



# SPECIAL USE REPORT

▶ **FILE #:** 7-D-26-SU

**AGENDA ITEM #:** 16

**AGENDA DATE:** 7/9/2026

▶ **APPLICANT:** ELIJAH ROBERTS

OWNER(S): Elijah Roberts

TAX ID NUMBER: 92 L B 01801

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 MCKAMEY RD

▶ **LOCATION:** South of McKamey Rd, east of Cecil Johnson Rd

▶ **APPX. SIZE OF TRACT:** 1.24 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within the City limits)

ACCESSIBILITY: Access is via an access easement with 10 ft of pavement width accessed from Cecil Johnson Road, an unstriped local street with 17 ft of pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District)

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

▶ **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: In 1984 the property was rezoned from R-1 (Single Family Residential) to RP-1 (Planned Residential) up to 3 du/ac (5-F-84-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District)

West: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The surrounding area is single family detached residential subdivisions in a suburban style of development. Western Avenue is nearby to the northeast and Middlebrook Pike is nearby to the south, both of which are commercial

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**STAFF RECOMMENDATION:**

- **Postpone the application for 30 days to be heard at the August 13, 2026 Planning Commission meeting to allow time for verifying the required sight distance at the proposed entrance.**

This request is for a one-story duplex with a basement and a 2,425-sq ft building footprint. One unit has one bedroom, while the other has two. The applicant intends to use the basement to store household items and lawn equipment. The development proposes to use an existing 20-ft-wide easement off Cecil Johnson Road that was created by deed, though the property has legal access via a 25-ft-wide easement that runs north of the adjacent western parcels. The required sight distance at the at the proposed entrance needs to be verified by the Engineering Department.

ESTIMATED TRAFFIC IMPACT: 16 (average daily vehicle trips)

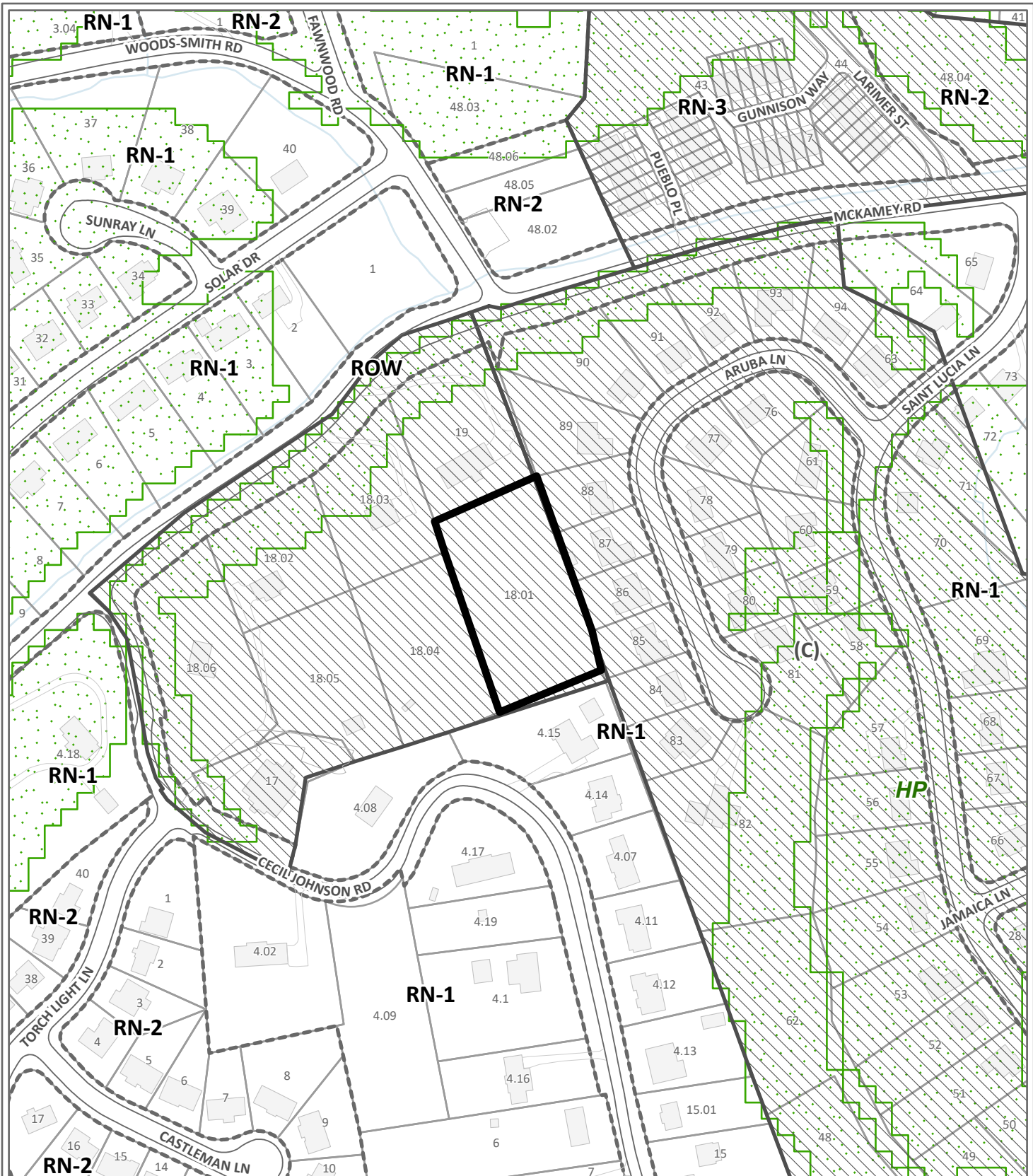
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Amherst Elementary, Northwest 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 the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**SPECIAL USE**

