



# SPECIAL USE REPORT

▶ **FILE #:** 3-B-26-SU

**AGENDA ITEM #:** 12

**AGENDA DATE:** 3/5/2026

▶ **APPLICANT:** TYLER STINNETT  
**OWNER(S):** Tyler Stinnett Restored Living LLC

**TAX ID NUMBER:** 123 K E 006 [View map on KGIS](#)

**JURISDICTION:** City Council District 1

**STREET ADDRESS:** 102 BRANDAU DR

▶ **LOCATION:** East side of Brandau Dr, southwest of Chapman Hwy

▶ **APPX. SIZE OF TRACT:** 0.69 acres

**SECTOR PLAN:** South City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Brandau Drive, an unstriped local street with 16-18 ft of pavement width within a right-of-way width that varies from 43-50 ft.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Knob Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

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

▶ **PROPOSED USE:** Duplex

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

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

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

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

**NEIGHBORHOOD CONTEXT:** The subject property is in an area that primarily features single family houses directly to the south of the Chapman Highway commercial corridor. There are duplexes to the north of Chapman Highway. Giffin and Butterfly Lakes lie to the east, as does a service-oriented commercial corridor on Chapman Highway.

**STAFF RECOMMENDATION:**

► **Approve the request for a duplex because it is consistent with adopted plans and supported by community amenities, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.

**COMMENTS:**

This request is for a 1,942 sq ft duplex on a parcel that is pending plat certification for a two-lot subdivision. The lot for the duplex would be approximately 15,000 sq ft, and the other would be a flag lot with enough area to accommodate a single-family detached home.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

- A. The development of a duplex at this location near Chapman Highway, a major arterial street, provides access to transit and service-oriented commercial amenities a short distance to the east.
- B. The use is consistent with the General Plan's Development Policy 8.1, to develop infill housing on vacant lots and redevelopment parcels in a manner that is compatible with neighboring residences in scale, design and site layout. The proposed duplex is aligned with the building footprint, height, and architectural features of surrounding single-family detached residences.
- C. The subject property has the LDR (Low Density Residential) land use classification in the One Year Plan and the South City Sector Plan. The description of the LDR classification includes duplexes as a permissible development form.

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

- A. The proposed duplex meets the dimensional standards for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district. It also meets all of the Principal Use Standards for a two-family dwelling in Article 9.3.J of the zoning code. This use, as proposed, is aligned with the intent of the zoning code.

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

- A. The use is similar in size and scale to surrounding residences, and its gabled roofs echo architectural features of other houses in the Colonial Village neighborhood.

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

- A. The development of a duplex on Brandau Drive is not anticipated to cause any significant adverse impact to surrounding properties. A two-unit development will not cause an undue traffic burden, and a turnaround has been provided on the duplex driveway so that departing vehicles are not required back into the street.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

- A. The addition of two dwelling units will not notably increase traffic along Brandau Drive. The subject property is located approximately 220 ft from Chapman Highway to the north.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

