



SPECIAL USE REPORT

▶ **FILE #:** 3-D-26-SU

AGENDA ITEM #: 14

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** **KELSEY CHAMBERS**

OWNER(S): Ty Caleb Cover

TAX ID NUMBER: 81 H C 043

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 3317 JOHNSTON ST

▶ **LOCATION:** **West side of Johnston St, east of Minnesota Ave**

▶ **APPX. SIZE OF TRACT:** **11150 square feet**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Johnston Street, an unstriped local street with 16-17 ft of pavement width within a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

▶ **ZONING:** **RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)**

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

▶ **PROPOSED USE:** **Duplex**

HISTORY OF ZONING: In 1983 the property was part of a larger rezoning from R-2 (General Residential) to R-1A (Low Density Residential). In 2006 the property was part of a larger rezoning to add the IH (Infill Housing Overlay) (11-O-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)

South: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)

East: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)

West: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: The subject property is near the northern edge of the Lonsdale

neighborhood, which primarily features single family houses and duplexes interspersed with vacant land. The I-275 and Heiskell Avenue interchange lies 0.2 miles to the southeast, and there are commercial uses near this intersection and along Rudy Street to the east.

STAFF RECOMMENDATION:

► **Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 4 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.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Planting 6-8 trees throughout the rear of the property, in coordination with the Landscape Reviewer and Inspector.

COMMENTS:

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 subject property has the LDR (Low Density Residential) land use classification in the One Year Plan and the Central City Sector Plan. This designation is intended for residential development that includes single-family and duplex dwellings.

B. The lot has remained vacant while the rest of the blockface has been developed, creating a gap in the streetscape. The location for a duplex is consistent with the General Plan's Development Policy 8.1, to encourage growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.

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

A. The subject property is an 11,150 square foot lot, which meets the minimum lot size for a duplex in the RN-2 (Single-Family Residential Neighborhood) district. The site plan and building elevations conform to the other dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district.

B. The subject property is entirely within the HP (Hillside Protection Overlay) district, and permitted disturbance according to the slope analysis is 3,614 square feet. The property was cleared and graded without permits in 2023-2024 by a previous owner who exceeded the permitted disturbance. The site plan indicates that the impervious surface coverage is within the permitted disturbance, and it establishes the disturbance boundary. Six to eight trees should be planted throughout the rear of the property outside of the disturbance area to stabilize the hillside from the additional grading.

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 block exclusively features one-story single family houses with very tall foundations on the steep west side of Johnston Street where the subject property is located. Although the duplex is taller and wider than the adjacent houses, it is similar in scale to other single-family houses and duplexes in the neighborhood, and it utilizes a shorter foundation and design elements that reduce visual scale.

B. The property is within the IH (Infill Housing Overlay) district, which requires the design to be approved by the Design Review Board for compliance with the Heart of Knoxville Infill Housing Design Guidelines, which are intended to ensure new construction is compatible with neighborhood character. Significant changes are not anticipated during the Design Review Board process because the plans generally align with the guidelines.

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. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the vicinity.

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 residential units should not cause a substantial increase in traffic on this local residential street. Traffic will be routed to Heiskell Avenue, a major collector with a nearby interchange with I-275.

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 known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use. Proximity to Lonsdale Elementary School, Emerald Youth complex, commercial amenities, and sidewalks support the proposed duplex at this location.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