**7-D-26-SU**

**Petitioner: Elijah Roberts**



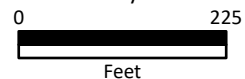
Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District)

**Original Print Date: 5/29/2026**

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

**Map No: 92**

**Jurisdiction: City**



# Exhibit A. Contextual Images



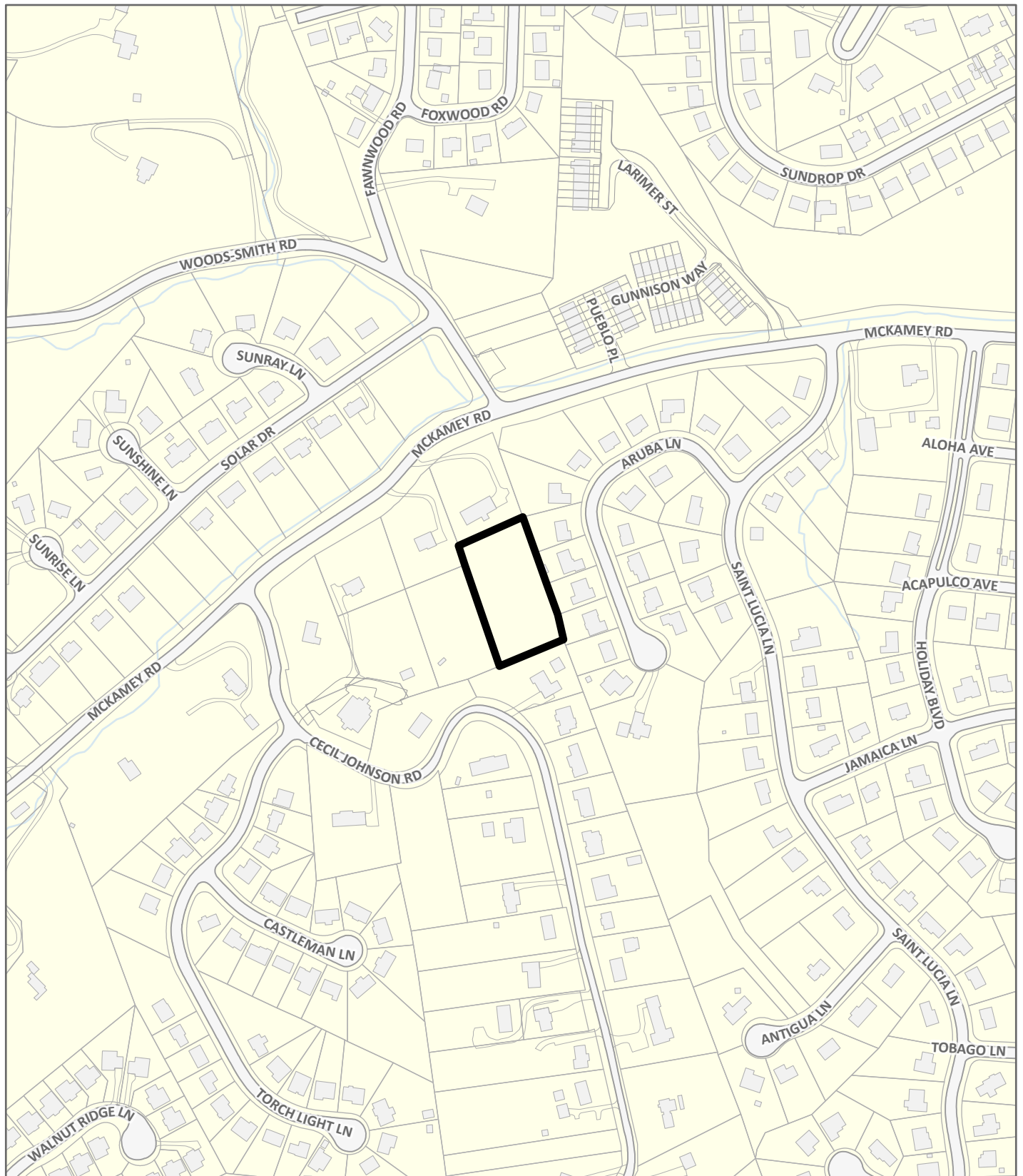
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

**7-D-26-SU**



Case boundary





0 50 100 Feet  
SCALE: 1"=100'

TITLE: SITE PLAN-VICINITY MAP			REVISION DESCRIPTION	REV DATE
MODEL No.	PLAN No.	SHEET No.		
SCALE: 1"=100'				
DATE: 6/23/2026				
SERIAL NO.:	LOT NO.:			

WINDOW SCHEDULE			
DESCRIPTION	ROUGH OPENING	LIGHT	VENT
3060	38" x 62"	11.63	5.813
3068	74" x 62"	23.252	11.626
3036	38" x 38"	6.460	3.229

THIS MODEL USES "C" TYPE HEADERS OVER WINDOWS AND DOORS; SEE DETAIL D5 ON A-14 THAT COMPLIES WITH THE STRUCTURAL CALCULATIONS

