



SPECIAL USE REPORT

▶ **FILE #:** 9-A-25-SU **AGENDA ITEM #:** 15
 POSTPONEMENT(S): 9/11/2025, 10/2/2025, 11/13/2025, 12/11/2025 **AGENDA DATE:** 2/12/2026
 ▶ **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)

▶ **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 In 2013, a rezoning request from R1-E to C-6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ).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). Remove the (C) (Formerly Approved Planned District) designation was approved in December 2025 (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 March 5, 2026, 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)

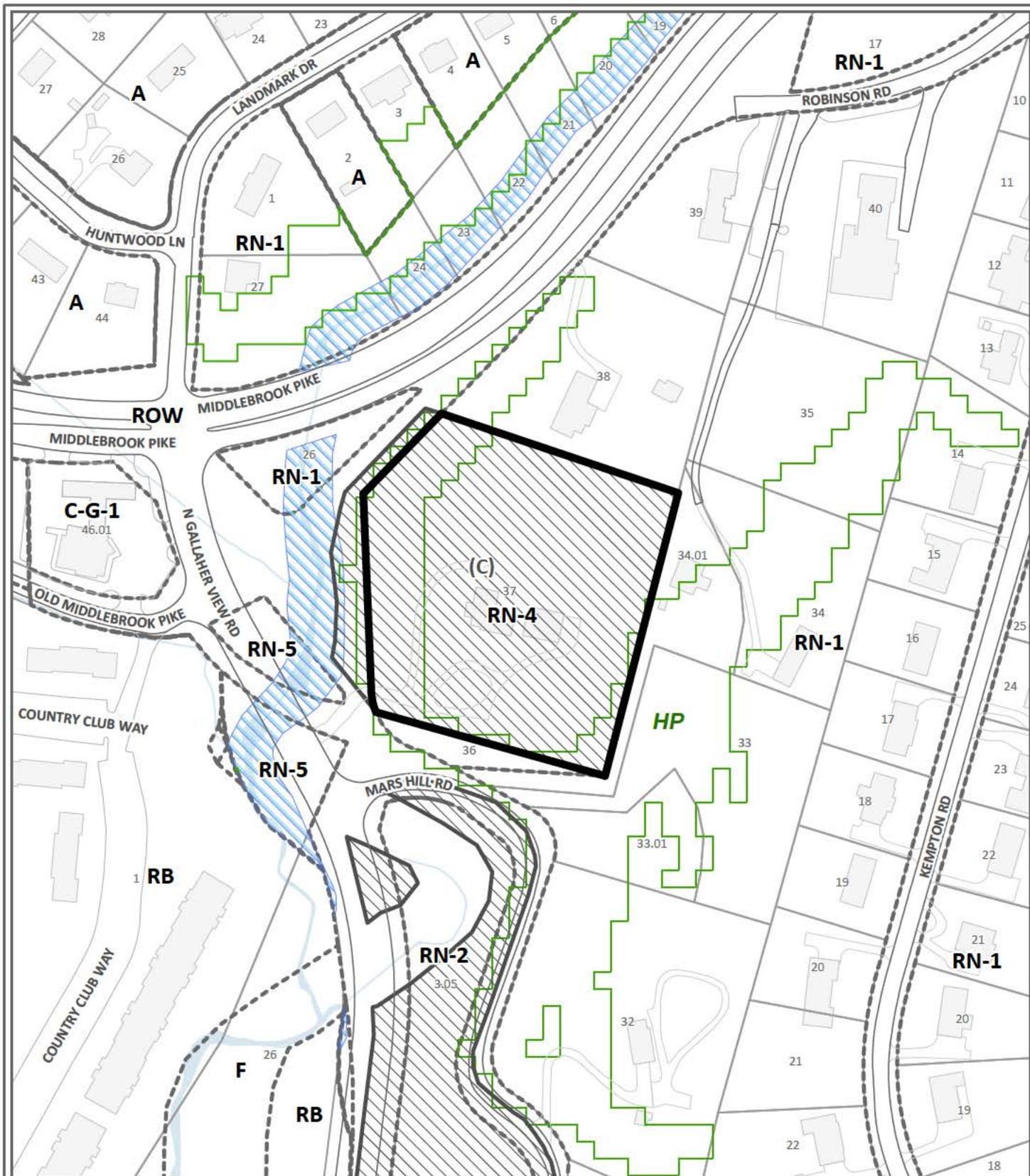
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