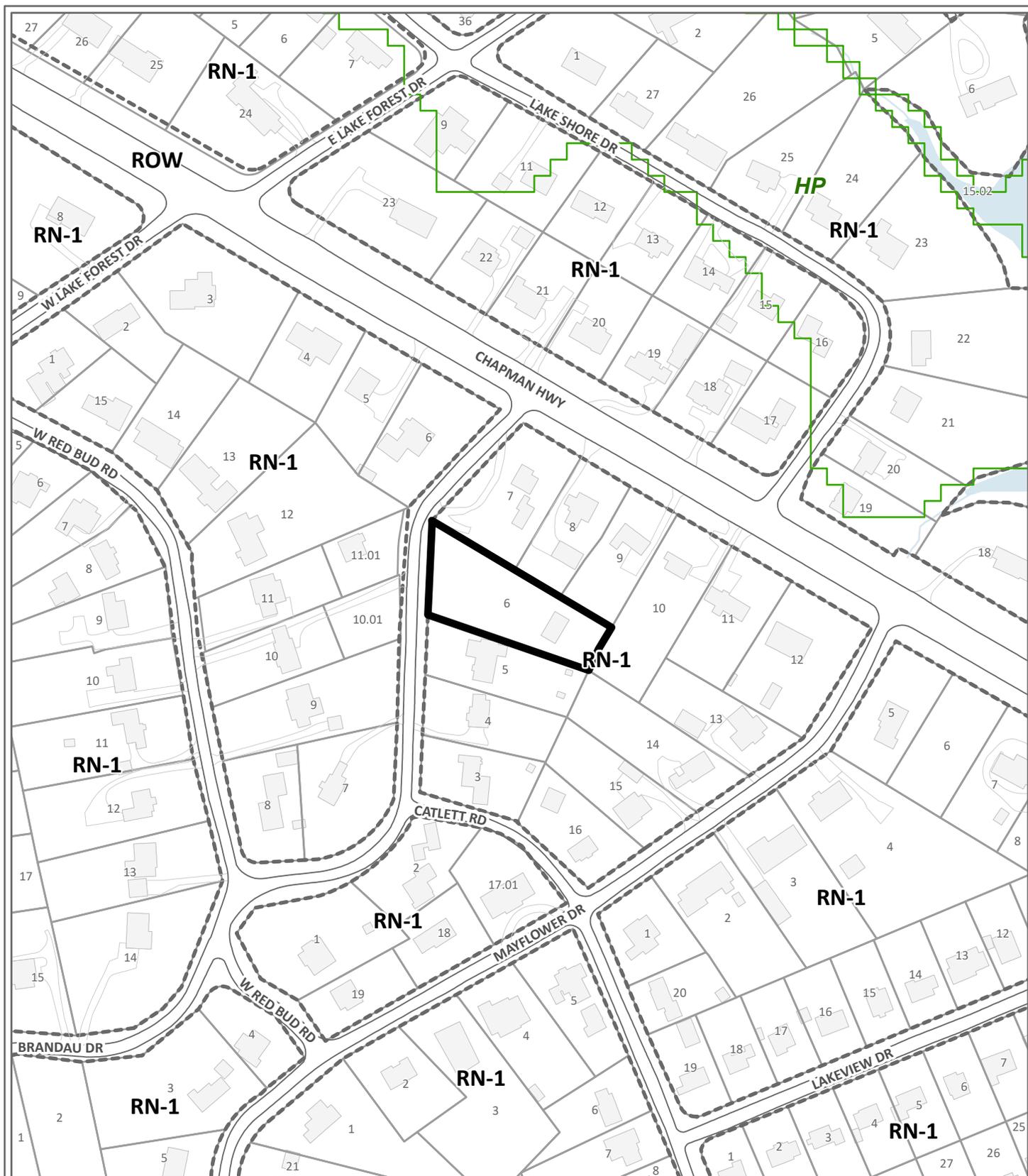
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

**3-B-26-SU**

**Petitioner:** Tyler Stinnett



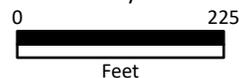
Duplex Subdivision in RN-1 (Single-Family Residential Neighborhood)