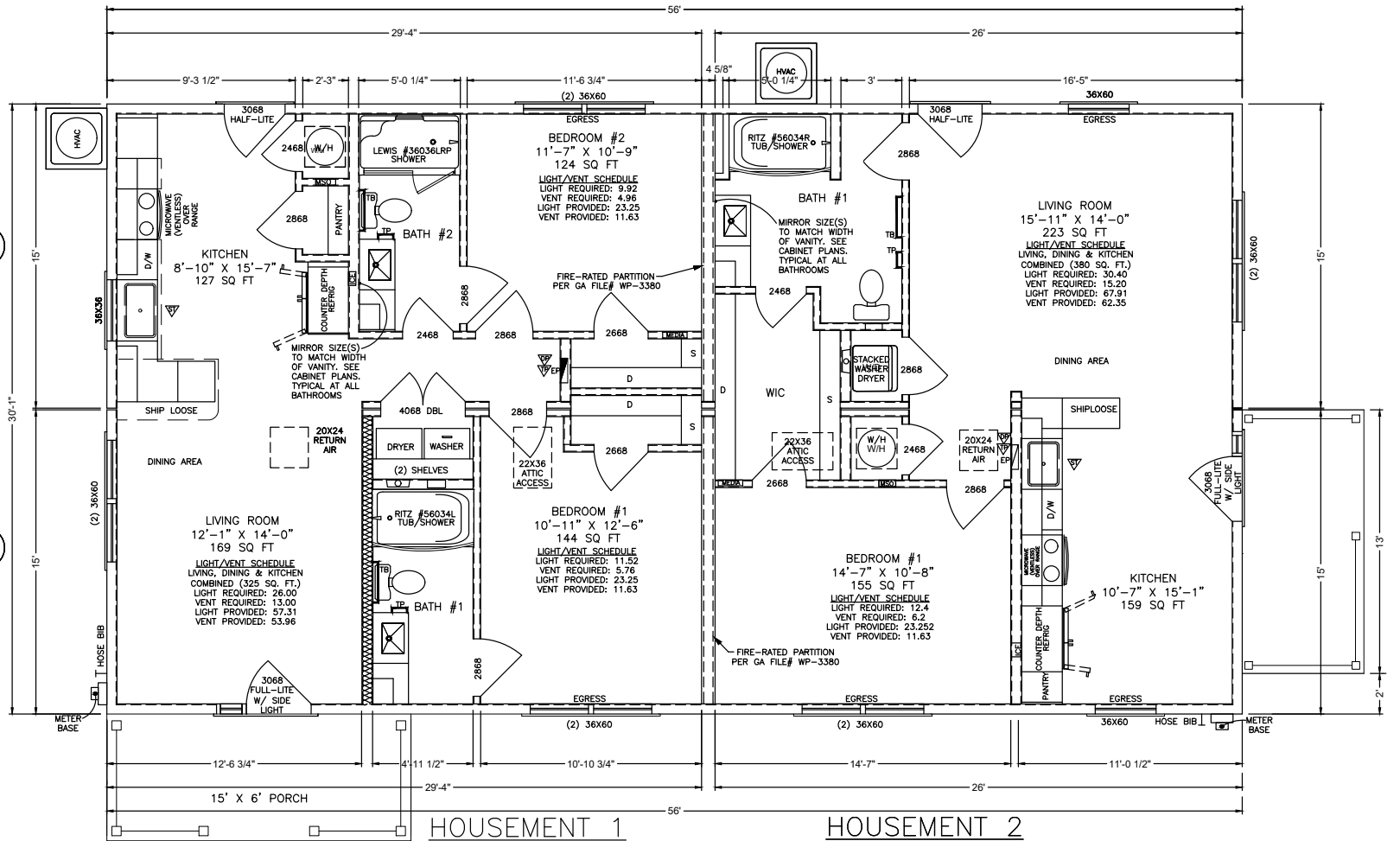
EXTERIOR DOOR SCHEDULE			
DESCRIPTION	ROUGH OPENING	LIGHT HALF-LITE FULL-LITE	VENT
3068 EXT W/ 14" SIDE LT	52 3/8" X 82 1/2"	19.80	19.85
3068 EXTERIOR	38 3/8" X 82 1/2"	7.8	19.85

ALL DOOR GLAZING IS TEMPERED GLASS

INTERIOR DOOR SCHEDULE			
DESCRIPTION	ROUGH OPENING	LIGHT HALF-LITE FULL-LITE	VENT
2868	34" X 62"		
2868	32" X 62"		
2468	30" X 62"		
2068	28" X 62"		
4068 DBL	50" X 62"		