SPECIAL USE

9-A-25-SU

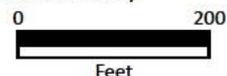
Petitioner: Mainland MCA Knoxville



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

Map No: 106

Jurisdiction: City

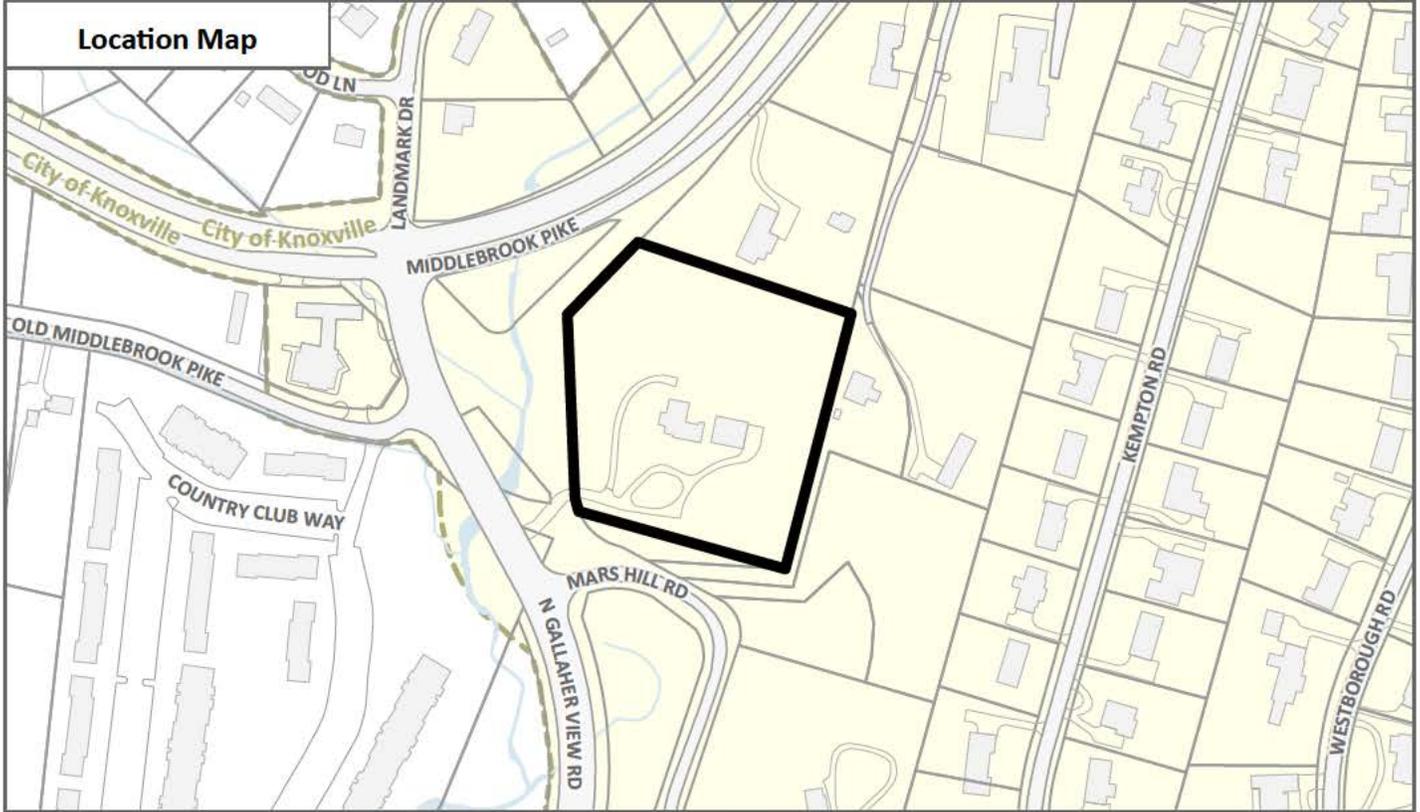


Original Print Date: 8/1/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

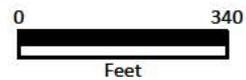


CONTEXTUAL MAPS 1

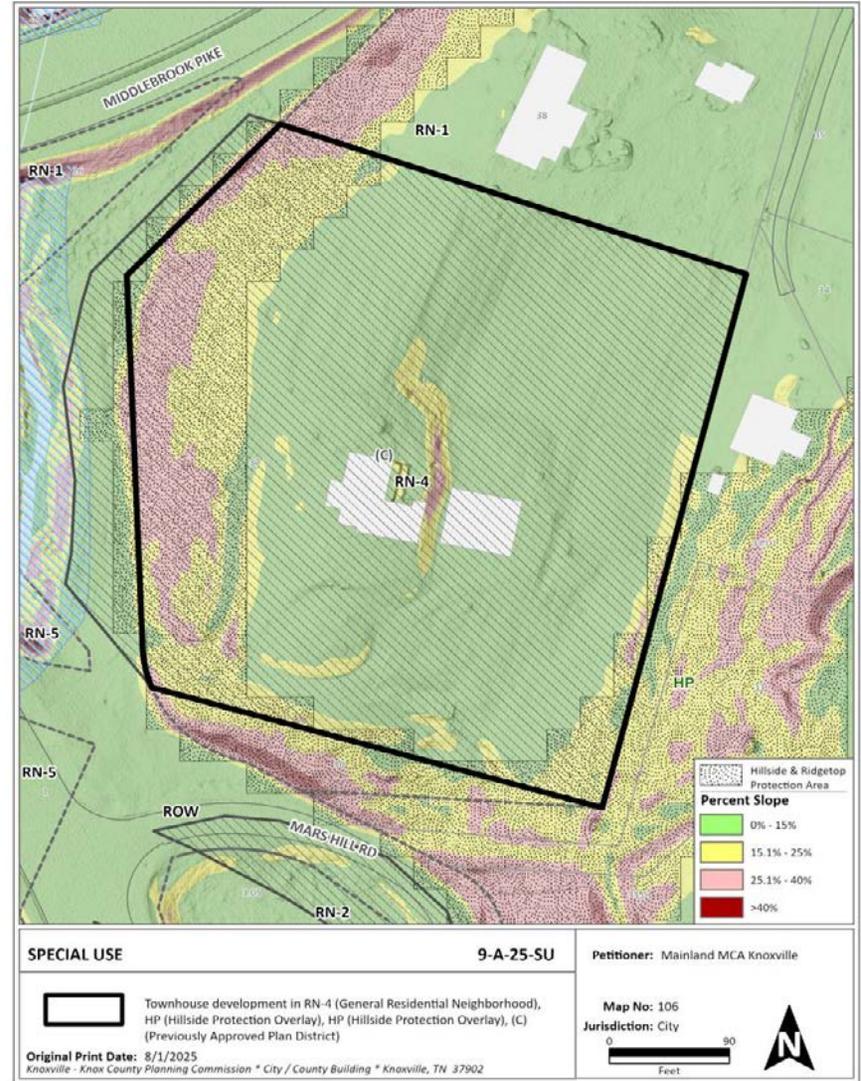
9-A-25-SU



Case boundary



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



ISSUE DESCRIPTION	
DATE	
NO.	

