



# USE ON REVIEW REPORT

▶ **FILE #:** 2-B-26-UR

**AGENDA ITEM #:** 40

**AGENDA DATE:** 2/12/2026

▶ **APPLICANT:** NATE PARSONS

OWNER(S): Nathanael Parsons Real Estate Academic Program LLC

TAX ID NUMBER: 91 290

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2514 BAKERTOWN RD

▶ **LOCATION:** North side of Bakertown Rd, southwest of Foote Mineral Ln

▶ **APPX. SIZE OF TRACT:** 0.84 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Bakertown road, a minor collector with a pavement width of 17.5 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

▶ **ZONING:** RA(k) (Low Density Residential) with conditions

PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** 2 duplexes

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to RA (Low Density Residential) with conditions in October of 2025 (9-G-25-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Single family residential - RA (Low Density residential), PR (Planned Residential) up to 5 du/ac

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on a mix of small suburban and larger rural lots. To the north of the subject site is a large collection of vacant, partially forested parcels.

## STAFF RECOMMENDATION:

▶ **Approve the request for 2 duplexes, as shown in the development plan, subject to 4 conditions.**

1. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the

- County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2. Providing turnaround driveways for each lot.
  3. Meeting all applicable requirements of the Knox County zoning ordinance, including the condition from the rezoning 9-G-25-RZ. The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site.
  4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

**COMMENTS:**

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

The development consists of 2 duplexes on individual lots on Bakertown Road east of Romulus Lane. The subject property consists of 1 lot that is proposed to be re-subdivided to create 2 lots. The existing building will be removed. Because Bakertown Road is classified as a collector road, each lot will provide driveway turnarounds for safety.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.**

A. The property is designated as the SR (Suburban Residential) place type and is in the and HP (Hillside Protection) area. Suburban Residential areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The zoning condition requires a non-disturbance area to be shown on the plat. The property has significant slopes in excess of 45% on the rear of the property, and an additional condition has been added for the limit of disturbance to be verified and delineated on the site, with high-visibility fencing shown on the plans, before grading permits are issued for the site.

B. The proposed development of duplexes is consistent with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. This property is just outside of the city limits in the Urban Growth Boundary. Attached residential uses such as duplexes that have the scale of a single family home are appropriate in this area.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The RA zone is intended to provide residential areas with low population densities. The proposed duplexes are permitted through the Use on Review process.

B. The minimum lot area for a duplex is 12,000 sq ft when sewer is available. Each lot is 18,483 sq ft. The allowable maximum height for primary structures is 3 stories or 35 ft. The proposed duplex structures are 1 story.

C. Steep slopes are on the rear of the property. The property was rezoned in October 2025 (9-G-25-RZ) subject to the condition that no further disturbance of the slope would be permitted with the proposed disturbance area reflected on the final plat (see the shaded area shown on the slope analysis in Exhibit B). A limit of disturbance has been shown on the plan. No structures are within the non-disturbance area.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.**

A. Development trends in the surrounding area have primarily been residential in nature, consisting of single family subdivisions with a range of lot sizes and multi-family developments. The new duplexes would be 1 story and 2,428 sq ft.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. The duplexes are considered low density residential uses and are compatible with other low density residential uses in the area.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL**

TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed duplexes. Each duplex lot must contain 2 parking spaces on the lot, which is consistent with the zoning ordinance.

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 other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

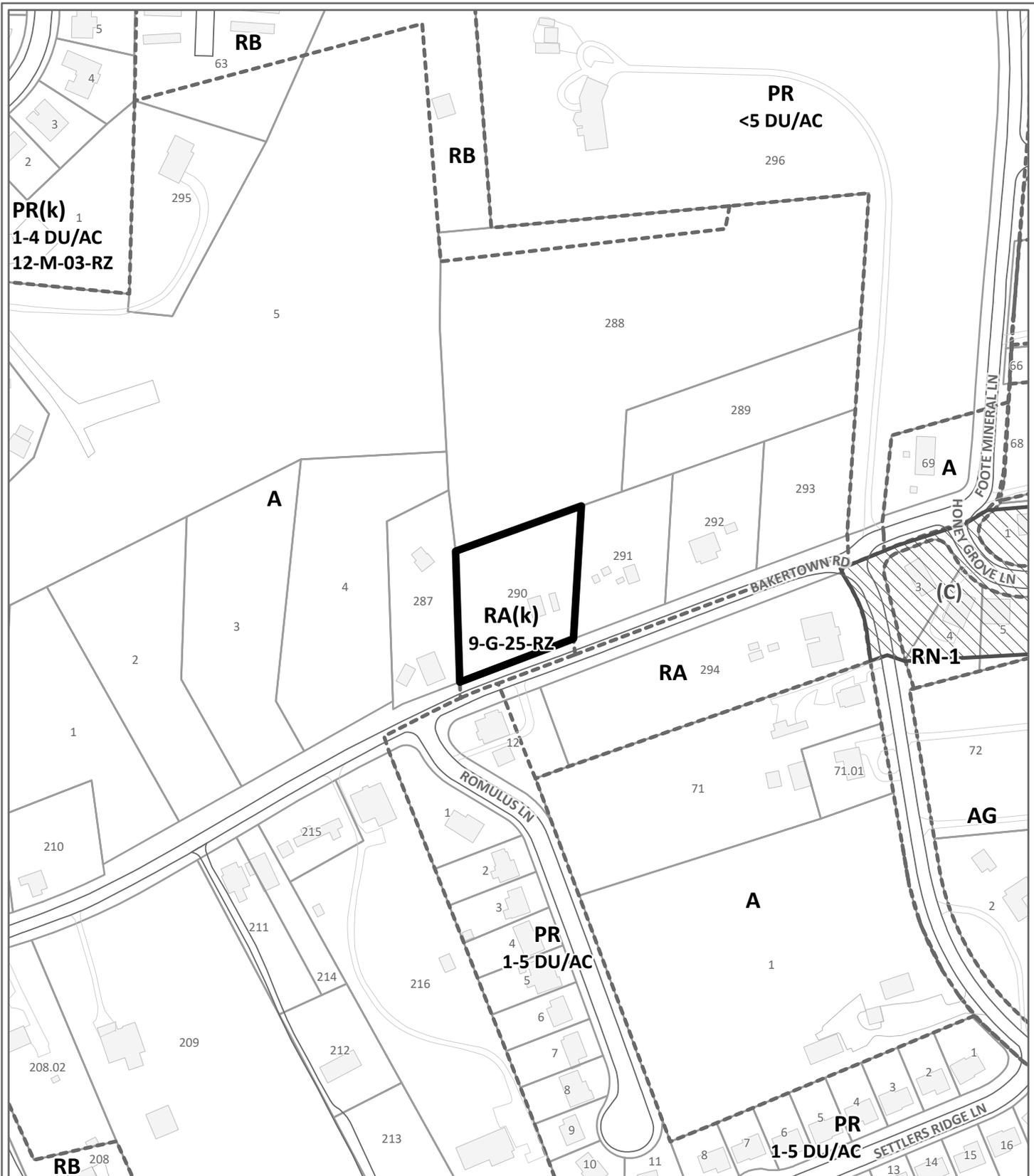
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Karns Elementary, Karns Middle, and Karns 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 a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