THIRD PARTY LABEL, DATA PLATE AND STATE LABEL TO BE LOCATED NEAR OR INSIDE THE ELECTRICAL PANEL BOX. ALL OTHER BOXES, THE THIRD PARTY LABEL TO BE LOCATED INSIDE A KITCHEN CABINET, VANITY CABINET, OR AS SHOWN ON THE FLOOR PLAN

**SHELVING NOTES**  
 LINEN OR PANTRY = 5 SHELVES  
 S=SINGLE SHELF & SHOE RACK  
 D=DOUBLE SHELF & ROD  
 BUILT-IN SHELVING = 5 SHELVES



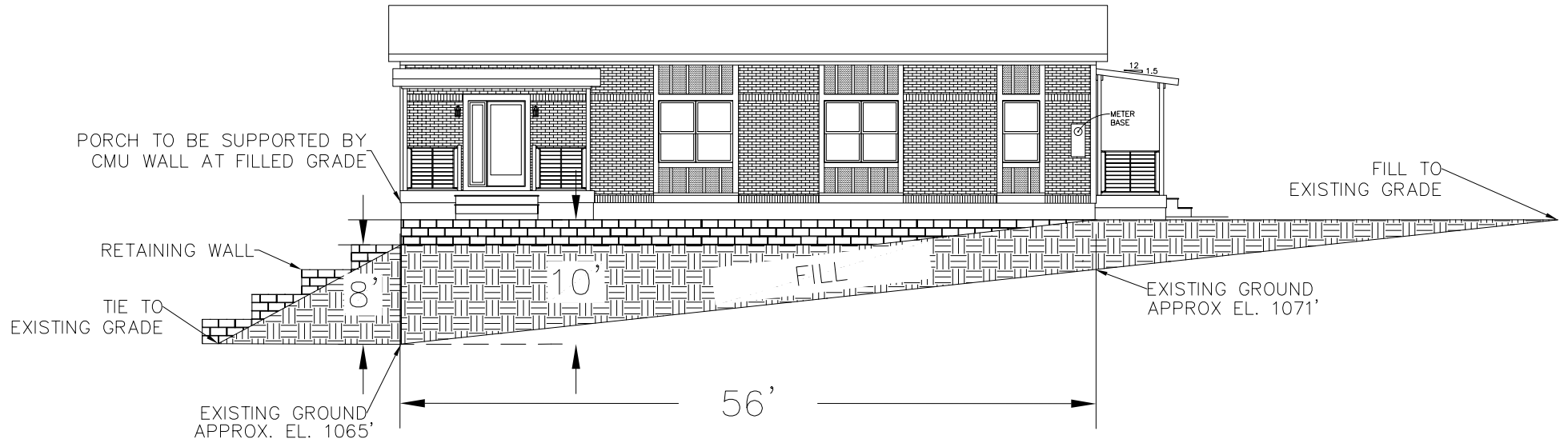
STATE OF TN MODEL # - JCFHM-TN-003

TITLE: FLOOR PLAN			REVISION DESCRIPTION		REV DATE
MODEL No. 346	PLAN No.	SHEET No. A-1			
SCALE: 3/16" = 1'-0"					
DATE: 8/25/22					
SERIAL NO. L-22094			LOT NO. 188		