**PRELIMINARY
FOR
REVIEW
ONLY**

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

GALLAHUE VIEW TOWNHOMES
562 N GALLAHUE VIEW ROAD
KNOXVILLE, TN 37925

PROJECT:
 CANNON & CANNON
30225 Investment Drive, Suite 120
Knoxville, TN 37932
865.670.8555
www.ccl-corp.com

CLIENT:
MAINLAND MCA KNOXVILLE, LLC
1905 ACKLEN AVENUE
KNOXVILLE, TN 37922

CCL PROJ. NO. 03900-0000
DATE: JULY 23, 2025
PWC: ATK
DRAWN BY: ATK

SITE LAYOUT PLAN

C101

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 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
3.90 ACRES

REQUIRED PER CITY OF KNOXVILLE:
MIN LOT AREA: 5,000 SQ/FT
AT 32 UNITS = 2,200 ACRES
MIN LOT WIDTH: 30 FT/30U
MAX BUILDING HEIGHT: 35 FT
MAX BUILDING COVERAGE: 50%
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
CORNER
MIN CORNER SIDE SETBACK: 12 FT
REAR SETBACK: 25 FT

IMPERVIOUS INFORMATION
1997 IMPERVIOUS AREA: 0.47 AC
PROPOSED IMPERVIOUS AREA: 1.60 AC

NOTES:
1. REFER TO SHEET C002 FOR GENERAL NOTES



CONTROL - 178 2000
N: 888882 8940
E: 900882 7710
Elev: 628.00





PHASE 11
FINAL
CONSTRUCTION
REVISION

Millidials
2x4 SLAB



ADVANCED
HOUSE PLANS

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SHEET
13 OF 15

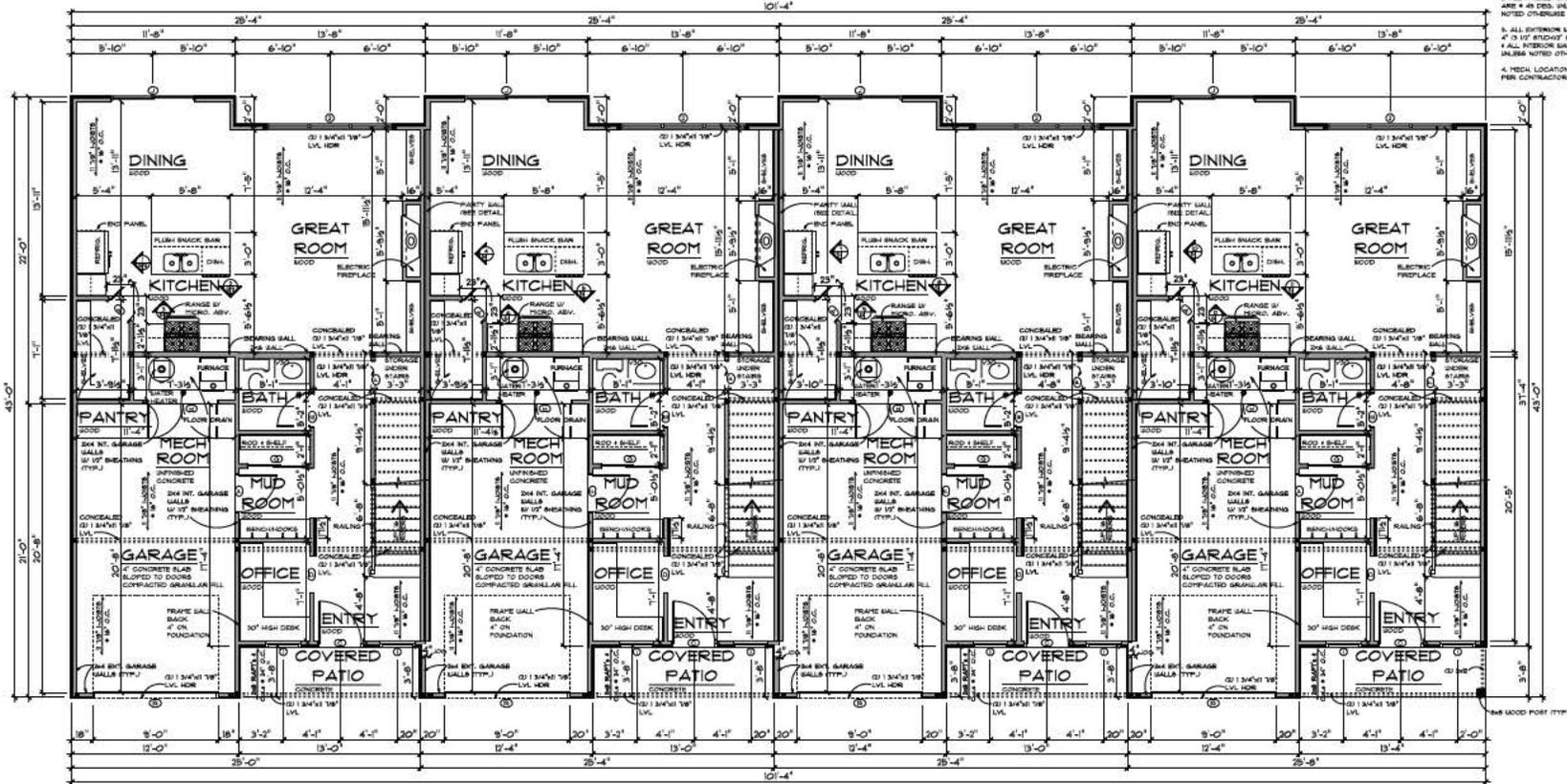
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	NOVAK CASPENT 1	2'-6" x 4'-0"	2
2	WINDOW	NOVAK CASPENT 3	6'-0" x 4'-0"	1
A	DOOR	SIENKO	2'-0" x 8'-6"	1
B	GARAGE	OSBORN STABLE	6'-0" x 7'-0"	1
C	DOOR	REXBO SLASS 1	2'-0" x 8'-6"	1
D	SLIDING DOOR	REXBO DOUBLE BARN DOOR	2'-6" x 8'-6"	1
E	DOOR	SIENKO 1	2'-4" x 8'-6"	1
F	DOOR	SIENKO 1	2'-8" x 8'-6"	2
G	SLIDING DOOR	REXBO SLASS 2	4'-0" x 8'-6"	1
H	DOOR	NOVBO 2	5'-0" x 8'-6"	1
J	SLIDING DOOR	REXBO SLASS 3	6'-0" x 8'-6"	1