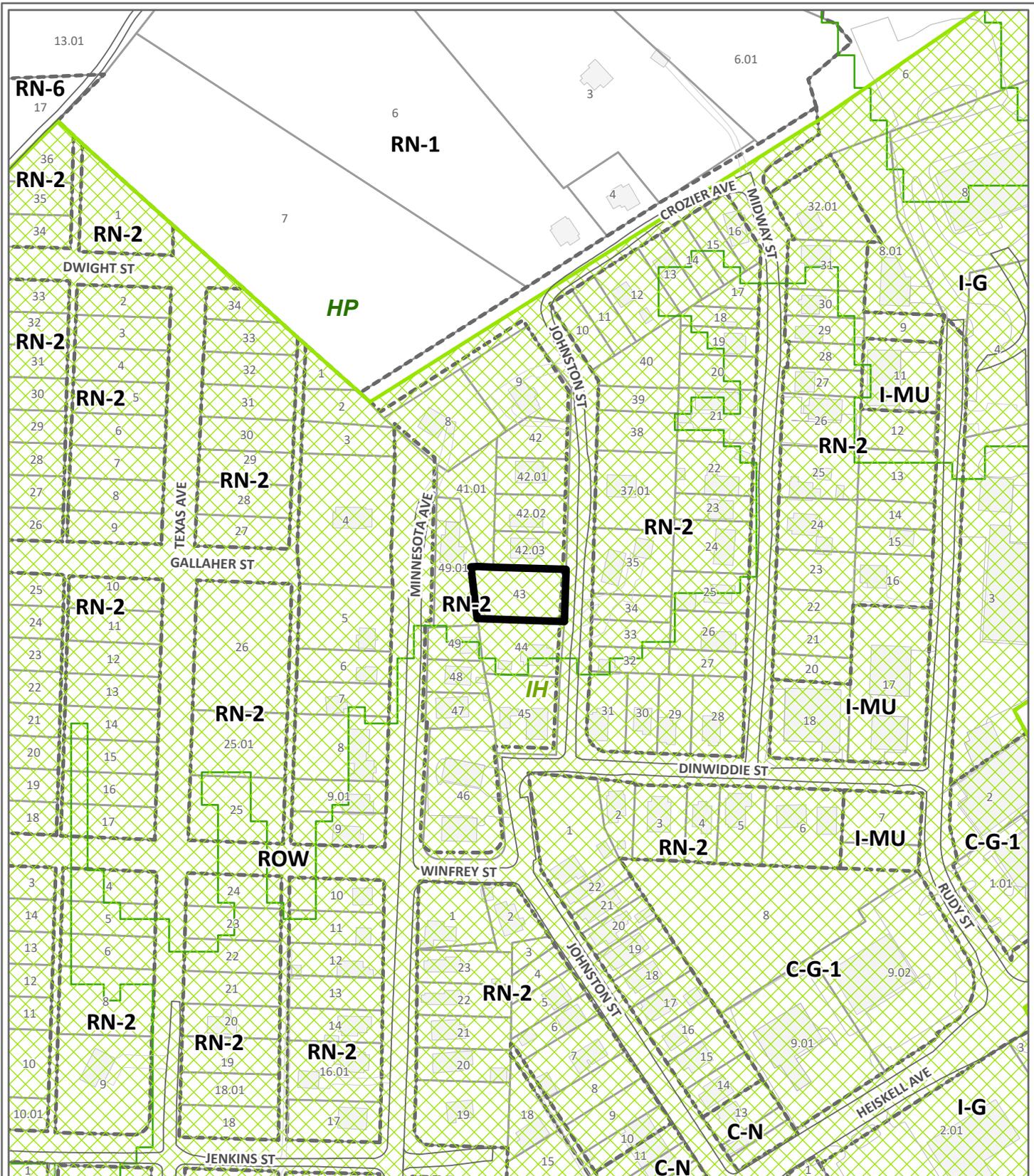
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Lonsdale Elementary, Northwest Middle, and Central 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-D-26-SU

Petitioner: Kelsey Chambers



Duplex in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay)