**USE ON REVIEW**

**2-B-26-UR**

**Petitioner:** Nate Parsons



2 Duplexes in RA(k) (Low Density Residential)

**Map No:** 91

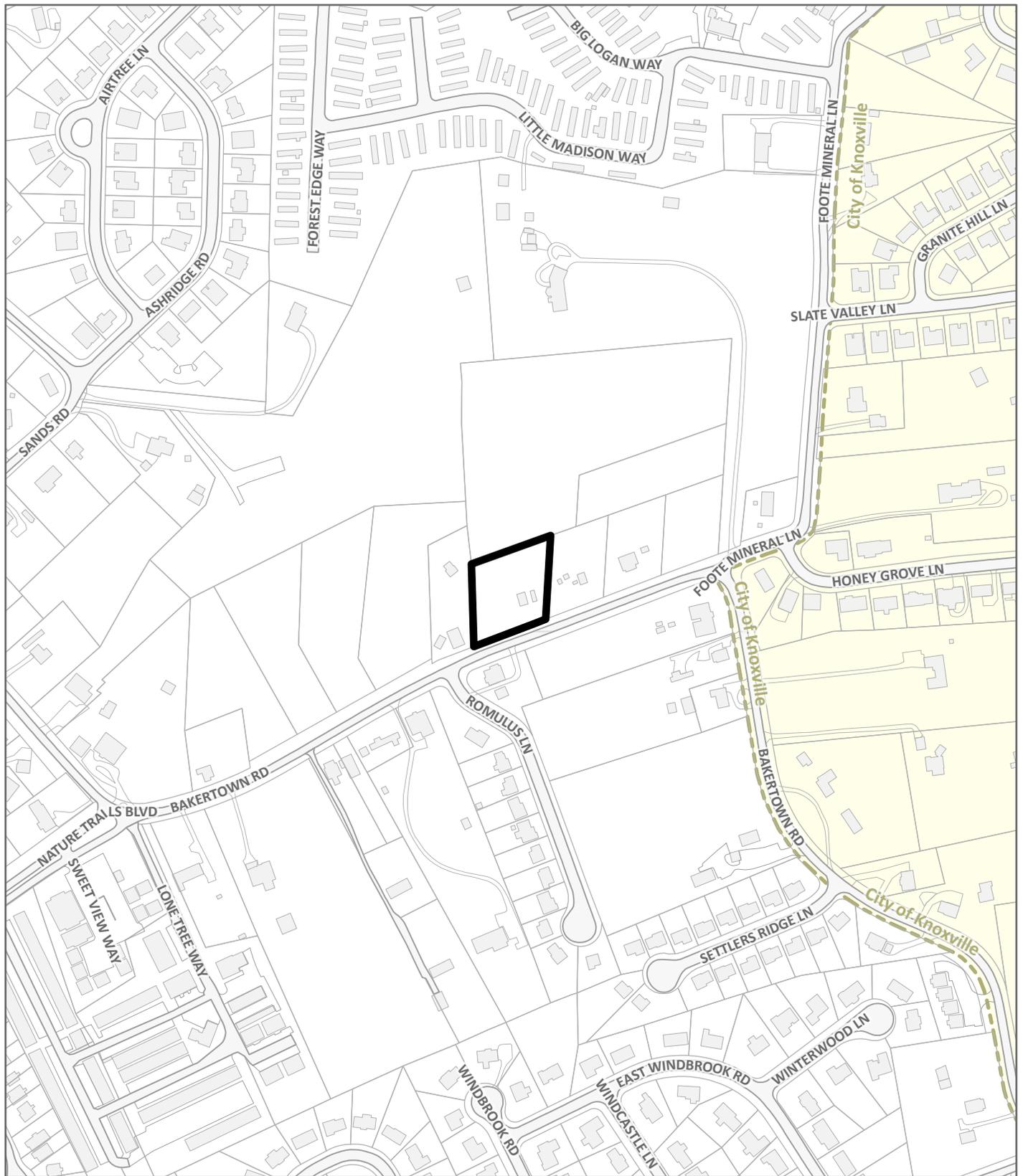
**Jurisdiction:** County



**Original Print Date:** 1/6/2026

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

# Exhibit A. Contextual Images

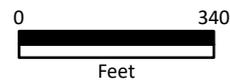


**LOCATION MAP**

**2-B-26-UR**



Case boundary



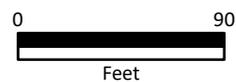
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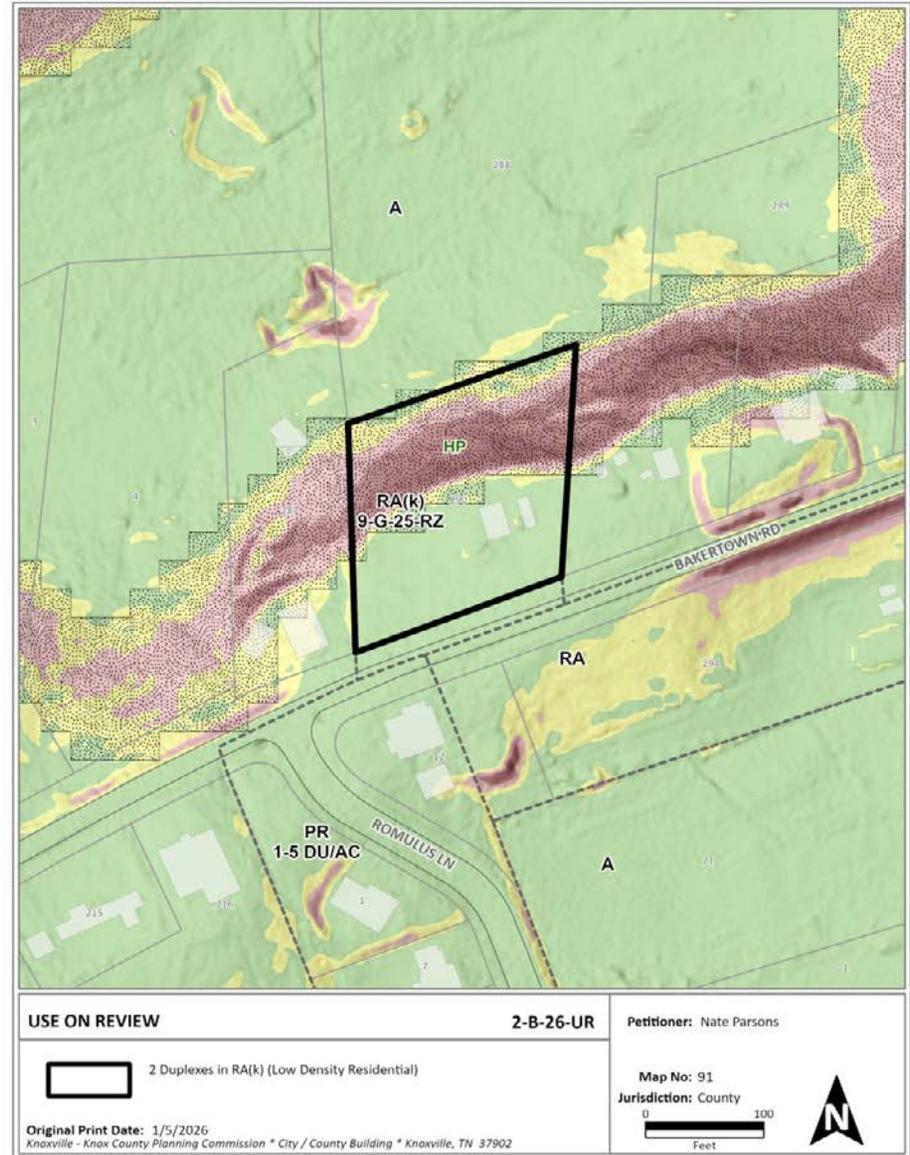
## AERIAL MAP



Case boundary



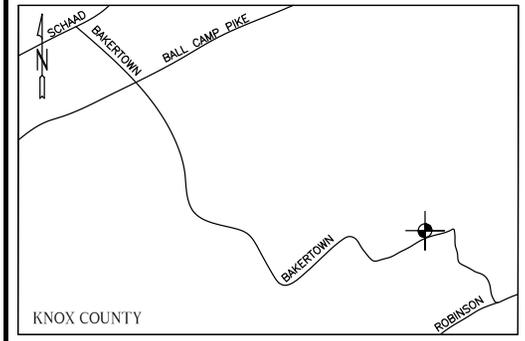
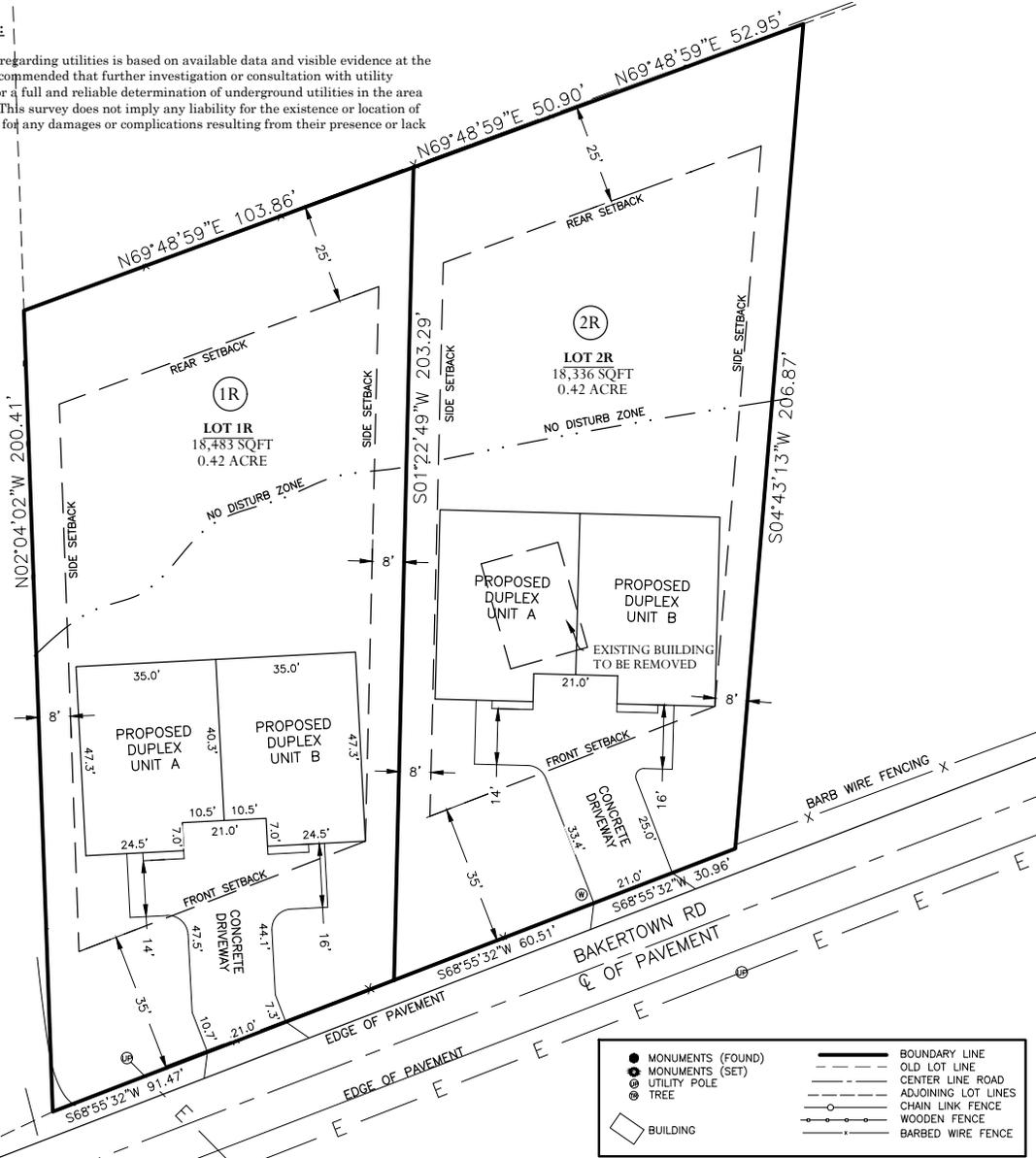
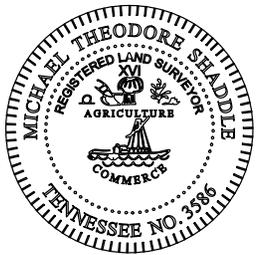
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>0.85</b>		
Non-Hillside	0.40	N/A	
0-15% Slope	0.06	100%	0.06
15-25% Slope	0.09	50%	0.04
25-40% Slope	0.08	20%	0.02
Greater than 40% Slope	0.22	10%	0.02
Ridgetops			
<b>Hillside Protection (HP) Area</b>	0.45	Recommended disturbance budget within HP Area (acres)	<b>0.14</b>
		Percent of HP Area	<b>31.6%</b>