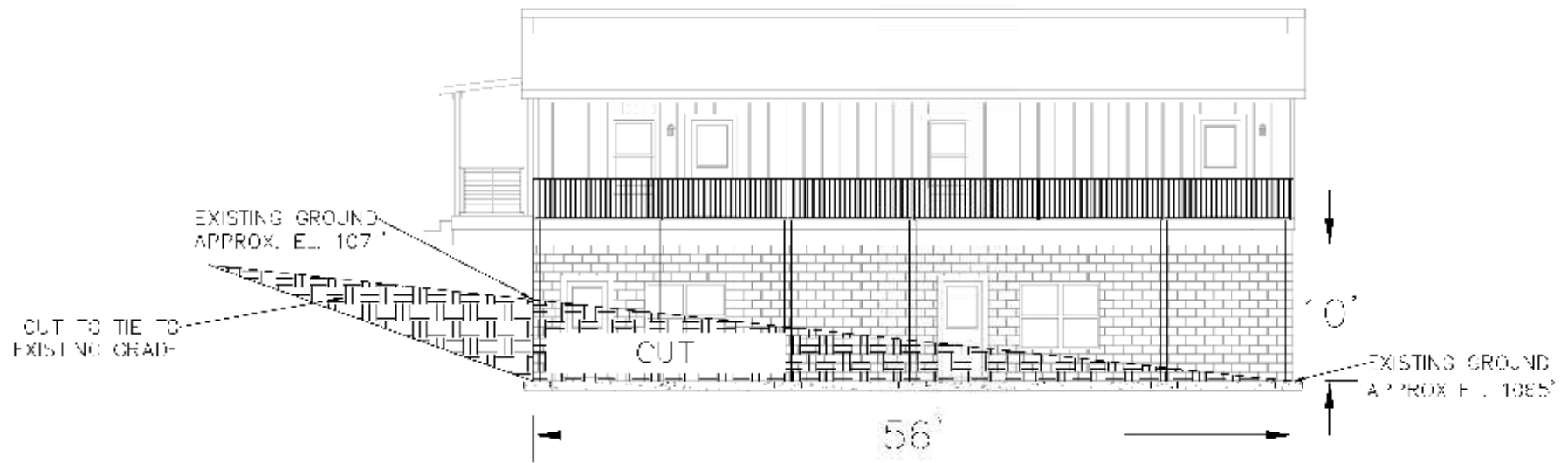


63 East Park Drive  
 Fayetteville, TN 37334  
 (931) 240-9450

**SQUARE FOOTAGE**  
 HOUSEMENT 1: 893 SF  
 HOUSEMENT 2: 792 SF  
 TOTAL: 1,685 SF



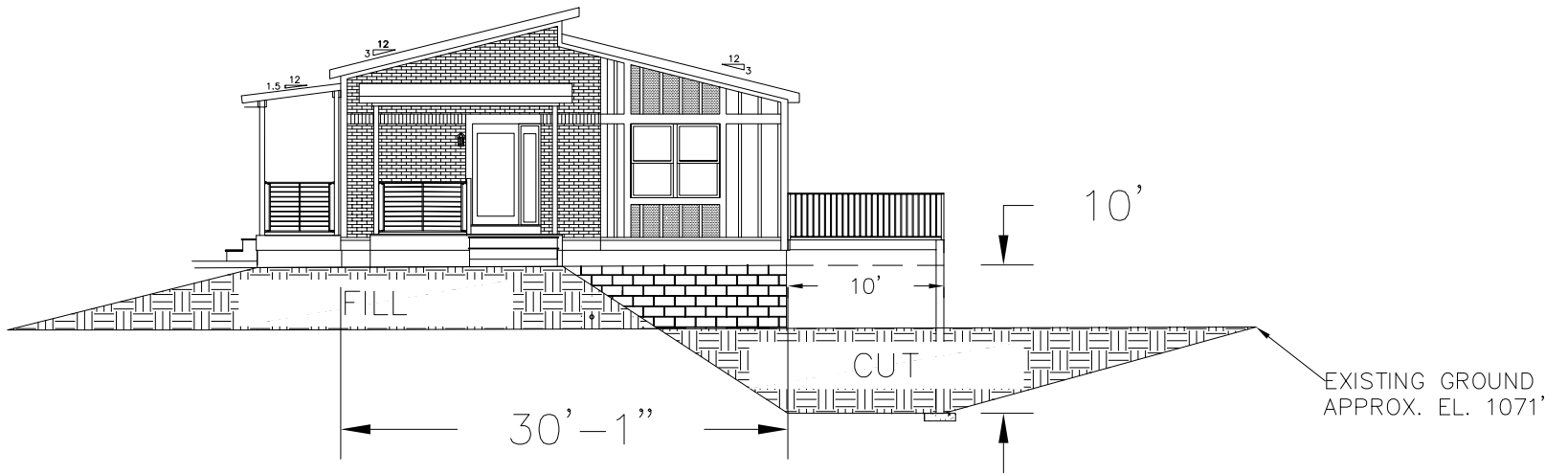
TITLE: FRONT ELEVATION			REVISION DESCRIPTION	REV DATE
MODEL No.	PLAN No.	SHEET No.		
SCALE: 1/8" = 1'-0"				
DATE: 6/18/2026				
SERIAL NO:	LOT NO:			