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B	GARAGE	OSBORN STABLE	6'-0" x 7'-0"	1
C	DOOR	REXBO SLASS 1	2'-0" x 8'-6"	1
D	SLIDING DOOR	REXBO DOUBLE BARN DOOR	2'-6" x 8'-6"	1
E	DOOR	SIENKO	2'-4" x 8'-6"	1
F	DOOR	SIENKO 1	2'-8" x 8'-6"	2
G	SLIDING DOOR	REXBO SLASS 2	4'-0" x 8'-6"	1
H	DOOR	NOVBO 2	5'-0" x 8'-6"	1
J	SLIDING DOOR	REXBO SLASS 3	6'-0" x 8'-6"	1

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B	GARAGE	OSBORN STABLE	6'-0" x 7'-0"	1
C	DOOR	REXBO SLASS 1	2'-0" x 8'-6"	1
D	SLIDING DOOR	REXBO DOUBLE BARN DOOR	2'-6" x 8'-6"	1
E	DOOR	SIENKO 1	2'-4" x 8'-6"	1
F	DOOR	SIENKO 1	2'-8" x 8'-6"	2
G	SLIDING DOOR	REXBO SLASS 2	4'-0" x 8'-6"	1
H	DOOR	NOVBO 2	5'-0" x 8'-6"	1
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C	DOOR	REXBO SLASS 1	2'-0" x 8'-6"	1
D	SLIDING DOOR	REXBO DOUBLE BARN DOOR	2'-6" x 8'-6"	1
E	DOOR	SIENKO 1	2'-4" x 8'-6"	1
F	DOOR	SIENKO 1	2'-8" x 8'-6"	2
G	SLIDING DOOR	REXBO SLASS 2	4'-0" x 8'-6"	1
H	DOOR	NOVBO 2	5'-0" x 8'-6"	1
J	SLIDING DOOR	REXBO SLASS 3	6'-0" x 8'-6"	1

- GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 4" x 12" STUDENT BRANCHED. ALL INTERIOR WALLS ARE 3/4" SOLID. WALLS NOTED OTHERWISE.
 2. ALL ANKLED WALLS ARE 4" x 8" STUD. WALLS NOTED OTHERWISE.
 3. ALL EXTERIOR WALLS ARE 4" x 12" STUDENT BRANCHED. ALL INTERIOR WALLS ARE 3/4" SOLID. WALLS NOTED OTHERWISE.
 4. REAL LOCATION DETERMINED PER CONTRACTOR.



UNIT A	
MAIN LEVEL	144 sq. ft.
SECOND LEVEL	96 sq. ft.
TOTAL FINISHED	240 sq. ft.
MECHANICAL	32 sq. ft.
GARAGE	347 sq. ft.
COVERED PATIO	48 sq. ft.

UNIT B	
MAIN LEVEL	144 sq. ft.
SECOND LEVEL	96 sq. ft.
TOTAL FINISHED	240 sq. ft.
MECHANICAL	32 sq. ft.
GARAGE	343 sq. ft.
COVERED PATIO	48 sq. ft.

UNIT C	
MAIN LEVEL	144 sq. ft.
SECOND LEVEL	96 sq. ft.
TOTAL FINISHED	240 sq. ft.
MECHANICAL	32 sq. ft.
GARAGE	343 sq. ft.
COVERED PATIO	48 sq. ft.

UNIT D	
MAIN LEVEL	144 sq. ft.
SECOND LEVEL	96 sq. ft.
TOTAL FINISHED	240 sq. ft.
MECHANICAL	32 sq. ft.
GARAGE	343 sq. ft.
COVERED PATIO	48 sq. ft.