**Original Print Date:** 1/26/2026

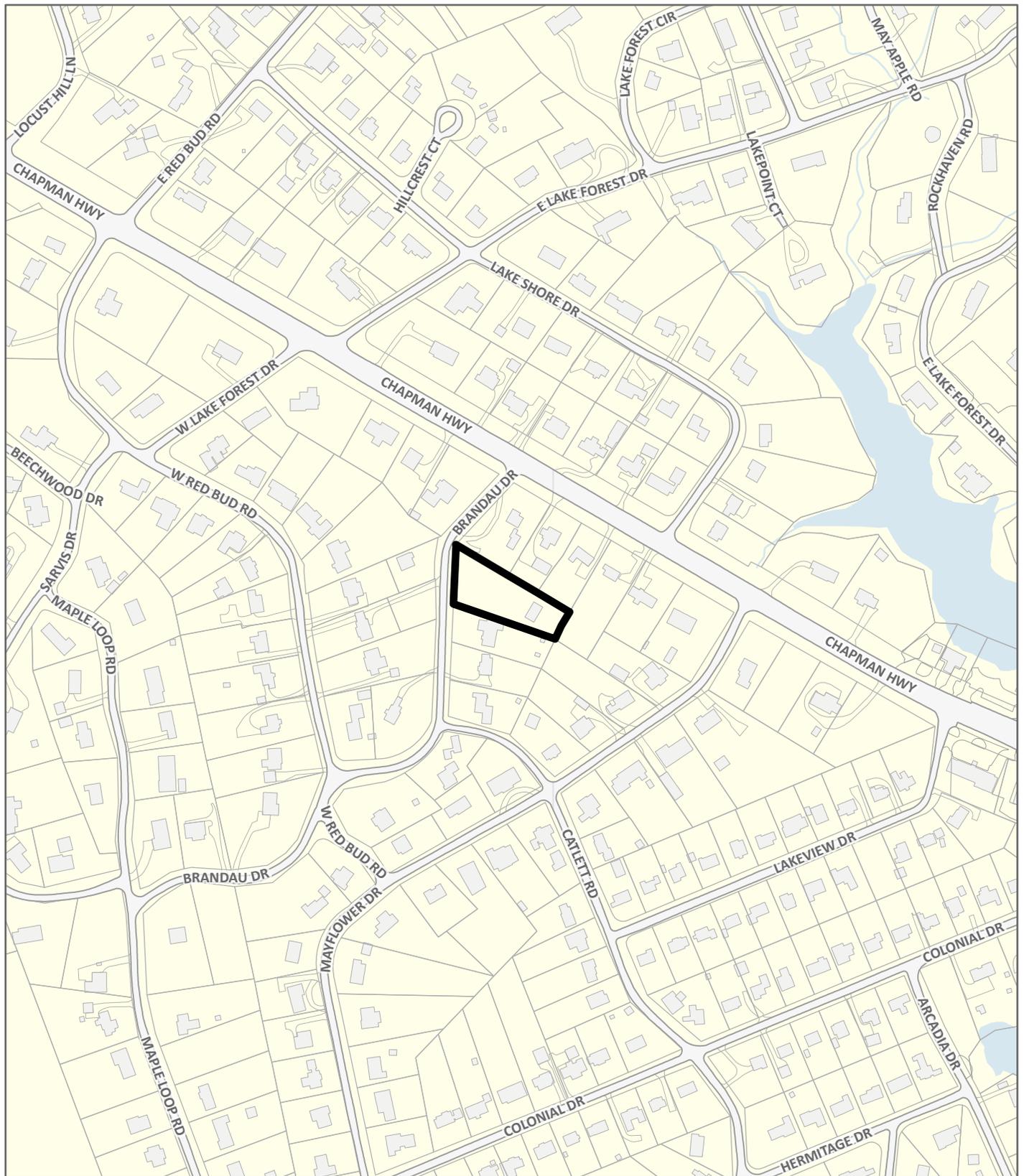
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 123