**Underground Utility Note:**

The information provided regarding utilities is based on available data and visible evidence at the time of the survey. It is recommended that further investigation or consultation with utility companies be conducted for a full and reliable determination of underground utilities in the area prior to any construction. This survey does not imply any liability for the existence or location of underground utilities, nor for any damages or complications resulting from their presence or lack thereof.

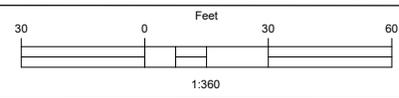
FILE #2B-26-UR



VICINITY MAP

SITE PLAN  
OF TRACT 1 & 2 OF REAL ESTATE ACADEMIC  
PROGRAM LLC PROPERTY ON BAKERTOWN  
ROAD  
DEED INSTRUMENT 20250703-0000766  
PARCEL ID. 091 290

FIFTH CIVIL DISTRICT  
KNOX COUNTY  
29 JANUARY 2026

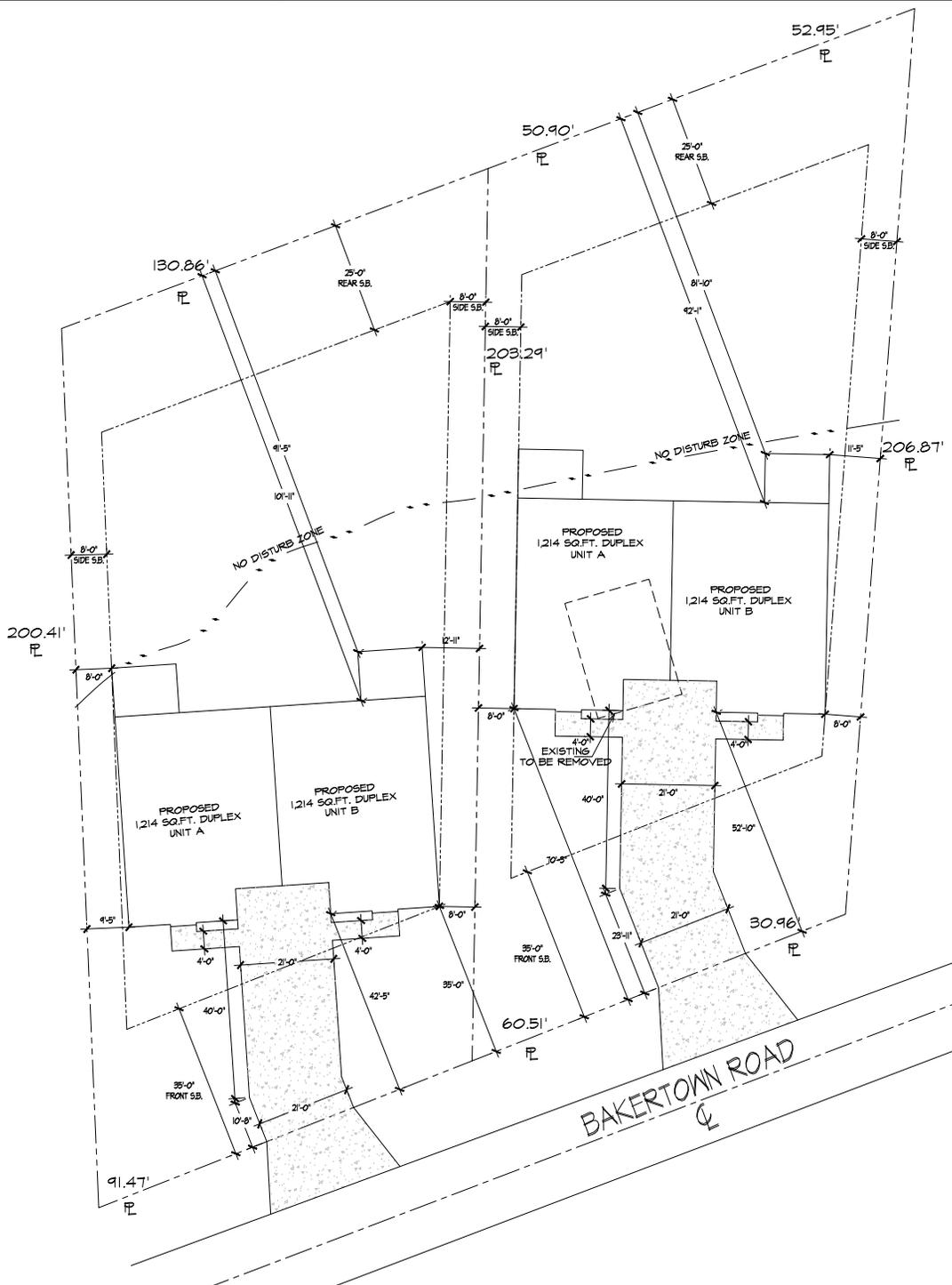


- Notes:
1. Zoned RA(K) - Rezoning is conditional based on No further disturbance of the sloped area as reflected on this plat.
  2. The dimensions for the Duplex on Lot 2R are the same as Lot 1R.
  3. Setback per required zoning: Front - 33' / Rear - 29' / Sides - for single-story dwellings, located on interior lots, side yards shall be not less than eight (8) feet in width.
  4. LOT 1R - 18,483 Sqft
    - 4.1. Building Envelope - 3,166 Sqft
    - 4.2. Garage - Attached
    - 4.3. Driveway - 1,580± Sqft / Material - Concrete
    - 4.4. Impervious Surface Coverage - 5,200 ± Sqft
  5. LOT 2R - 18,336 Sqft
    - 5.1. Building Envelope - 3,166 Sqft
    - 5.2. Garage - Attached
    - 5.3. Driveway - 1,580 ± Sqft
    - 5.4. Impervious Surface Coverage - 5,195 ± Sqft
  6. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6 inches within the first 10 feet.
  7. Zone "X" per FEMA Map 4706830268F, effective date: 5/02/2007

**OWNER**  
Real Estate Academic Program LLC  
2514 Bakertown Rd.  
Knoxville, TN 37931  
(865) 414 4162

**LAND SURVEYOR**  
Wild Olive Shoot Land Surveying  
1311 Live Oak Cir  
Knoxville TN, 37932  
(865) 399-0786

FILE NAME: bakertown-siteplan.dwg



- SHEET INDEX:**
- A-1 SITE PLAN
  - A-2 FLOOR PLAN
  - A-3 DOOR, WINDOW AND FINISH SCHEDULE
  - A-4 MECHANICAL/ELECTRICAL PLAN
  - A-5 ELEVATIONS AND ROOF PLAN
  - A-6 FOUNDATION PLAN
  - A-7 ROOF FRAMING PLAN
  - A-8 SECTIONS

**OWNER:**  
 MAL WHITE ARCHITECT  
 PROJECT NO. 204  
 50 ACRES ROAD OR  
 HAVENLY IN TROOP

**LEGAL DESCRIPTION:**  
 DISTRICT - 20 MAP - 41  
 204 ACRES ROAD  
 HAVENLY IN TROOP  
 PARCEL D. 04 20

**BUILDING DATA:**

OCCUPANCY:	R-5U
TYPE OF CONSTRUCTION:	V-B
STORIES:	1
OCCUPANCY LOAD:	1
REQUIRED EXITS:	1

**NOTES:**  
 THIS PROJECT SHALL COMPLY WITH THE LOCAL ORDINANCE AND THE 2004 INTERNATIONAL BUILDING CODE, THE 2004 INTERNATIONAL MECHANICAL CODE, THE 2004 INTERNATIONAL ELECTRICAL CODE, THE 2004 INTERNATIONAL PLUMBING CODE, THE 2004 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2004 INTERNATIONAL FIRE CODE, THE 2004 INTERNATIONAL SAFETY CODE, THE 2004 INTERNATIONAL TILT AND BOLT CODE, THE 2004 INTERNATIONAL WINDING POOL AND SPA CODE, 2011 ICC AND ADA ACCESSIBILITY CODE.