MAIN LEVEL FLOOR PLAN

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

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

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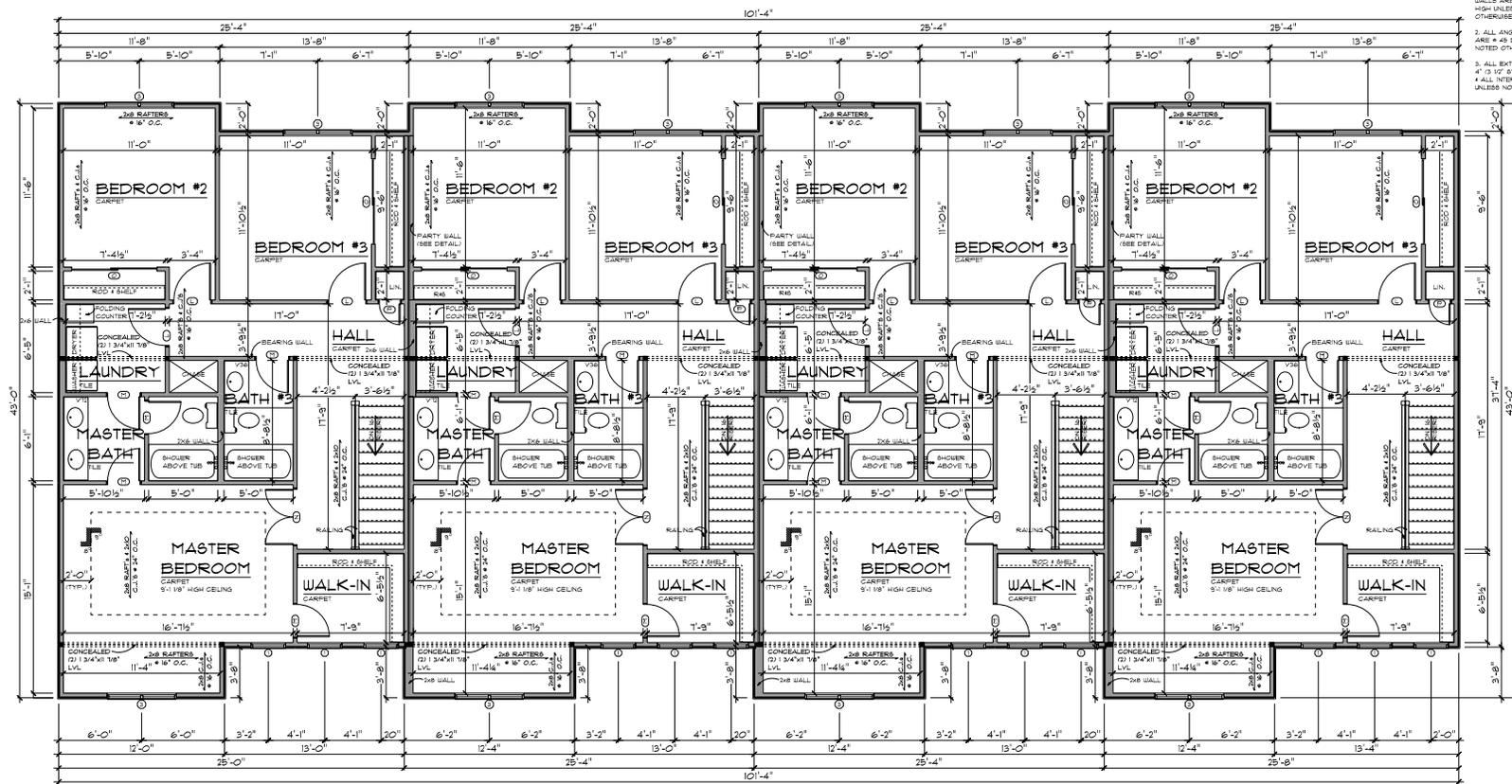
OPENING SCHEDULE - UNIT A					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASEMENT 1	2'-6" x 4'-0"	3	
3	WINDOW	60X60 CASEMENT 1	5'-0" x 5'-0"	3	
L	DOOR	30X80 1	2'-8" x 6'-8"	3	
M	DOOR	30X80 1	2'-4" x 6'-8"	5	
N	DOOR	48X80 2	4'-0" x 6'-8"	1	
O	SLIDING DOOR	TX80 SLIDING 2	6'-0" x 6'-8"	2	
F	DOOR	8X80 1	7'-6" x 6'-8"	1	

OPENING SCHEDULE - UNIT B					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASEMENT 1	2'-6" x 4'-0"	3	
3	WINDOW	60X60 CASEMENT 1	5'-0" x 5'-0"	3	
L	DOOR	30X80 1	2'-8" 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	TX80 SLIDING 2	6'-0" x 6'-8"	2	
F	DOOR	8X80 1	7'-6" x 6'-8"	1	

OPENING SCHEDULE - UNIT C					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASEMENT 1	2'-6" x 4'-0"	3	
3	WINDOW	60X60 CASEMENT 1	5'-0" x 5'-0"	3	
L	DOOR	30X80 1	2'-8" 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	TX80 SLIDING 2	6'-0" x 6'-8"	2	
F	DOOR	8X80 1	7'-6" x 6'-8"	1	

OPENING SCHEDULE - UNIT D					
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT	
1	WINDOW	30X48 CASEMENT 1	2'-6" x 4'-0"	3	
3	WINDOW	60X60 CASEMENT 1	5'-0" x 5'-0"	3	
L	DOOR	30X80 1	2'-8" 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	TX80 SLIDING 2	6'-0" x 6'-8"	2	
F	DOOR	8X80 1	7'-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 REIN UNLESS NOTED OTHERWISE.
 3. ALL EXTENSION WALLS ARE #4 12" X 12" REINFORCED BLOCKING.
 4. ALL INTERIOR WALLS ARE 5 1/2" UNLESS NOTED OTHERWISE.



AREA SCHEDULE - UNIT A
 SECOND LEVEL, NET 483 FL.

AREA SCHEDULE - UNIT B
 SECOND LEVEL, NET 483 FL.

AREA SCHEDULE - UNIT C
 SECOND LEVEL, NET 483 FL.

AREA SCHEDULE - UNIT D
 SECOND LEVEL, NET 483 FL.

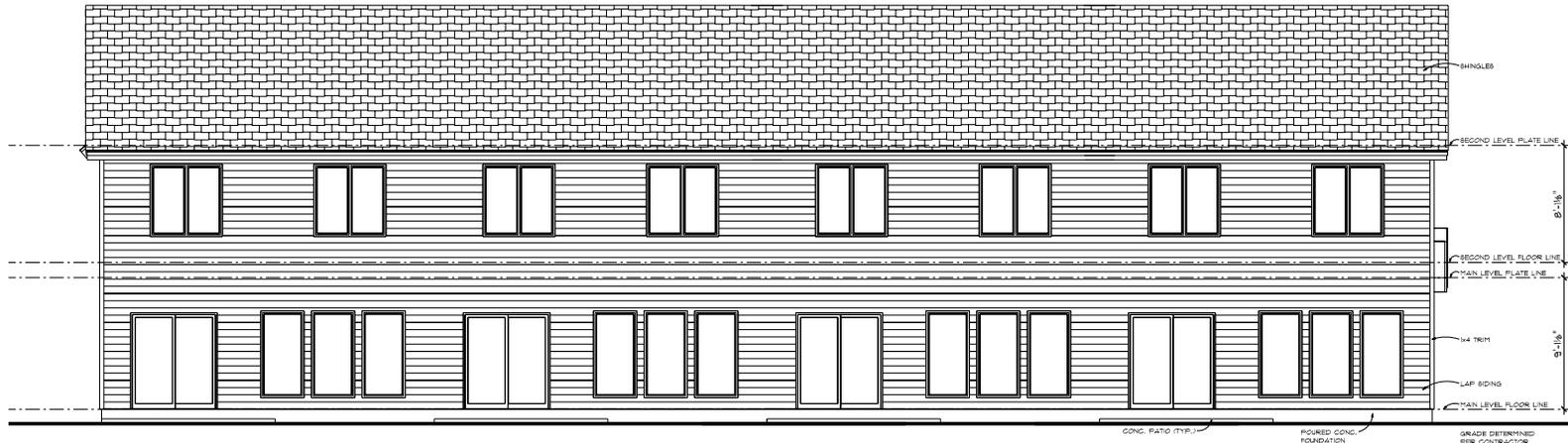
SECOND LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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