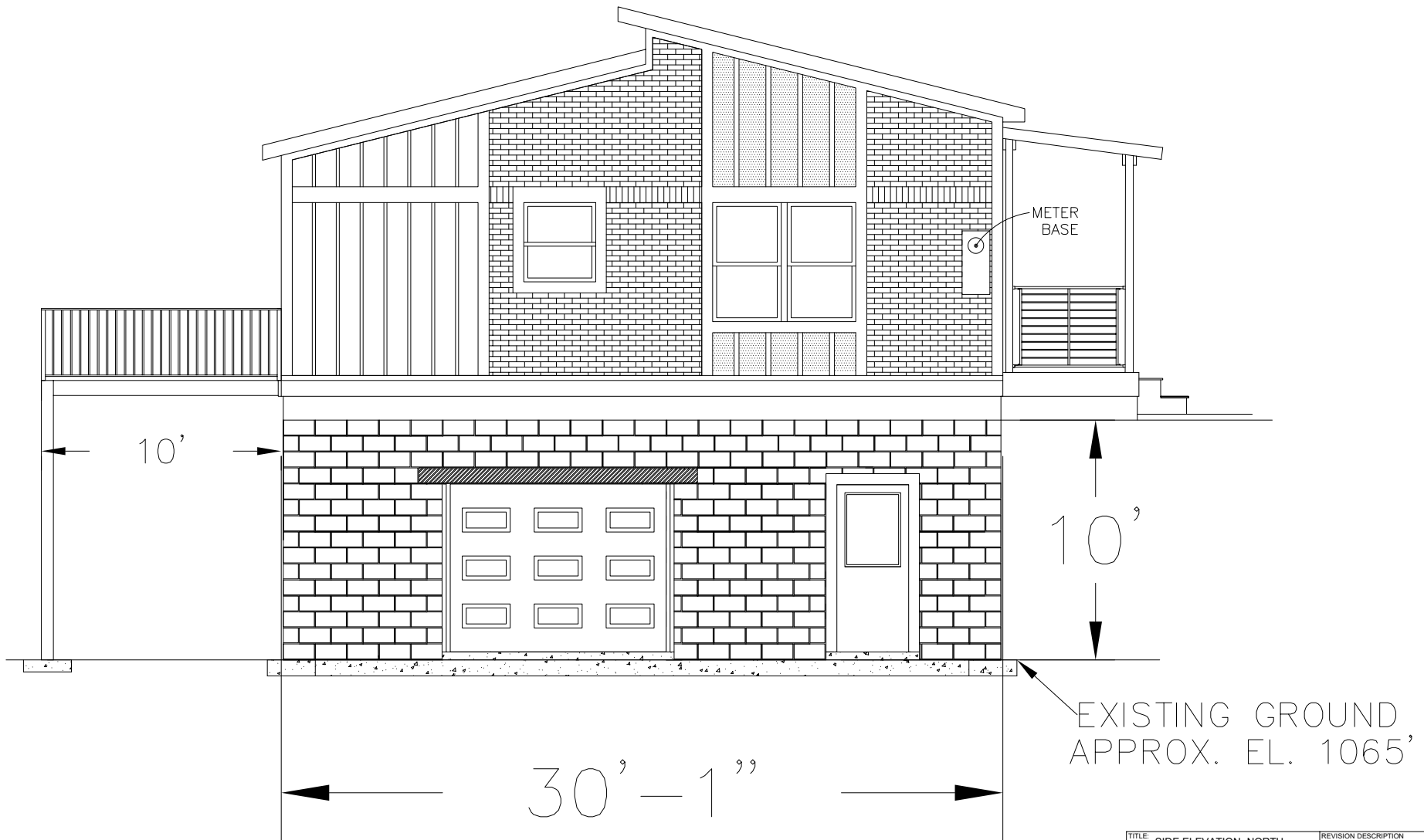
NOTE:

- \* PORCH DESIGN TO COMPLY WITH KNOX COUNTY RESIDENTIAL DECK CODE HANDOUT

TITLE: SLAB FOUNDATION WITH FOOTING		DATE: 01/15/2020	PROJECT: 10000000000000000000	REVISION:
NO.:	PLANS:	DATE:	PROJECT:	REVISION:
NO.:	PLANS:	DATE:	PROJECT:	REVISION:
NO.:	PLANS:	DATE:	PROJECT:	REVISION:
NO.:	PLANS:	DATE:	PROJECT:	REVISION:



TITLE: SIDE ELEVATION- SOUTH			REVISION DESCRIPTION	REV DATE
MODEL No.	PLAN No.	SHEET No.		
SCALE: 1/8" = 1'-0"				
DATE: 6/18/2026				
SERIAL NO:	LOT NO:			



TITLE: SIDE ELEVATION-NORTH			REVISION DESCRIPTION	REV DATE
MODEL No.	PLAN No.	SHEET No.		
SCALE: 1/4" = 1'-0"				
DATE: 6/18/2026				
SERIAL NO.:	LOT NO.:			

**Subject:** Sight Distance Analysis  
**Project Name:** Roberts Duplex- Cecil Johnson  
**Location:** 2074/2076 Cecil Johnson Rd/ Parcel ID

To Whom It May Concern,

I have completed a sight distance analysis for the proposed access point at the location referenced above. The purpose of this evaluation is to ensure that the proposed driveway on Cecil Johnson complies with AASHTO sight distance requirements.

### **Field Methodology and Criteria**

Field measurements were taken on June 22, 2026 at the intersection of the proposed driveway and Cecil Johnson Road and at two points along Cecil Johnson Road, one to determine sight distance looking left from the proposed driveway and one to determine sight distance looking right from the proposed driveway. The height of the driver's eye was set at 3.5 feet above the pavement, and the height of the approaching vehicle object was set at 3.5 feet, in accordance with standard design criteria. The posted speed limit on Cecil Johnson is 25 MPH, so this was the design speed used for the analysis. Results of the analysis showed that the sight distance looking to the left was approximately 280' and the sight distance looking to the right was approximately 240'. Based on the nature of the duplex driveway, this intersection is classified as an intersection with no control (Case A) and must comply with Table 9-4 in the AASHTO Green Book which requires a sight distance of 115'.

### **Analysis Results**


The required versus available intersection sight distance (ISD) are summarized below:

- **Looking Left (Westbound/Northbound Traffic):**
  - Required Sight Distance: 115 feet
  - Available Field Distance: 280 feet
- **Looking Right (Eastbound/Southbound Traffic):**
  - Required Sight Distance: 115 feet
  - Available Field Distance: 240 feet

### **Conclusion and Recommendations**

The sight distance is somewhat obstructed by trees if measured 14' from the intersection; however, the applicant plans to ask the adjacent property owner to clear this area. If the sight distance is measured 10' from intersection, then the sight distance is sufficient. Based on the field measurements and analysis, the proposed driveway provides adequate sight distance for safe operation per AASHTO standards.

Sincerely,

  
Jeremiah Roberts, P.E.  
License #: 131871



# 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.

**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 to be Posted

Date to be Removed

*Elijah Roberts*

Applicant Signature

Applicant Name

Date