**EXISTING SCOPE:**  
 PLAN TO OBTAIN PERMIT FOR DUPLEX WITH TWO (2) 1/2" SOFT. RECESSES SPACING TO 24" ON CENTER WITH ATTACHED GARAGES. BOTH TO INCLUDE ELECTRICAL, PLUMBING AND HVAC.

**SQUARE FOOTAGE:**

FLOOR PLAN:	
UNIT A:	
LIVING:	1214 SQ.FT.
PORCH:	21 SQ.FT.
DECK:	18 SQ.FT.
GARAGE:	280 SQ.FT.
UNIT B:	
LIVING:	1214 SQ.FT.
PORCH:	21 SQ.FT.
DECK:	18 SQ.FT.
GARAGE:	280 SQ.FT.
<b>TOTAL LIVING:</b>	<b>2428 SQ.FT.</b>

- GENERAL NOTES:**
- THESE NOTES SHALL BE READ IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE MADE TO THESE PLANS WITHOUT THE CONCERN AND CONSENT OF THE OWNER AND ARCHITECT. SIGNATURE APPEARS HEREIN.
  - THE CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN ALL ORDINANCES, PERMITS, CONDITIONS AND ON-SITE VERIFICATION OF ALL ORDINANCES AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY VIOLATIONS, BREACHS OR OMISSIONS.
  - CONTRACTOR AS SHOWN ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE. DIMENSIONS NOTED IN DETAILS OR IN DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE FINISH LINE OR FINISH.
  - THE DRAWING IS SPECIFICALLY PREPARED FOR THE PROPERTY ADDRESS. THE DESIGN ARCHITECT AND ARCHITECTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BEFORE CONSTRUCTION, THE CONTRACTOR AND ARCHITECT SHALL CONSIDER THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL BORE HOLE DRILLING AND FLOOR CHANGES AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY SPECIALTY REPORTS.
  - STABILITY PRIOR TO THE FORTHCOMING MATERIALS, GRADES OR DRAINAGE. ALL FINISH FLOOR WORK AND PLUMBING NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO DRAIN AWAY FROM THE BUILDING.
  - OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT IMPLY INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSIDERED AS CONTRACTS AND DETAILED INSPECTIONS.

- GENERAL REQUIREMENTS:**
- SCOPE:** ALL TRACERS SHALL FINISH ALL LABOR, EQUIPMENT, MATERIALS AND FINISH ALL WORK. NECESSARY SCHEDULED REVISIONS, IMPROVEMENTS OR REQUIRED BY ANY CODES WITH JURISDICTION TO COMPLETE THIS SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
  - ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, APPLICABLE SUPPLY AND LOCAL ORDINANCES AND ALL OTHER APPLICABLE CODES. THE GENERAL BUILDING FROM A PLAN OR SECTION SHALL BE SECURED AND PROTECTED FROM THE SUB-CONTRACTOR'S PRESENTLY RESPONSIBLE.
  - ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ACCURATELY ALL MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
  - ALL TRACERS SHALL DO THEIR OWN CHECKING, FITTING, PAINTING, ETC. TO HAVE THE SEVERAL PARTS GO TOGETHER PROPERLY. IF IT IS REQUIRED OR BE RECEIVED BY THE WORK OF OTHER TRACERS.
  - ALL TRACERS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
  - GENERAL:**
    - ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT B.C. CODES.
    - ALL TRACERS SHALL DO THEIR OWN CHECKING, FITTING, PAINTING, ETC. TO HAVE THE SEVERAL PARTS GO TOGETHER PROPERLY. IF IT IS REQUIRED OR BE RECEIVED BY THE WORK OF OTHER TRACERS.
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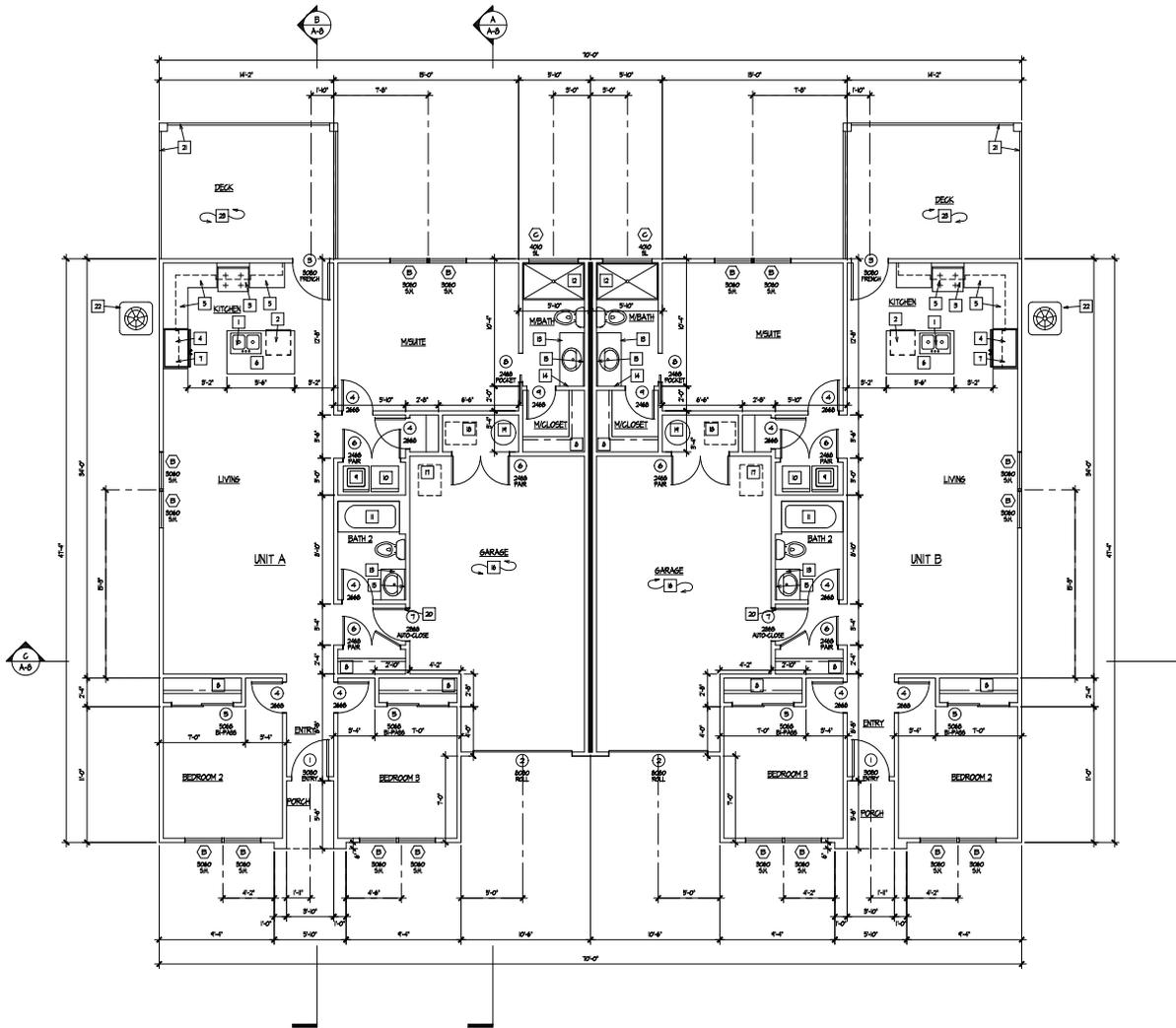
**Architect:**  
 DAVE MADRIN ARCHITECT  
 Phone: 615-704-4949 • Email: madrin@dmadma.com  
 1315B Franklin • Harrison Ferry, Knoxville, TN 37924

**Project and Location:**  
 BAKERTOWN ROAD DUPLEX  
 1254 BAKERTOWN RD  
 KNOXVILLE, TN 37918

**Drawn by:** SJK  
**Checked by:** Date: 4/14/25  
**Job No.:** 2025-018

**Scale:** 1" = 10'-0"

**Sheet Number:** A-1  
 Of Sheets: 8



**FLOOR PLAN NOTES**

- 1. CONTRACTOR UNDER SUBCONTRACTOR SHALL CAREFULLY STUDY AND OBTAIN ALL DRAWINGS, DATA, DIMENSIONS, SPECIAL AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. A REPORT AT ONCE TO THE ARCHITECT ANY DISCREPANCY OR OMISSION THAT IS DISCOVERED.
- 2. CONTRACTOR SHALL VERIFY FINISHES, ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
- 3. CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- 4. ALL DIMENSIONS ARE TAKEN TO FACE OF STUDY, UNLESS OTHERWISE SPECIFIED. VERIFY DIMENSIONS AND PROCEEDURE OUR SCALE DRAWINGS. DO NOT SCALE DRAWINGS.