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



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REVISION

Buttonwood
2x4 Slab



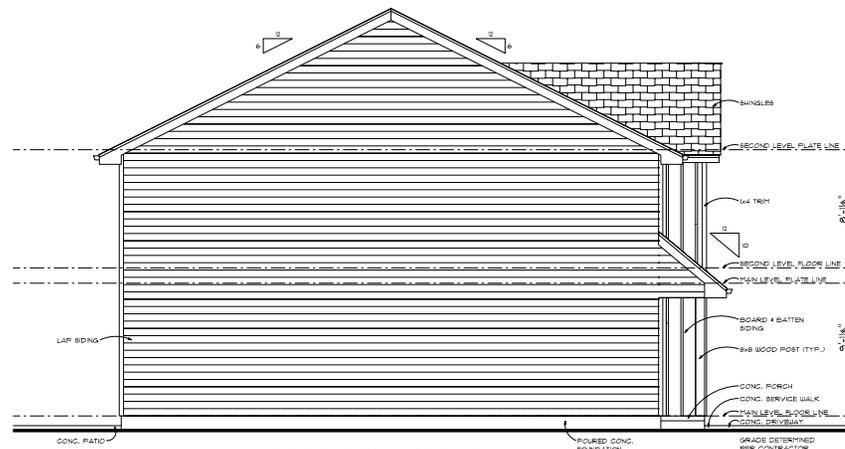
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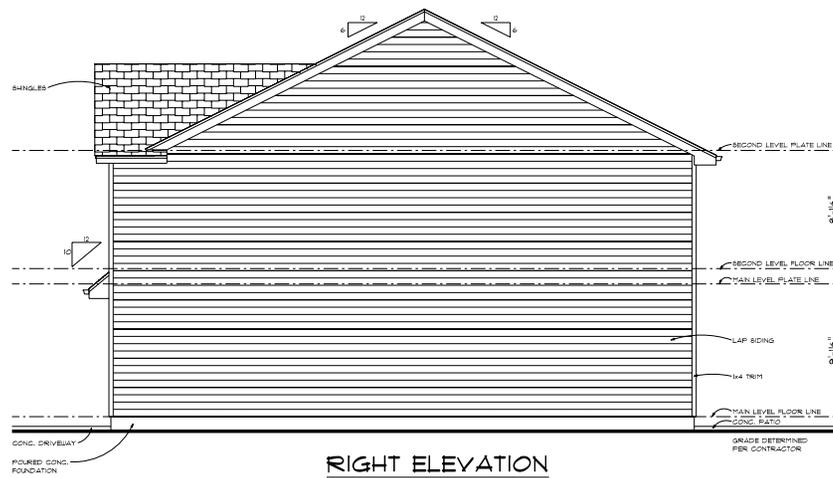
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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FINAL
CONTRACT
REVISION

Buttonwood
2x4 Slab



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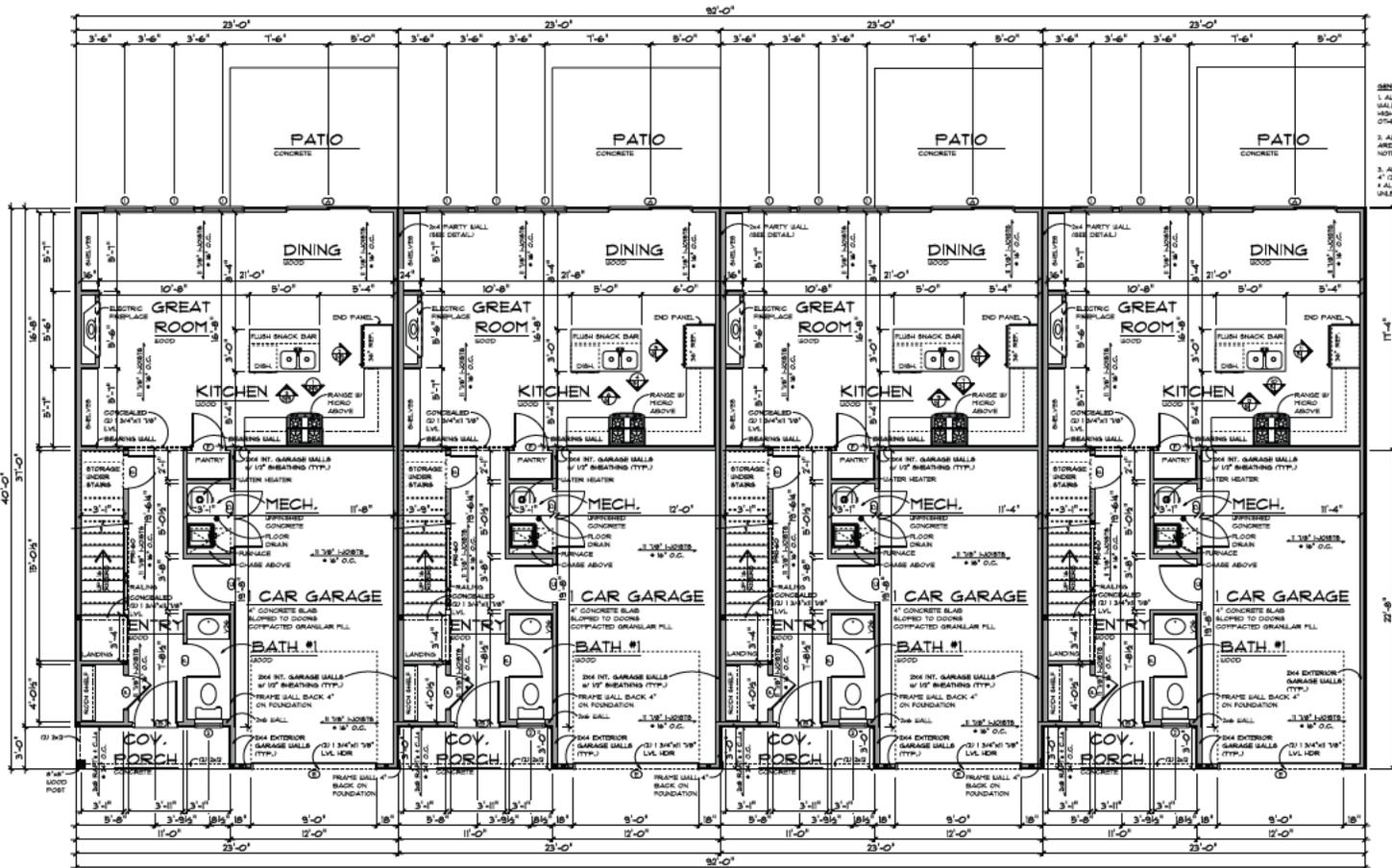
30x36 1/4" = 1'-0"