Original Print Date: 1/26/2026

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

Map No: 81

Jurisdiction: City

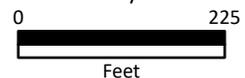


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

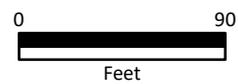


Exhibit A. Contextual Images

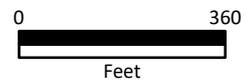


LOCATION MAP

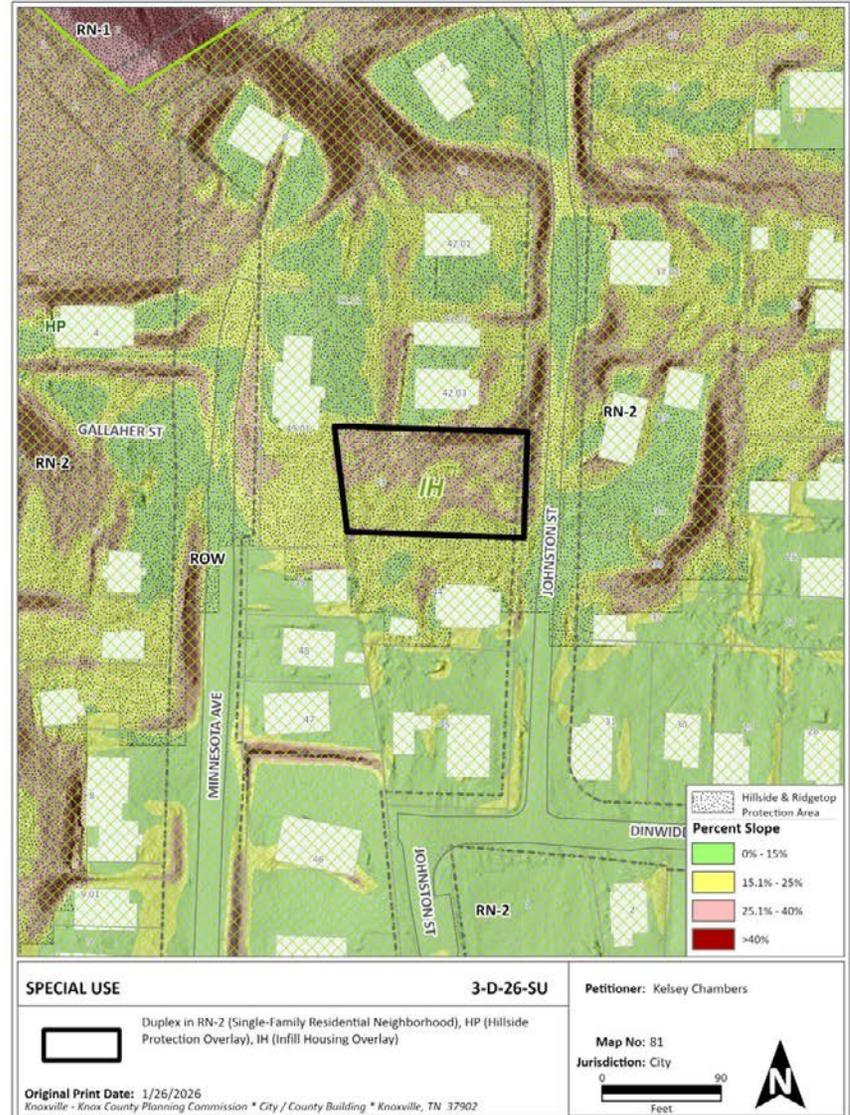
3-D-26-SU

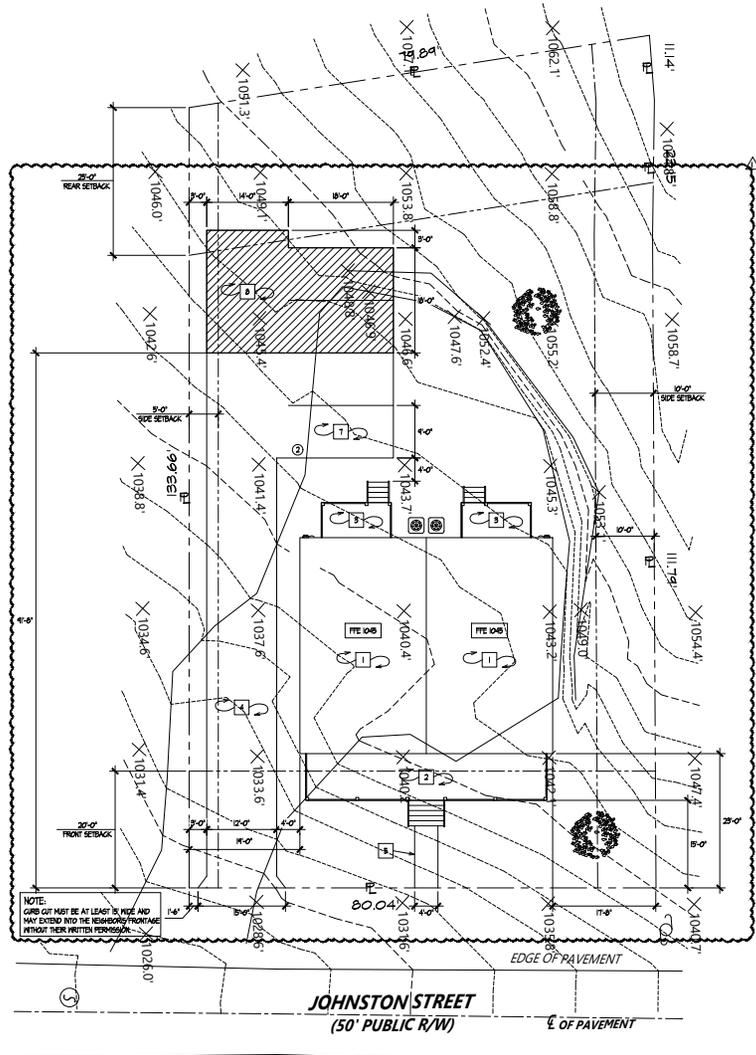


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	11,150.3	0.26			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	48.2	0.00	100%	48.2	0.0
15-25% Slope	4,737.2	0.11	50%	2,368.6	0.1
25-40% Slope	5,611.9	0.13	20%	1,122.4	0.0
Greater than 40% Slope	753.0	0.02	10%	75.3	0.0
Ridgetops					
Hillside Protection (HP) Area	11,150.3	0.26	Recommended disturbance budget within HP Area	3,614.4	0.1
			Percent of HP Area	32.4%	





SITE NOTES:
 □ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY WHEN REFERENCED.

- PROPOSED LOCATION OF 2-STORY DUPLEX.
- POSS.
- DECK.
- PROPOSED LOCATION OF ASPHALT DRIVEWAY.
- PROPOSED LOCATION OF CONCRETE SIDEWALK.
- PROPOSED LOCATION OF LANDSCAPING.
- PROPOSED LOCATION OF REQUIRED ASPHALT PARKING.
- PROPOSED LOCATION OF REQUIRED GRAVEL PARKING.

PROJECT DATA:
INTERVAL SURFACE TABLE

ASPHALT DRIVE	1502.50 FT.
CONCRETE SIDEWALK	42.50 FT.
DUPLEX FOOTPRINT	2066.50 FT.
TOTAL	3612.50 FT.

NOTE:
 PLANNING FILE 15-0-08-51

OWNER:
 CALEB & AMANDA COVER
 2801 WINDSOR BLVD.
 LOT NO. 10-1
 3911 JOHNSTON ST.
 KNOXVILLE TN 37923
 PARCEL 021HC048

LEGAL DESCRIPTION:
 FOREST PARK ADD RESUB.
 LOT NO. 10-1
 3911 JOHNSTON ST.
 KNOXVILLE TN 37923
 PARCEL 021HC048

SHEET INDEX:
 A-1 SITE PLAN
 A-1.1 DISURBANCE PLAN
 A-2 LOWER LEVEL FLOOR PLANS - A & B
 A-2.1 UPPER LEVEL FLOOR PLANS - A & B
 A-3 ELEVATIONS
 A-3.1 ELEVATIONS

BUILDING DATA:

FORM	R-2
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLINGS	NO
POLES	2
OCCUPANCY LOAD	96
REQUIRED DATE	1 PER UNIT

WORK SCOPE:
 CONSTRUCTION OF A NEW 2 UNIT 2-STORY DUPLEX TO INCLUDE ELECTRICAL, HVAC, AND PLUMBING.

CODE DATA:
 2024 INTERNATIONAL RESIDENTIAL CODE
 2024 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
 2024 INTERNATIONAL ENERGY CONSERVATION CODE
 2024 INTERNATIONAL PLUMBING CODE
 2024 INTERNATIONAL MECHANICAL CODE
 2024 INTERNATIONAL FUEL GAS CODE
 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE
 2024 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
 2024 INTERNATIONAL WOOD CONSTRUCTION CODE
 2017 ICC ANSI A117 ACCESSIBILITY CODE

GENERAL NOTES:

- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
- THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FINISHING CONDITIONS AND ON-SITE CONDITIONS PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
- DIMENSIONS AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE. DIMENSIONS WITH A DASH OR IN PARENTHESES SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROOM BULK HEAD LINE.
- THE DRAWING & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN ADEQUACY AND SAFETY OF STRUCTURES, BRACING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND/OR SUBCONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIMENSIONS AND FRESH MATERIALS SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF MATERIALS BRACING & DRAINAGE. ALL PAVING, FLAT WORK AND PLANTING NEXT TO THE BUILDING SHALL BE PROPERLY GRAZED TO CARRY WATER AWAY FROM THE BUILDING.
- OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE 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 CONTINUOUS AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

- SCOPE:** ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY TO COMPLETE RESPONSIBLY THE WORK REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
- INTENTIONS:** ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
- PERMITS:** THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- INTRODUCTION:** THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
- CHANGES:** THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DELETING FROM THE WORK. THE CONTRACT SHALL BE ADJUSTED ACCORDINGLY.
- GETTING & EXPOSURE:** ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PACKING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
- CLEANUP:** ALL TRADERS 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.
 - AS NOTED ON LOWER SHEET OF PLANS.
 - DESIGN MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFICALLY IDENTIFIED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
 - THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR THE FIELD WORK IS PERFORMED SAFELY IN OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR THE LACK THEREIN IN THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTOR WORK.

Revisions:
 1. []
 2. []
 3. []
 4. []
 5. []

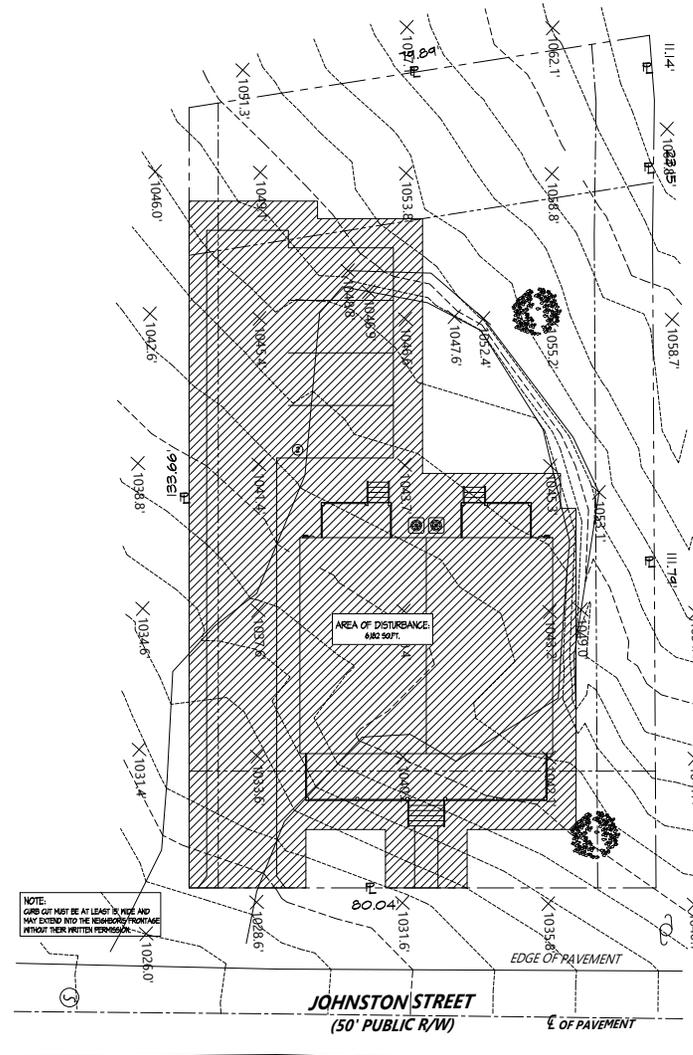
DMA
 DAVE MADDEN ARCHITECTURE
 305-702-0446 • Email: dmadden@dmadma.com
 3725 PARKER HARRISON PARK, KNOXVILLE TN, 37924

SITE PLAN

Project and Location:
 COVER DUPLEX
 3911 JOHNSTON ST.
 KNOXVILLE, TN 37921
 PARCEL 021HC048

Drawn by: SP
 Checked by: Date: 02/14/25
 Job No. TN25-104

Scale: 1" = 10'-0"
 Sheet Number: A-1.1
 Of Sheets: 1



PROJECT DATA:

PERMANENT SURFACE TABLE	
ASPHALT DRIVE	1502 SQFT.
CONCRETE SIDEWALK	42 SQFT.
DUPLEX FOOTPRINT	508 SQFT.
TOTAL	2052 SQFT.