**FLOOR PLAN SCHEDULE**

□ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!  
 ( ) INDICATES NOTED OTHERWISE.

- 1. DOUBLE END IN LIVING ROOM, OPTIONAL. PROVIDE RECESSED LIGHTING AND WAXE.
- 2. BUILT-IN KITCHEN, VERIFY DIMENSIONS WITH FINISH. BUILT-IN KITCHEN IN THE LEVEL, VERTICAL OR 2ND OVER IN VERT TO CHECK. ARE THE RECESSED IS IN THE ADDITIONAL, WITH 3/4" CLEAN REFRIGERATOR/COMPRESSOR SPACE, VERIFY DIMENSIONS WITH OWNER. REFRIG. CABINETS ARE TO BE 24" DEEP. VERIFY IN VERT. CABINETS & 48" WIDE IN CABINETS ABOUT 48" IN OWNER.
- 3. BUILT-IN CABINETS & 48" WIDE IN FILE 50", VERIFY IN OWNER.
- 4. CABINETS ABOVE.
- 5. BUILT-IN VARIETY IN POWER.
- 6. INTERIOR SPACE SEE REVISIONS PLAN FOR ADDITIONAL INFO.
- 7. INTERIOR SPACE SEE REVISIONS PLAN FOR ADDITIONAL INFO.
- 8. REFRIG. SPACE SEE REVISIONS PLAN FOR ADDITIONAL INFO.
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**SQUARE FOOTAGE**

FLOOR PLAN:	
UNIT A:	
LIVING	124 SQ FT
KITCHEN	35 SQ FT
DECK	85 SQ FT
GARAGE	200 SQ FT
UNIT B:	
LIVING	124 SQ FT
KITCHEN	35 SQ FT
DECK	85 SQ FT
GARAGE	200 SQ FT
TOTAL LIVING:	248 SQ FT

**WALL LEGEND**

	2x4 WALLS
	2x6 PLUMBING WALLS

Revision	By	Date
1	DM	11/11/24
2	DM	11/11/24
3	DM	11/11/24
4	DM	11/11/24
5	DM	11/11/24
6	DM	11/11/24
7	DM	11/11/24
8	DM	11/11/24
9	DM	11/11/24
10	DM	11/11/24

**DMA**  
 DAVE MADRIN ARCHITECT  
 Phone 615-750-4444 • Email: madrin@dmaarchitect.com  
 1715 Flanders • Harrison Pike, Knoxville, TN 37924

**FLOOR PLAN**

**BAKERTOWN ROAD DUPLEX**  
 254 BAKERTOWN RD,  
 KNOXVILLE, TN 37951

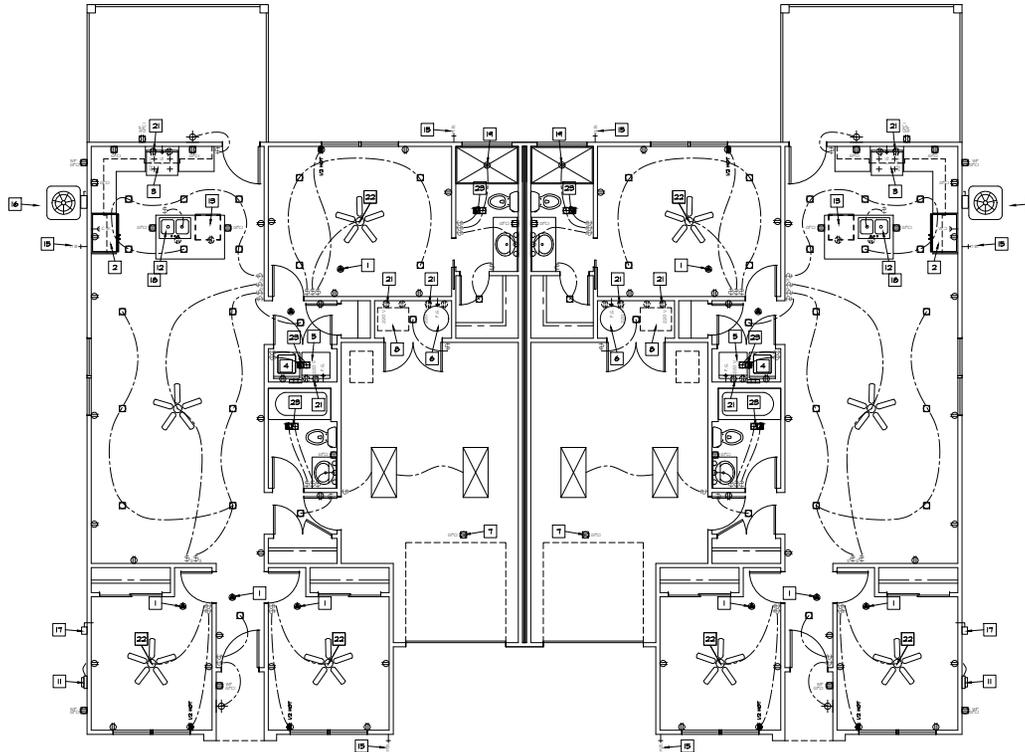


Drawn by SK  
 Checked by  
 Date 11/11/24  
 Job No. 2402-01



1/4" = 1'-0"  
 Sheet Number  
**A-2**  
 Of Sheets





- MECH/ELEC. SCHEDULE:**
- INDICATED NOTES APPLY TO THIS PLAN ONLY!  
 1. SHOWN AS-11 RATED 1 CARBON MONOXIDE AS-2054 RATED  
 2. ROOM PLAN FOR ICE MAKER AT REFRIGERATOR SPACE.  
 3. PROVIDE 1/2" DIA. COPPER TUBING TO SERVICE ALL THE ALLOWABLE  
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**SYMBOL LEGEND**

SWITCH	THIRD DISCONNECT
OCCUPANT SENSOR	WATER LOCATION
ELECT. SWITCH	CEILING MOUNTED
ELECT. SWITCH TWO WAY	SHOWN 1 CARBON MONOXIDE DETECTOR
ELECT. SWITCH THREE WAY	FLOOD LIGHT MOTOR SENSOR
LIGHT FIXTURE HALL MOUNTED	DUPLEX OUTLET HALF HOT
LIGHT FIXTURE CEILING MOUNTED	TELEPHONE CREDIT INTERRUPTER
LIGHT FIXTURE FLOOR LAMP	DUPLEX OUTLET GROUND FLOOR CREDIT INTERRUPTER
GAS VALVE KEY	DUPLEX OUTLET WATERPROOF GROUND FLOOR CREDIT INTERRUPTER
FUEL GAS	DUPLEX OUTLET LIGHT AND EXHAUST FAN IN 30" CH
WATER NOISE RB	LED LIGHT INSTALLED INDOOR
COLD WATER LOCATION	HALL ROOM MULTIPLE LIGHT FIXTURE
WATERPROOFED LED LIGHT	
HALL 300 AMP PANEL SEE NOTE #1	

**COMMON SYMBOLS**

F	FLOOR FINISH
SW	SWITCH
OS	OCCUPANT SENSOR
OSW	OCCUPANT SENSOR WITH PHOTO CONTROL
LED	LED LIGHTING DEVICE

**NOTE:**  
 ALL BRASS CONTACTS THAT SERVE CH-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

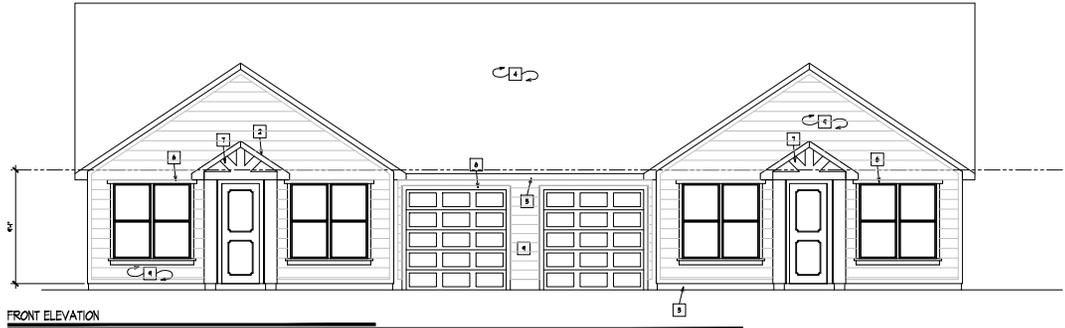
**DMA**  
 DAVE MADRIN ARCHITECT  
 Phone: 615-710-4444 • Email: madrin@dmaarchitect.com  
 15155 Flanders • Harrison Road, Knoxville, TN 37924