OPENING SCHEDULE - UNIT A				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
I	WINDOW	SHIRT CASEMENT 1	3'-0" x 6'-0"	3
J	WINDOW	SHIRT CASEMENT 1	7'-0" x 4'-0"	1
A	SLIDING DOOR	SHIRO SLIDING GLASS 3	6'-0" x 6'-6"	1
B	DOOR	MINIRO GLASS 1	3'-0" x 6'-6"	1
C	DOOR	SHIRO EXTERIOR 1	7'-8" x 4'-4"	1
D	DOOR	MINIRO EXTERIOR 3	4'-0" x 6'-6"	1
E	BARRAGE	SHIRO - 3 PANEL	9'-0" x 8'-0"	1
F	DOOR	SHIRO 1	7'-4" x 6'-6"	4

OPENING SCHEDULE - UNIT B				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
I	WINDOW	SHIRT CASEMENT 1	3'-0" x 6'-0"	3
J	WINDOW	SHIRT CASEMENT 1	7'-0" x 4'-0"	1
A	SLIDING DOOR	SHIRO SLIDING GLASS 3	6'-0" x 6'-6"	1
B	DOOR	MINIRO GLASS 1	3'-0" x 6'-6"	1
C	DOOR	SHIRO EXTERIOR 1	7'-8" x 4'-4"	1
D	DOOR	MINIRO EXTERIOR 3	4'-0" x 6'-6"	1
E	BARRAGE	SHIRO - 3 PANEL	9'-0" x 8'-0"	1
F	DOOR	SHIRO 1	7'-4" x 6'-6"	4

OPENING SCHEDULE - UNIT C				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
I	WINDOW	SHIRT CASEMENT 1	3'-0" x 6'-0"	3
J	WINDOW	SHIRT CASEMENT 1	7'-0" x 4'-0"	1
A	SLIDING DOOR	SHIRO SLIDING GLASS 3	6'-0" x 6'-6"	1
B	DOOR	MINIRO GLASS 1	3'-0" x 6'-6"	1
C	DOOR	SHIRO EXTERIOR 1	7'-8" x 4'-4"	1
D	DOOR	MINIRO EXTERIOR 3	4'-0" x 6'-6"	1
E	BARRAGE	SHIRO - 3 PANEL	9'-0" x 8'-0"	1
F	DOOR	SHIRO 1	7'-4" x 6'-6"	4

OPENING SCHEDULE - UNIT D				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
I	WINDOW	SHIRT CASEMENT 1	3'-0" x 6'-0"	3
J	WINDOW	SHIRT CASEMENT 1	7'-0" x 4'-0"	1
A	SLIDING DOOR	SHIRO SLIDING GLASS 3	6'-0" x 6'-6"	1
B	DOOR	MINIRO GLASS 1	3'-0" x 6'-6"	1
C	DOOR	SHIRO EXTERIOR 1	7'-8" x 4'-4"	1
D	DOOR	MINIRO EXTERIOR 3	4'-0" x 6'-6"	1
E	BARRAGE	SHIRO - 3 PANEL	9'-0" x 8'-0"	1
F	DOOR	SHIRO 1	7'-4" x 6'-6"	4



GENERAL NOTE:
 1. ALL FINISH LEVELS SHALL BE 1/2" BELOW FINISH UNLESS NOTED OTHERWISE.
 2. ALL ANGGLED WALLS ARE 4" OR LESS UNLESS NOTED OTHERWISE.
 3. ALL EXTERIOR WALLS ARE 4" (3" IF STUDIED BEATING) UNLESS NOTED OTHERWISE.

UNIT A	
MAIN LEVEL	602 sq ft
SECOND LEVEL	842 sq ft
TOTAL FINISHED	1444 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

UNIT B	
MAIN LEVEL	602 sq ft
SECOND LEVEL	842 sq ft
TOTAL FINISHED	1444 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

UNIT C	
MAIN LEVEL	602 sq ft
SECOND LEVEL	842 sq ft
TOTAL FINISHED	1444 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

UNIT D	
MAIN LEVEL	602 sq ft
SECOND LEVEL	842 sq ft
TOTAL FINISHED	1444 sq ft
GARAGE	293 sq ft
COVERED PORCH	35 sq ft

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

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



PHASE: FINAL
 CHECKED: [Signature]
 REVISION:

Buttwood
 2x4 Slab



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 HOUSE PLANS

ADVANCED HOUSE PLANS is a professional architectural and engineering firm. We are committed to providing our clients with the highest quality design and construction services. Our team of experienced professionals is dedicated to meeting your needs and exceeding your expectations. For more information, please contact us at [Phone Number] or visit our website at [Website URL].