**Jurisdiction:** City



# Exhibit A. Contextual Images

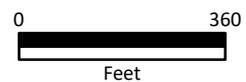


**LOCATION MAP**

**3-B-26-SU**



Case boundary



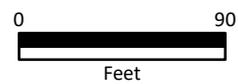
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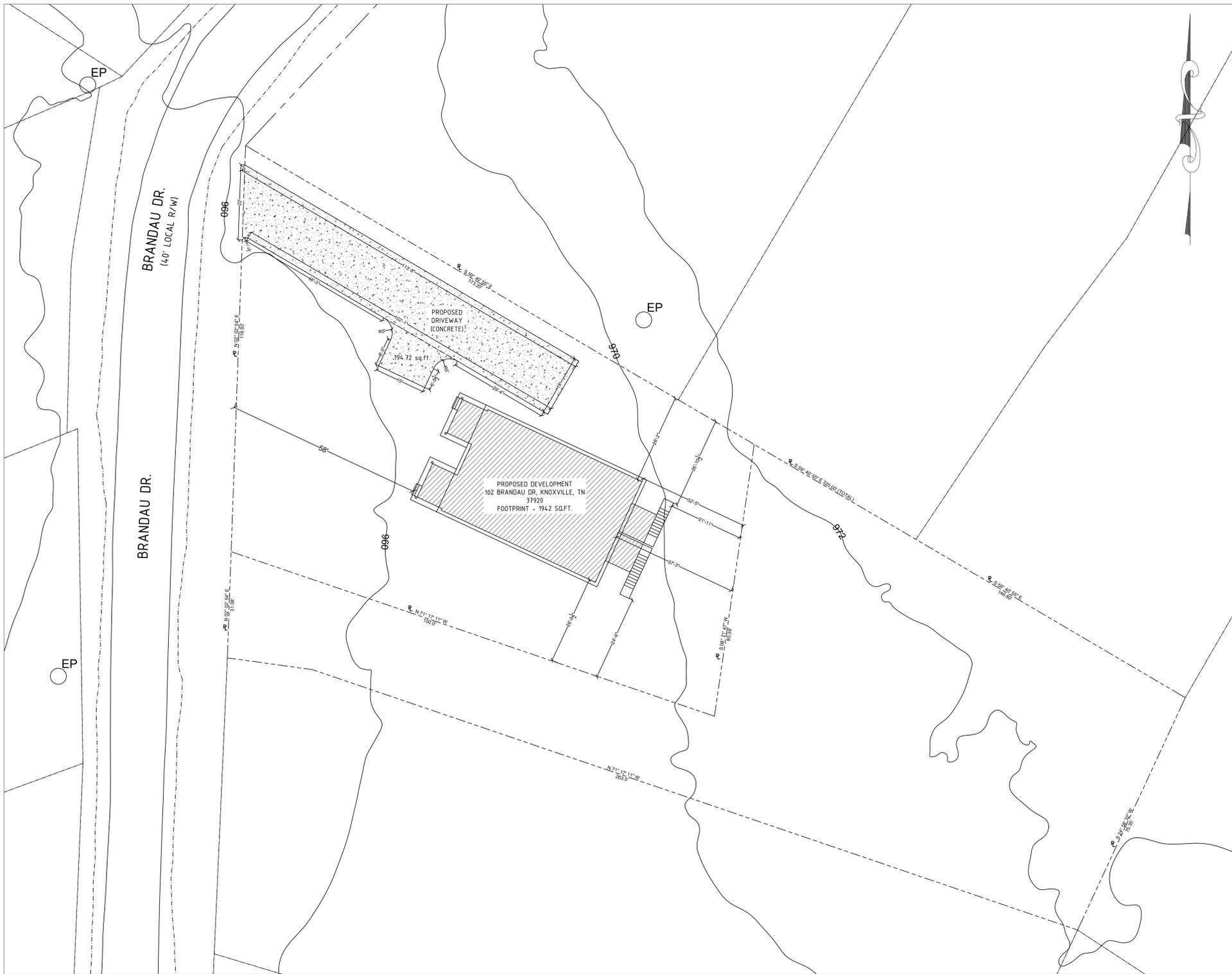


## AERIAL MAP



Case boundary





Context Plan - Proposed Scale: 1" = 16'

**Project Scope**

Proposed development of a duplex (two-family dwelling) on Parcel 123KE006 / 102 Brandau Dr, Knoxville, TN 37920. Plans show existing/proposed lot lines and dimensions, building footprint, required setback dimensions, driveway access from Brandau Dr, off-street parking,

