area will be reviewed as part of the special use, rather than site plan review.
  - 1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
  - 2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
  - 3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design must minimize potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

Table 5-1: Commercial and Office Districts Dimensional Standards				
	C-N	C-G-1	C-G-2	C-G-3
<b>Bulk</b>				
Minimum Lot Area	None	None	None	None
Minimum Lot Width	None	None	None	None
Maximum Gross Floor Area (Nonresidential Uses Only)	5,000 sf unless meeting the standards of 5.3.B	N/A	N/A	N/A
Maximum Building Height	45'	45'	70'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line	Unlimited; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line

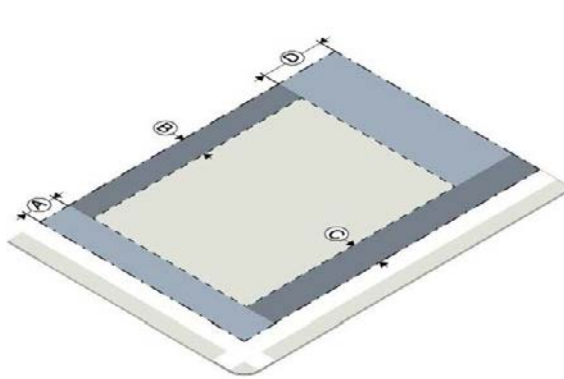
Setbacks				
Minimum Front Setback	None, unless average of adjacent lots is 15' or greater, then 15'	None	Build-To Zone: 0' to 20'	Build-To Zone: 0' to 20'
Minimum Build-To Percentage	N/A	N/A	50%	70%
Minimum Interior Side Setback	None, unless abutting a residential district, then 20' When C-N is exclusively residential setback abutting residential district is TEN FEET (10'), or 20% of lot depth, whichever is less	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'
Minimum Corner Side Setback	<del>15'</del> None, unless sight (visibility) triangle is adversely impacted, Department of Engineering shall set the setback, no greater than FIFTEEN FEET (15')	None	Build-To Zone: 0' to 10'	Build-To Zone: 0' to 15'
Minimum Build-To Percentage	N/A	N/A	30%	60%
Minimum Rear Setback	<del>20'</del> 10', unless abutting a residential district, then <del>30'</del> 20' or 20% of lot depth, whichever is less. When C-N is exclusively residential setback abutting residential district is TEN FEET (10'), or 20% of lot depth, whichever is less	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 25'

Table 5-1: Commercial and Office Districts Dimensional Standards				
	C-H-1	C-H-2	C-R-1	C-R-2
<b>Bulk</b>				
Minimum Lot Area	10,000 sf	10,000 sf	15,000 sf	15,000 sf
Minimum Lot Width	60'	60'	80'	80'
Maximum Gross Floor Area (Nonresidential Uses Only)	N/A	N/A	N/A	N/A
Maximum Building Height	45'	90'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line	50'	90'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line
<b>Setbacks</b>				
Minimum Front Setback	20'	20'	20'	20'
Minimum Interior Side Setback	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 35'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 35'
Minimum Corner Side Setback	20'	20'	20'	20'
Minimum Rear Setback	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'

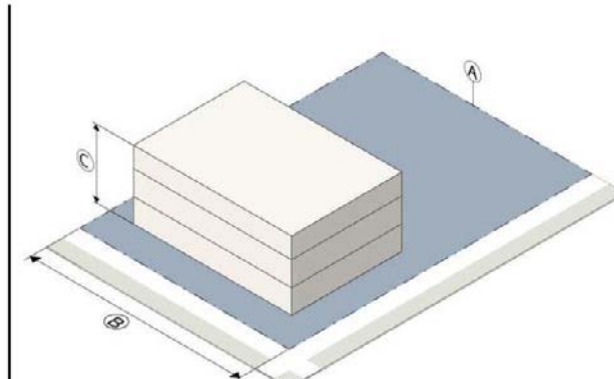
Table 5-1: Commercial and Office Districts Dimensional Standards		
	O	OP
<b>Bulk</b>		
Minimum Lot Area	10,000 sf TH: 3,000 sf/du MF—Up to 6 du: 2,000 sf/du	20,000 sf
Minimum Lot Width	60'	80'

Maximum Gross Floor Area (Nonresidential Uses Only)	5,000 sf when the lot abuts a single-family district unless meeting the standards of 5.3.B	N/A
Maximum Building Height	45'	50'
<b>Setbacks</b>		
Minimum Front Setback	15'	25'
Minimum Interior Side Setback	15', unless abutting a residential district, then 20'	20', unless abutting a residential district, then 35'
Minimum Corner Side Setback	15'	25'
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less	20', unless abutting a residential district, then 35'

**COMMERCIAL DISTRICT DIMENSIONAL STANDARDS**



*A - Front Setback  
B - Interior Side Setback  
C - Corner Side Setback  
D - Rear Setback*



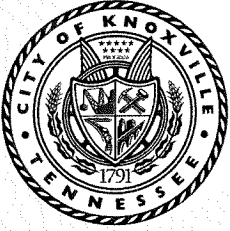
*A - Lot Area  
B - Lot Width  
C - Building Height*



**8-B-23-OA**

**Article 5.3 Table 5-1**


- I don't have any concern with the proposed reduction in the minimum interior side setback or the rear setback for C-N.
- Reducing the corner side setback from 15 to zero feet conflicts with the utility and drainage easement requirements in the subdivision regulations.



**CITY OF KNOXVILLE, TENNESSEE  
OFFICE OF THE CITY COUNCIL**

**Memorandum**

**To: Amy Brooks, Executive Director  
Knoxville-Knox County Planning Commission**

**From: Will Johnson, City Recorder** 

**Date: 9/7/2023**

**Re: File Numbers 8-A-23-OA, 8-B-23-OA, 8-C-23-OA, 8-D-23-OA**

At its September 5, 2023 meeting, the Knoxville City Council remanded or referred the above ordinances back to the Planning Commission and Staff for their review and consideration.

Please contact me if you require additional information.







# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

R. Bentley Marlow

Applicant Name		Affiliation
22 June 2023	10 August 2023	File Number(s) 8-A-23-OA, 8-B-23-OA, 8-C-23-OA, 8-D-23-OA, 8-E-23-OA
Date Filed	Meeting Date (if applicable)	

**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

R. Bentley Marlow

Name	Company		
322 Douglas Avenue	Knoxville	Tenn.	37921
Address	City	State	ZIP
865-607-4357	rbentleymarlow@gmail.com		
Phone	Email		

**CURRENT PROPERTY INFO**

Marlow Properties, LLC	322 Douglas Avenue	865-607-4357
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

**STAFF USE ONLY**

General Location	Tract Size	
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	District	Existing Land Use
	Zoning District	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number     Combine Parcels     Divide Parcel    Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change    Proposed Zoning \_\_\_\_\_

Plan Amendment Change    Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) Ordinance Amendment (change zoning text) - Proposed changes attached.

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review     Planning Commission

**ATTACHMENTS**

- Property Owners / Option Holders     Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
1203	\$5,000.00	\$5,000.00
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

R. Bentley Marlow

26 June 2023

Please Print


Date

865-607-4357

rbentleymarlow@gmail.com

Phone Number

Email

  
Property Owner Signature

R. Bentley Marlow / Marlow Properties, LLC

SG,07/07/2023

Please Print

Date Paid