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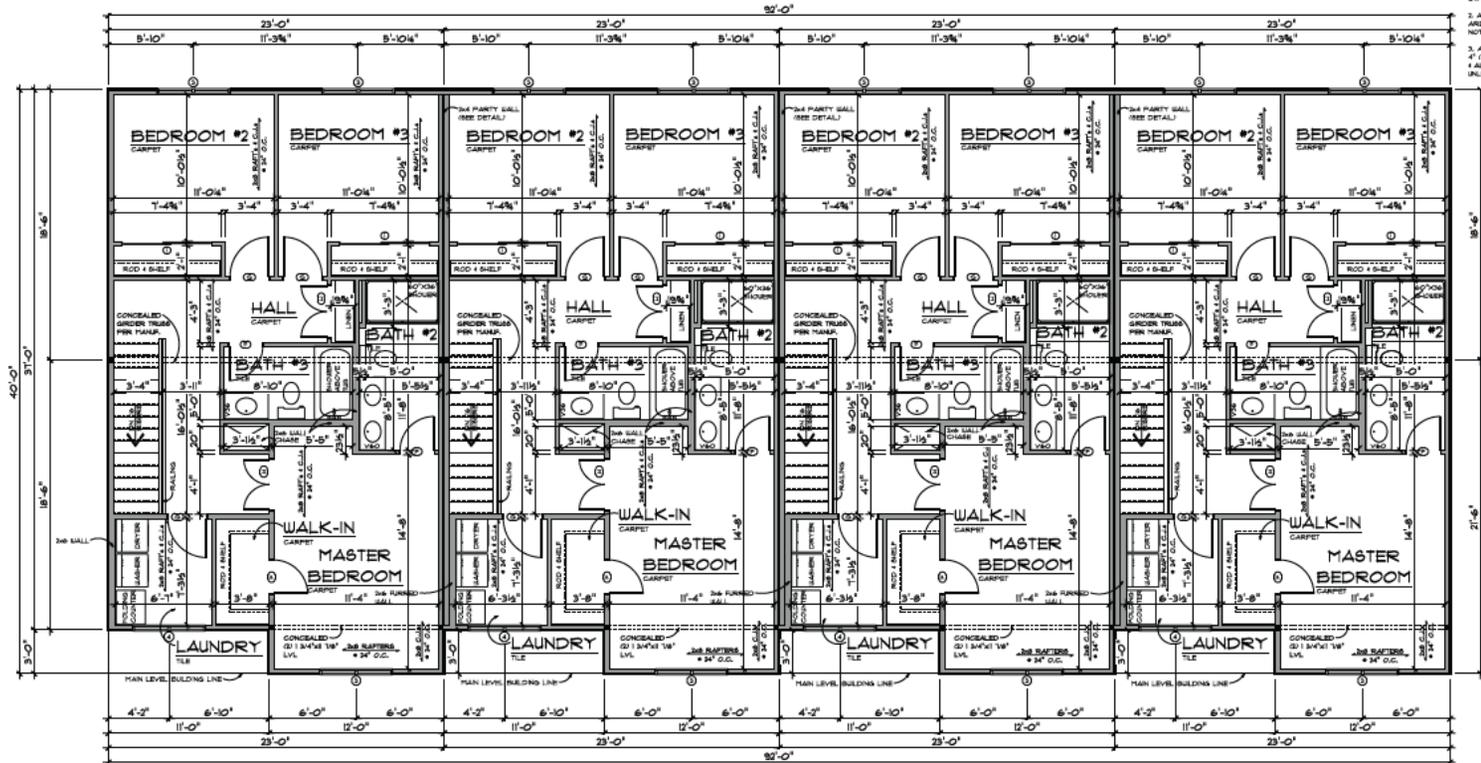
OPENING SCHEDULE - UNIT A				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	40W44 CASPENT 2	3'-0" x 3'-0"	3
4	WINDOW	40W44 CASPENT 2	3'-0" x 3'-4"	1
7	DOOR	30B80 1	2'-4" x 6'-8"	3
G	DOOR	30B80 1	2'-4" x 6'-8"	3
H	DOOR	40B80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TH80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT B				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	40W44 CASPENT 2	3'-0" x 3'-0"	3
4	WINDOW	40W44 CASPENT 2	3'-0" x 3'-4"	1
7	DOOR	30B80 1	2'-4" x 6'-8"	3
G	DOOR	30B80 1	2'-4" x 6'-8"	3
H	DOOR	40B80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TH80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT C				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	40W44 CASPENT 2	3'-0" x 3'-0"	3
4	WINDOW	40W44 CASPENT 2	3'-0" x 3'-4"	1
7	DOOR	30B80 1	2'-4" x 6'-8"	3
G	DOOR	30B80 1	2'-4" x 6'-8"	3
H	DOOR	40B80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TH80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT D				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	40W44 CASPENT 2	3'-0" x 3'-0"	3
4	WINDOW	40W44 CASPENT 2	3'-0" x 3'-4"	1
7	DOOR	30B80 1	2'-4" x 6'-8"	3
G	DOOR	30B80 1	2'-4" x 6'-8"	3
H	DOOR	40B80 2	3'-4" x 6'-8"	2
I	SLIDING DOOR	TH80 SLIDING 2	6'-0" x 6'-8"	2

- GENERAL NOTES:**
1. ALL SECOND LEVEL HALLS ARE 4'6" O.C. UNLESS NOTED OTHERWISE
 2. ALL EXTERIOR WALLS ARE 4" (3" IF STUDY) SHEATHING
 3. ALL INTERIOR WALLS ARE 5/8" UNLESS NOTED OTHERWISE



UNIT A
SECOND LEVEL, #42 44 FL.

UNIT B
SECOND LEVEL, #42 44 FL.

UNIT C
SECOND LEVEL, #42 44 FL.

UNIT D
SECOND LEVEL, #42 44 FL.

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



PREP BY
DRAWN BY
REVISION

Butterwood
2x4 Slab



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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.

~~8/20/25~~ 8/29/2025

9/12/25

Date to be Posted

Date to be Removed

Applicant Signature



Applicant Name

MAINTENANCE MICH KNOXVILLE, LLC

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Date

KENNETH M. LARSON
MANAGER 7/21/25