**MECH / ELEC PLAN**

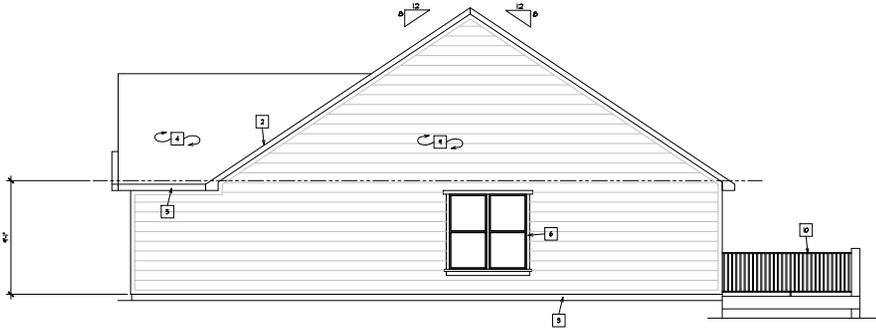
**BAKERTOWN ROAD DUPLEX**  
 254 BAKERTOWN RD.  
 KNOXVILLE, TN 37911

Drawn by SJK  
 Checked by  
 Date 4/18/25  
 Job No. 2025-04

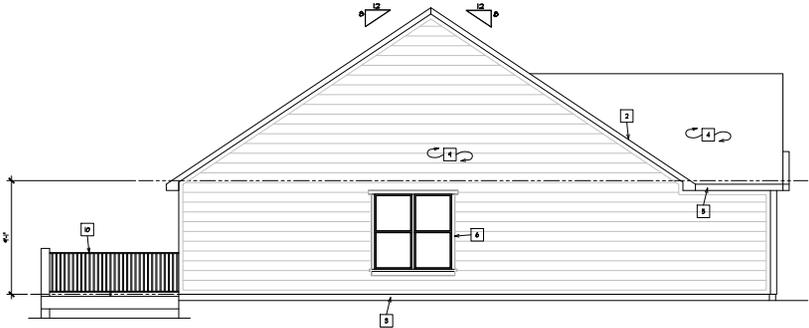
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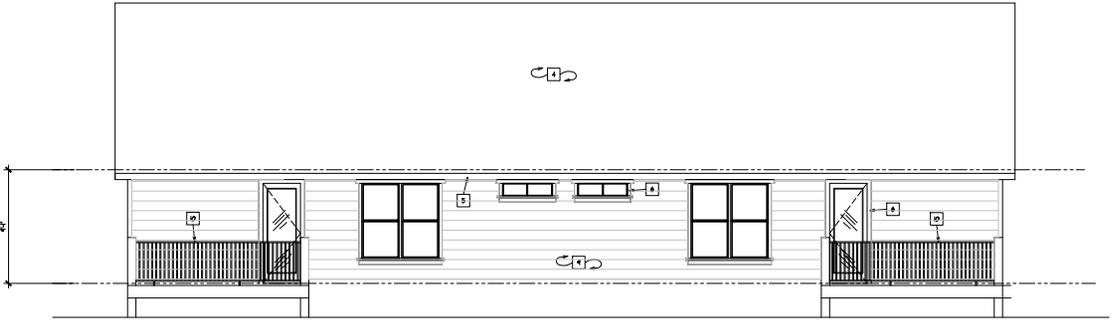
FRONT ELEVATION



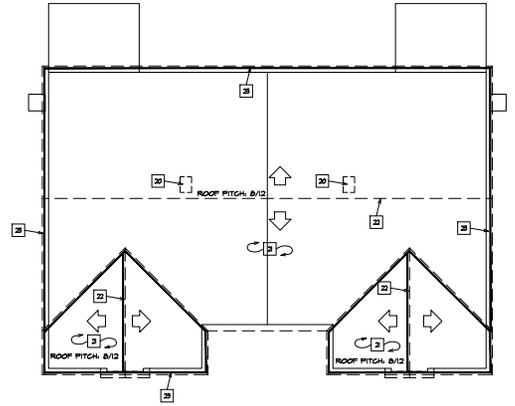
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



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

**ELEVATION SCHEDULE**

- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!  
 (SHA) = SHEETS NOTED OTHERWISE  
 REFER TO GENERAL NOTE SHEETS (SH-01) FOR ADDITIONAL INFORMATION.
- ALL EXPOSED ROOF SHEATHING, BRIMS, ETC. WHERE INDICATED SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAP AND SPLITS AS FINISHED.
  - ONLY ROOF FLASHING & COVERING FLASHING WITH CALLING AT PENETRATION OF ROOF TO WALL.
  - ONLY ROOF BRIMS KEEP SCREEN KEEP HOLES.
  -
- 2x12 FASCIA OR SHINGE BOARD SEE NOTE #1, APPLIED AS SHOWN.
  - 2x BRICKWORK FASCIA OR SIP FILL, OTHER SIZES/SPACING IN GENERAL, BRIM USE NOTE #1, BRIMS OR COVERING AS INDICATED SEE AS SHOWN.
  - POST (SEE NOTE #1) RAIL BRIMS/RAIL COVERED OR TIERED AS INDICATED, SEE AS SHOWN.
  - HORIZONTAL BRIMS SHALL BE LAP 1/2" X 1/4" RESAWN TEXTURE, PRE FINISHED OVER SIP FILL.
  - GENERAL 4" x 4" AT 12" ON BALUSTERS & 4" O.C. MAX AT DECK.

**ROOF SCHEDULE**

- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!  
 (SHA) = SHEETS NOTED OTHERWISE  
 REFER TO GENERAL NOTE SHEETS (SH-01) FOR ADDITIONAL INFORMATION.
- 2x 12 SIP ATIC ACCESS
  - ROOFING MATERIAL: "RESAWN" GORG. TILE ROOFING GLASS 1/4" APPROX. SPACED PER APPROVED DESIGN, PROVIDE 6" SPACING BETWEEN TILES AND 2x4x8 TILES OVER ROOF MATERIAL TO BE INSTALLED PER MFG. SPEC. PROVIDE 2x4x8 ALL FLASHING & COVERING FLASHING AS REQUIRED; USE 2x2 LAPPED SIP FILL BRIMS/FLASHING OVER ROOF MATERIALS INSTALLED PER MFG.
  - ROOF BRIMS KEPT FOR MFG.
  - DAVE VENTS INSTALLED PER MFG.

Project No. 254  
 SHEET NO. 254-05  
**DMA**  
 DAVE MADDEN ARCHITECT  
 Phone 865-770-4444 • Email: dmadd@dmadma.com  
 3125 Poplar • Harrison Hwy, Knoxville, TN 37924