NOTE:
PLANNING FILE 19-D-26-81

GENERAL NOTES:

1. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLAN AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
3. DIMENSIONS AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE. DIMENSIONS NOTED AS DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE FINISHED SURFACE UNLESS OTHERWISE NOTED.
4. THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR, AND HAS NOT BEEN CONSIDERED IN THE STRUCTURAL DRAWINGS. THE CONTRACTOR AND/OR SUBCONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIMENSIONS AND THEIR MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPROVED MATERIALS BRACING & DRAINAGE. ALL FINISH FLOOR WORK AND PLANTING NEXT TO THE BUILDING SHALL BE PROPERLY BRACED TO CARRY WATER AWAY FROM THE BUILDING.
5. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE 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 CONTINUING AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

1. **SCOPE:** ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY IMPLIED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
 2. **PERMITS:** THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR DIRECTLY RESPONSIBLE.
 3. **INTERIOR:** THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
 4. **CHANGES:** THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DELETING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
 5. **GETTING & PAYING:** ALL TRADERS SHALL DO THEIR OWN GETTING, FITTING, FRAMING, ETC. TO HAVE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
 6. **CLEANUP:** ALL TRADES SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
- GENERAL:**
1. ALL CONSTRUCTION AND INTERWORK SHALL CONFORM TO CURRENT B.C. CODES.
 2. AS NOTED ON COVER SHEET OF PLANS.
 3. DESIGN MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONFORMANCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
 4. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR WORK ON THE FIELD WORK IS PERFORMED SAFELY IN OR ABOUT THE JOB SITE METHODS OF PERFORMANCE OR THE QUALITY OF THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS WORK.

Revisions:
DATE REVISION

DMA
DAVE MADDEN ARCHITECTURE
Phone: 665-70-4446 • Email: maddendave@gmail.com
1125 PARKER HARRISON TART, KNOXVILLE TN, 37924

Project and Location:
DISTURBANCE PLAN

COVER DUPLEX
3911 JOHNSTON ST.
KNOXVILLE TN 37921
PARID: 021HC043



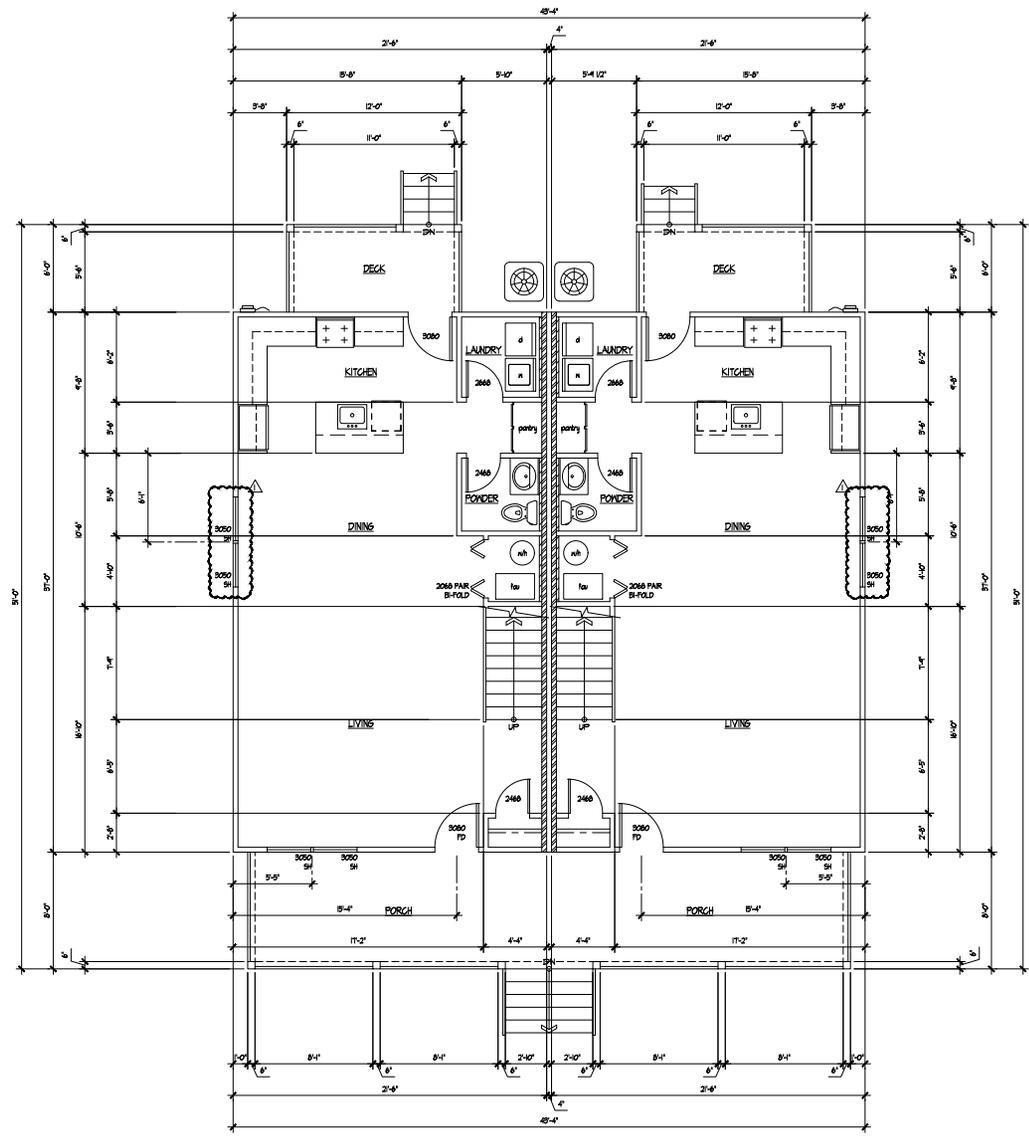
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Checked by:
Date: 04/14/25
Job No. TN25-104