**Project Contacts**

Property Address

102 Brandau Dr,  
Knoxville, TN  
37920  
Parcel ID: 123KE006

Owner

Contractor

**Note**

Storm water draining on the driveway per city standards

**Symbol Legend**

- Property Line
- - - Existing Sewer Line
- EP Existing Electric Post

**Site Information**

- Project Address: 102 Brandau Dr, Knoxville, TN 37920
- Parent Parcel ID: 123KE006
- Project Lot: "Duplex" Lot
- Subdivision: Lake Forrest Add 2
- Plat Reference: Map Plat Book 13, Page 117
- Owner: Restored Living LLC
- Owner Mailing Address: 2817 Peachtree St, Knoxville, TN 37920
- ~~Project Lot Area: 13,439.47 sf~~
- Parent Parcel Area (Assessor): 35,211 sf (0.8083 ac) (reference only)
- Assessor "Frontage/Depth": 121.0 ft / 291.0 ft (informational only)
- Existing Use (Assessor): Single-Family Residential (Class R / Property Type 101-001 1-FAMILY)
- Proposed Use: Duplex / Two-Family Dwelling (on project lot only)
- Utilities: Public utilities in area; verify locations/points of connection with KUB prior to construction.

**ZONING / LAND USE / DIMENSIONAL STANDARDS**

Jurisdiction: City of Knoxville  
 KGIS / Assessor Land Use Classification: Single-Family Residential  
 Zoning District: RN-1  
 New Lot Area: 15001.29 sq.ft  
 Proposed Development: 1942 sq.ft  
 Lot Coverage: 12.95%  
 Concrete Driveway: 2154.46 sq.ft  
 Total Impervious Area: 27.31%

**Vicinity Map**



**Aerial View**



Client,

Project Address:  
102 Brandau Dr,  
Knoxville, TN  
37920

Revisions:

**Site Plan/ Project Information**

Project number SP-041

Date 07/02/2026

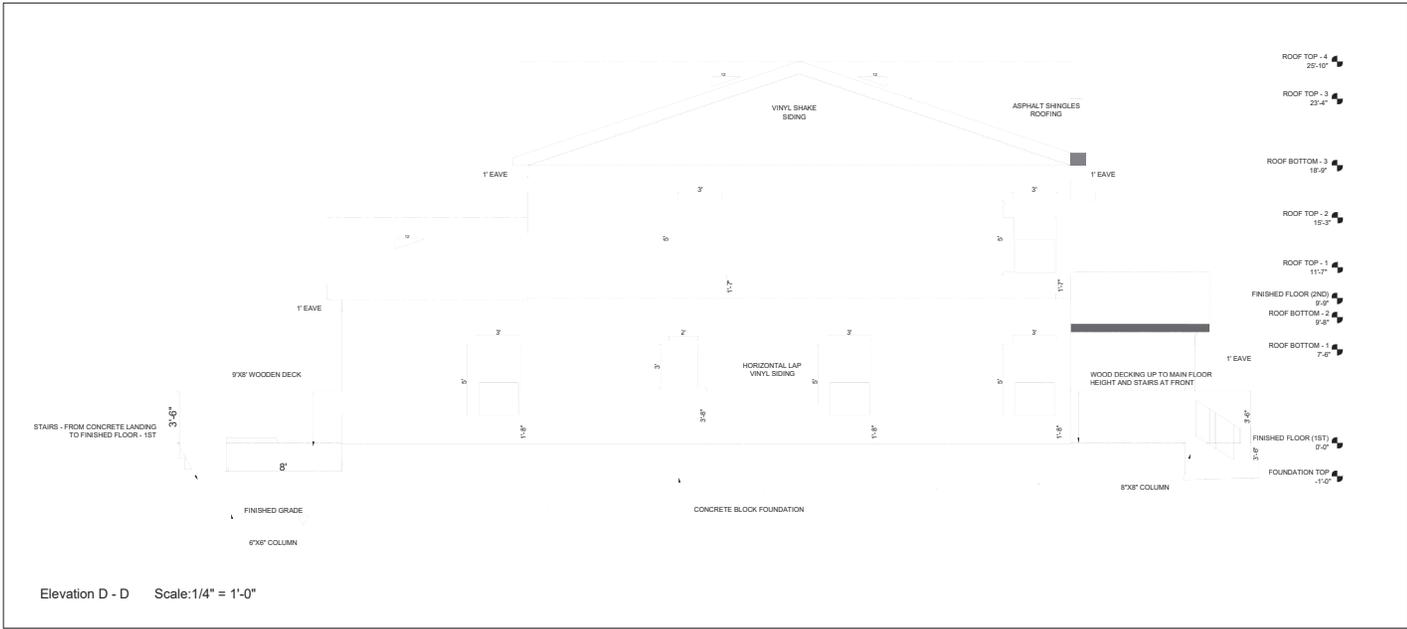
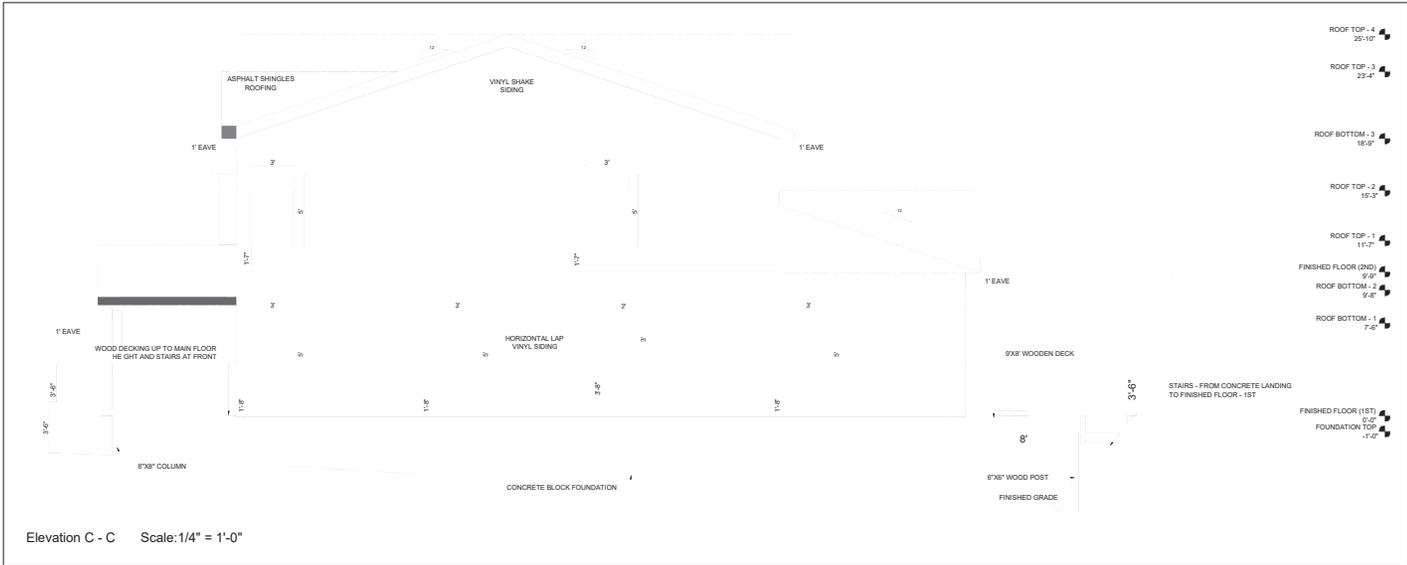
Drawn by TD

Checked by

A0.0

Scale As Mentioned





New Townhouse Design To:  
**New Season Properties LLC**  
 915 Hwy 321 N, Lenoir City, TN 37771

PROJECT No: \_\_\_\_\_

DRAWN: \_\_\_\_\_

CHECK: \_\_\_\_\_

ISSUE: \_\_\_\_\_

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**A1.2**

Elevations Cont...

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



# 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.*

before 2/20/26      ~~after 3/9/26~~      03/06/2026  
Date to be Posted      Date to be Removed

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

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

  
Applicant Signature

Tyler Stinner  
Applicant Name

1/15/26  
Date