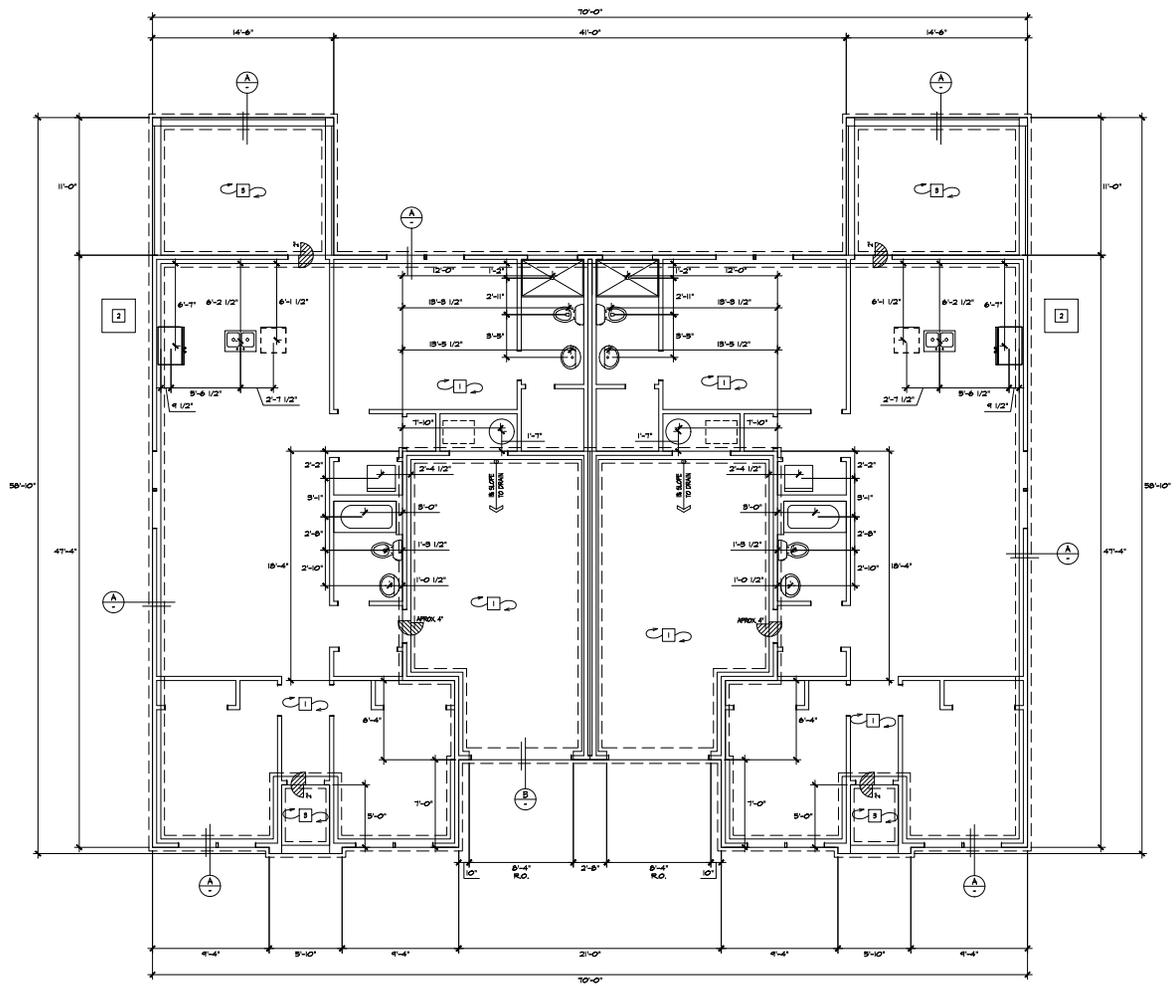
THE ELEVATIONS

Project No. 254  
**BAKERTOWN ROAD DUPLICES**  
 254 BAKERTOWN RD.,  
 KNOXVILLE, TN 37951

Drawn by DM  
 Checked by  
 Date 4/14/25  
 Job No. 254-05TH

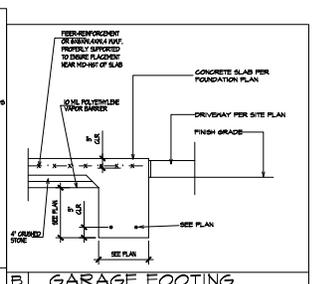
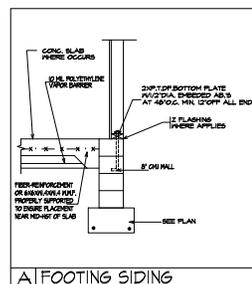
1/4" = 1'-0"  
**A-5**  
 Of Sheets

VOODOO ELEVATION



- FRAMING NOTES:**
- A. BALLOON FRAMED WALLS USE 2X4 STUDS @ 16" O.C. TO 12'-0" IN HEIGHT. OVER 14'-0" USE 12" 2X4 STUDS AT 16" O.C. TO 11'-6" IN HEIGHT. FOR WALLS OVER 11'-6" IN HEIGHT USE 12" 2X4 STUDS AT 12" O.C. (MAX).
  - B. TYPICAL FLOOR SHEATHING USE 5/8" T&G GOK GRADE PLYWOOD P.I. S206 WITH 1X6 WALLS AT 4'-0" O.C. USE RING SHANK WALLS OR SPOURTS. WALL AND GUE PLYWOOD TO FRAMING. LAY PERPENDICULAR TO FRAMING.
  - C. TYPICAL ROOF SHEATHING USE 1/2" GOK PLYWOOD P.I. 2440 WITH 1X6 WALLS AT 4'-0" O.C. LAY PERPENDICULAR TO FRAMING. USE 1X6 T&G SELECT SPRUCE AT EXPOSED RAFTERS (MAX).
  - D. SAGG TRUSS SHALL BE LABELED BRANDED MARKED OR OTHERWISE HAVE PERMANENTLY ATTACHED TO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD.
    - a) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS.
    - b) THE DESIGN LOAD.
    - c) THE SPACING OF THE TRUSSES.
  - E. INDICATES SPAN AND DIRECTION OF FLOOR JOISTS.
  - F. INDICATES SPAN AND DIRECTION OF RAFTERS.
  - G. INDICATES SPAN AND DIRECTION OF CEILING JOISTS.
  - H. INDICATES BEAM OR HEADER AND SPAN.

- FOUNDATION SCHEDULE:**
- INDICATES NOTES APPLICABLE TO THIS PLAN ONLY (NOTES APPLY ONLY WHEN REFERENCED BY PLAN)
  - 1. 4" CONCRETE SLAB ON GRADE IN FEEDER REINFORCEMENT OR ANCHOR ANGLE IRON OR 12 MIL POLYETHYLENE VAPOUR BARRIER ON 4" CRUSHED STONE MIN. BEARING VALUE 2000PSF, TYP. CONCRETE PAD BASE.
  - 2. CONCRETE PAD BASE.
  - 3. EXTERIOR CONCRETE SLAB SLOPED TO DRAIN.



Revision: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Project and Location:  
**BAKERTOWN ROAD DUPLEX**  
 254 BAKERTOWN RD.  
 KNOXVILLE, TN 37951

**DMA**  
 DAVE MAARDEN ARCHITECT  
 Phone 615-710-4416 • Email: maarden@dmaarch.com  
 5155 Parkcenter • Parkersburg, WV 26104

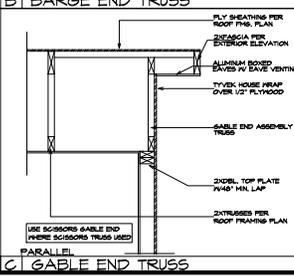
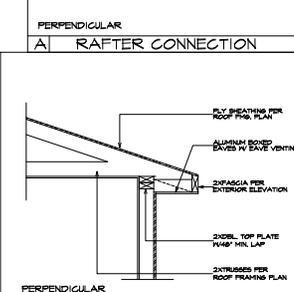
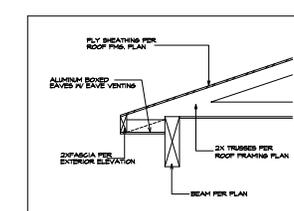
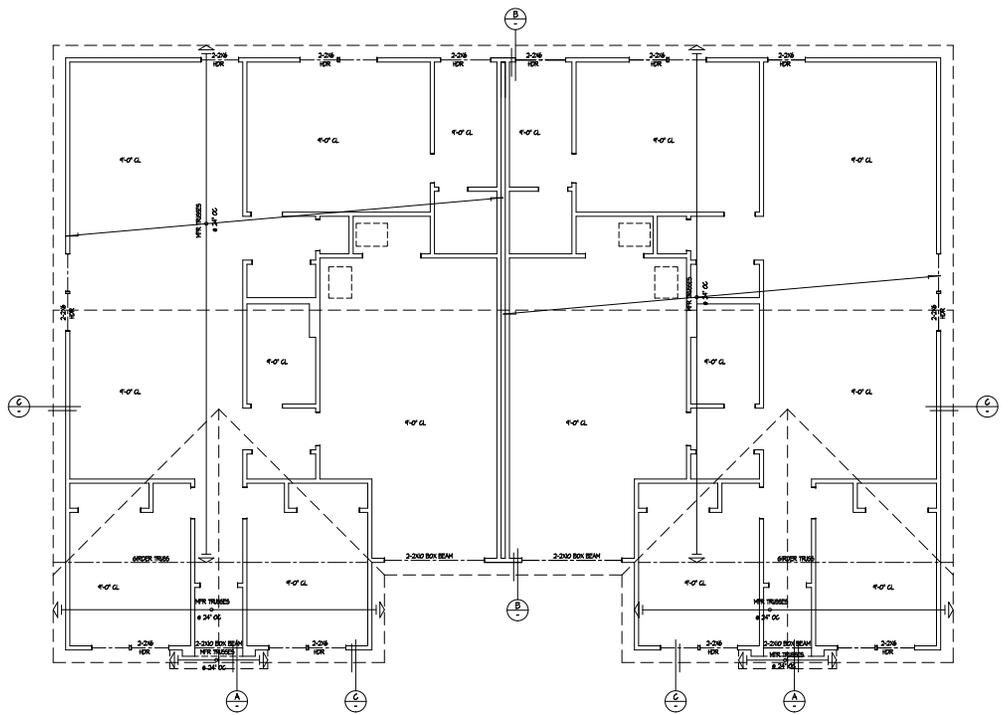
The  
**FOUNDATION PLAN**

Project and Location:  
**BAKERTOWN ROAD DUPLEX**  
 254 BAKERTOWN RD.  
 KNOXVILLE, TN 37951

Drawn by: SK  
 Checked by: JMK/MS  
 Job No. 1025-08

1/4" = 1'-0"  
**A-6**  
 Of Sheets

- FRAMING NOTES:**
- BALLOON FRAMED WALLS USE 2X4 STUDS @ 16" OC TO 10'-0" IN HEIGHT. OVER 10'-0" USE (2) 2X4 STUDS @ 16" OC TO THE FINISH FOR WALLS OVER 11'-4" IN HEIGHT USE (2) 2X4 STUDS AT 12" OC (2X4).
  - TYPICAL FLOOR SHEATHING USE 5/8" 1/4" COX. GRADE PLYWOOD P.I. 3216 WITH 100 WALLS AT 4'-0" O.C. USE RING SHANK WALLS OR 5080PS. NAIL AND GLUE IN WOOD TO FRAMING LAY PERPENDICULAR TO FRAMING.
  - TYPICAL ROOF SHEATHING USE 1/2" COX. PLYWOOD P.I. 2440 WITH 84 WALLS AT 4'-0" O.C. LAY PERPENDICULAR TO FRAMING. USE 180 T&G SELF-JET SPRUCE AT EXPOSED DAVES (S&K).
  - EACH TRUSS SHALL BE USUALLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THEREON THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD.
    - IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS.
    - THE DESIGN LOAD.
    - THE SPACING OF THE TRUSSES.
  - ⟷ INDICATES SPAN AND DIRECTION OF FLOOR JOISTS.
  - ⟷ INDICATES SPAN AND DIRECTION OF RAFTERS.
  - ⟷ INDICATES SPAN AND DIRECTION OF CEILING JOISTS.
  - — — INDICATES BEAM OR HEADER AND SPAN.



**FRAMING PLAN**

**BAKERTOWN ROAD DUPLEX**  
 2514 BAKERTOWN RD.  
 KNOXVILLE, TN 37911

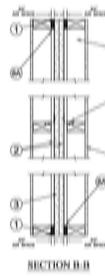
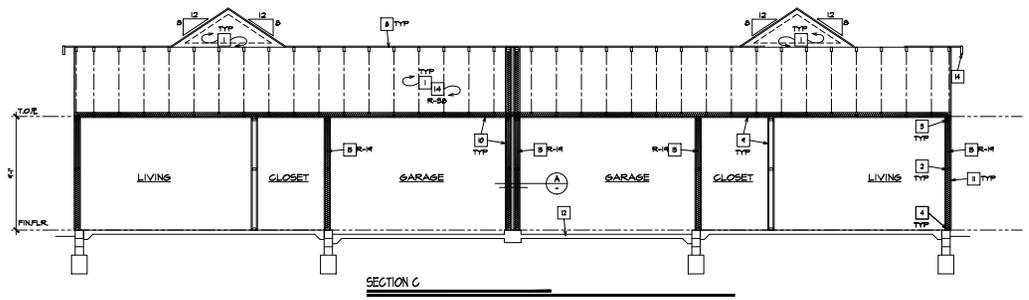
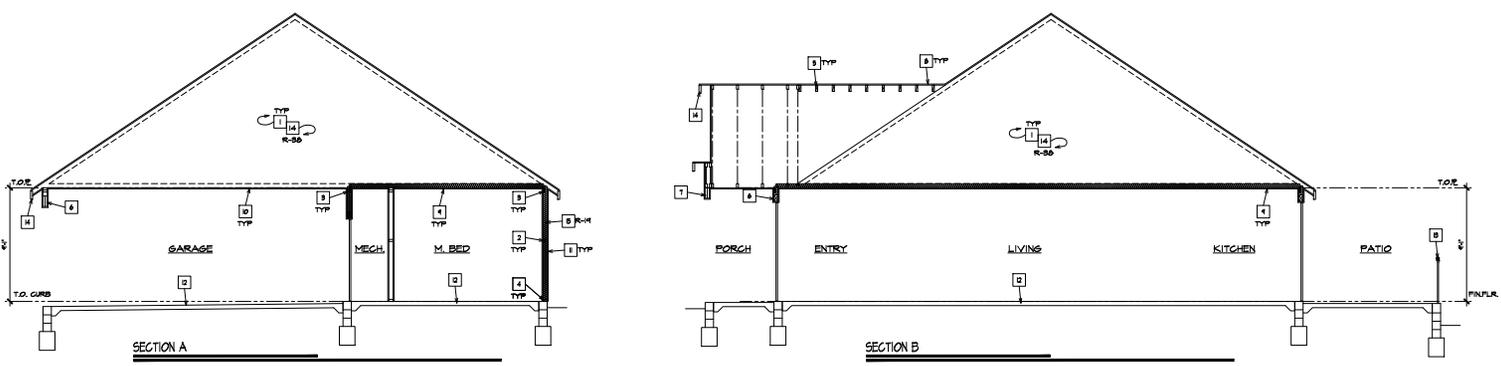


Drawn by SK  
 Checked by Date 4/14/25  
 Job No. TUD-08

1/4" = 1'-0"  
**A-7**  
 Of Sheets

- ### SECTION SCHEDULE
- 1. REQUIRED NOTES APPLICABLE TO THIS PLAN ONLY (SEE GENERAL NOTE SHEETS 010-040 FOR ADDITIONAL INFORMATION)
  - 2. UNLESS NOTED OTHERWISE
  - 3. UNLESS NOTED OTHERWISE
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- ### SECTION NOTES
- 1. PROVIDE R-30 MIN PER BATT INSULATION AT ALL ROOF AREAS.
  - 2. PROVIDE 5/8" MIN PER BATT INSULATION AT ALL EXTERIOR WALL AREAS.



- 4A. **Steel Studs** — An alternate to Item 4. Not Shown — For Bearing Wall Rating: Corrosion-protected steel studs, min No. 20 MSG #01329 in, min bare metal thickness steel or min 3/12 in. wide, min No. 20 GSS #0106 in, thick galv steel or No. 20 MSG #01033 in, thick prenat steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the steel design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The steel spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type 5-13 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the design specifications. Top and bottom tracks shall consist of min members, min No. 20 MSG #01329 in, min bare metal thickness steel or min No. 20 GSS #0106 in, thick galv steel or No. 20 MSG #01033 in, thick prenat steel, that provide a solid structural connection between steel studs, and to adjacent assemblies such as floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC. Studs cross braced with steel framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Fresh rating has not been evaluated for Steel Studs.
- 4B. **Steel Studs** — An alternate to Item 4 and 4A, for use in Configuration B only. Not Shown — For Nonbearing Wall Rating: Channel shaped, fabricated from min 23 MSG corrosion-protected steel, min 1-1/2 in. wide, min 1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 1/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 23 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long lip, attached to floor and ceiling with fasteners 24 in. OC. Studs cross braced with steel framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Fresh rating has not been evaluated for Steel Studs.
5. **Oppositum Board** — Classified or Unclassified — Min 1/2 in. thick, 4 lbs. weight, applied either horizontally or vertically. Oppositum board attached to studs with 1 1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) joints covered with paper tape and joint compound. Nail heads covered with joint compound.
6. **Attachment Clips** — Minimum angle 10/16 in. thick, 2 in. wide with 2 in. and 2 1/4 in. legs. Clips secured with Type 5 screws 1/8 in. long to 1/2" studs and with Type W screws 1 1/4 in. long to wood framing through studs to clip.
- 6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 19" OC vertically between wood framing and 1/2" studs.
- 6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5" OC vertically between wood framing and 1/2" studs.
- 6C. Clip placement (Item 6) for separation walls up to 66 ft high. Space clips as described in Item 6A for upper 24 ft. Space clips as described in Item 6B for next 20 ft. Below the upper 24 ft. Remaining wall area below requires clips spaced a max of 6" in. OC vertically between wood framing and 1/2" studs.
7. **Non-Bearing Wall Partition Insulation** — (Optional) — Two nominal 2 in. x 8 in. stud or nominal 2 in. x 6 in. stud nailed together with two 3in long 16d nails spaced a max. 16 in. OC, vertically and fastened to one side of the nominal 2 by 4 in. stud with 3 in long 16d nails spaced a max. 16 in. OC, vertically. Interaction between partition wood studs to be built with 2 by 4 in. studs. The wall partition wood studs are to be braced with a second 2 by 4 in. stud steel fastened with 3 in long 16d nails spaced a max. 16 in. OC, vertically. Maximum one row bracing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.
8. **Ceiling and Slaters** — (Optional) — Intended for use as an air barrier. Not evaluated as fireblocking. A head of sealant applied around the partition perimeter and at the surface between wood or steel framing and gypsum board panels to create an air barrier. **KNAPP INSULATION LLC** — Type E000AN™ Plus
9. **Ceiling and Slaters** — (Optional) — Intended for use as an air barrier. Not evaluated as fireblocking. A head of sealant applied around the partition perimeter in the 1/4 in. air space between wood framing (Item 6) and wall/partition panels. It is to create an air barrier. **OPWORTH REMEDIATION, INC.** — Great Stuff Gap & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

**UL Product IQ®**

Design/Systems/Constructors/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction scenario encountered in the field.
- When field occur areas, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general guide information for each product category and each group of assemblies. The Guide Information includes specific concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

UL Fire Resistance Ratings: ANULSA, 263 Certified for United States  
 ANULV, Fire Resistance Rating: CANULC 1310 Certified for Canada  
 See General Information for Fire Resistance Ratings: ANULSA, 263 Certified for United States  
 See General Information for Fire Resistance Ratings: CANULC 1310 Certified for Canada  
 Design No. **U336**

February 16, 2022

Approved to fire from separation wall side only  
 Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)  
 Bearing Wall Rating — 2 Hr (Protected Wall, See Items 4 and 5A)  
 Nonbearing Wall Rating — 2 Hr (Protected Wall, See Item 4B)  
 Fresh Rating — 120 Min.

\* Indicates such products shall bear the UL or ULK Certification Mark for jurisdictions employing the UL or ULK Certification (such as Canada), respectively.

# 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). The contact information you provide in your application may be used for that purpose. 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.

01/31/2026

02/13/2026

01/31/2026  
Date to be Posted

02/13/2026  
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

Nathanael  
Parsons

Digitally signed by Nathanael  
Parsons  
Date: 2025.12.18 11:55:42 -05'00'

Nate Parsons

12/29/2025

Applicant Signature

Applicant Name

Date