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Sheet Number
A-12
Of Sheets

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NOTE:
PLANNING FILE K3-D-26-SU



LOWER LEVEL FLOOR PLANS - A & B

SQUARE FOOTAGE:

UNIT A LOWER FLOOR PLAN:	76 SQ. FT.
LIVING:	48 SQ. FT.
PORCH:	2 SQ. FT.
DECK:	26 SQ. FT.
UNIT A UPPER FLOOR PLAN:	76 SQ. FT.
LIVING:	48 SQ. FT.
TOTAL LIVING:	96 SQ. FT.
TOTAL AREA:	152 SQ. FT.
UNIT B LOWER FLOOR PLAN:	76 SQ. FT.
LIVING:	48 SQ. FT.
PORCH:	2 SQ. FT.
DECK:	26 SQ. FT.
UNIT B UPPER FLOOR PLAN:	76 SQ. FT.
LIVING:	48 SQ. FT.
TOTAL LIVING:	96 SQ. FT.
TOTAL AREA:	152 SQ. FT.
UNIT A & B TOTALS:	304 SQ. FT.
TOTAL LIVING:	192 SQ. FT.
TOTAL AREA:	304 SQ. FT.

- FLOOR PLAN NOTES**
- CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPECS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. A REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
 - CONTRACTOR SHALL VERIFY OWNER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
 - 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.
 - ALL DIMENSIONS ARE TAKEN TO FACE OF STUD BANG. IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. (DO NOT SCALE DRAWINGS)

WALL LEGEND

	2x4 WALLS
	2x6 FLURRING WALLS
	2x4 CEMENT WALLS. SEE PROVIDED DETAIL.

Revisions:
 1. DATE: REVIEWER:
 2. DATE: REVIEWER:
 3. DATE: REVIEWER:

DMA
 DAVE MADDEN ARCHITECT
 Phone: 615-770-0446 • Email: madden@dmadma.com
 3125 Foraker-Harrison Hwy, Knoxville, TN 37124

Project and Location:
COVER DUPLEX
 3811 JOHNSTON ST.
 KNOXVILLE, TN 37142
 PARID: 0211C043

Drawn by: SP
 Checked by:
 Date: 04/11/25
 Job No. TN25-104

1/4" = 1'-0"
 Sheet Number
A-2.1
 Of Sheets

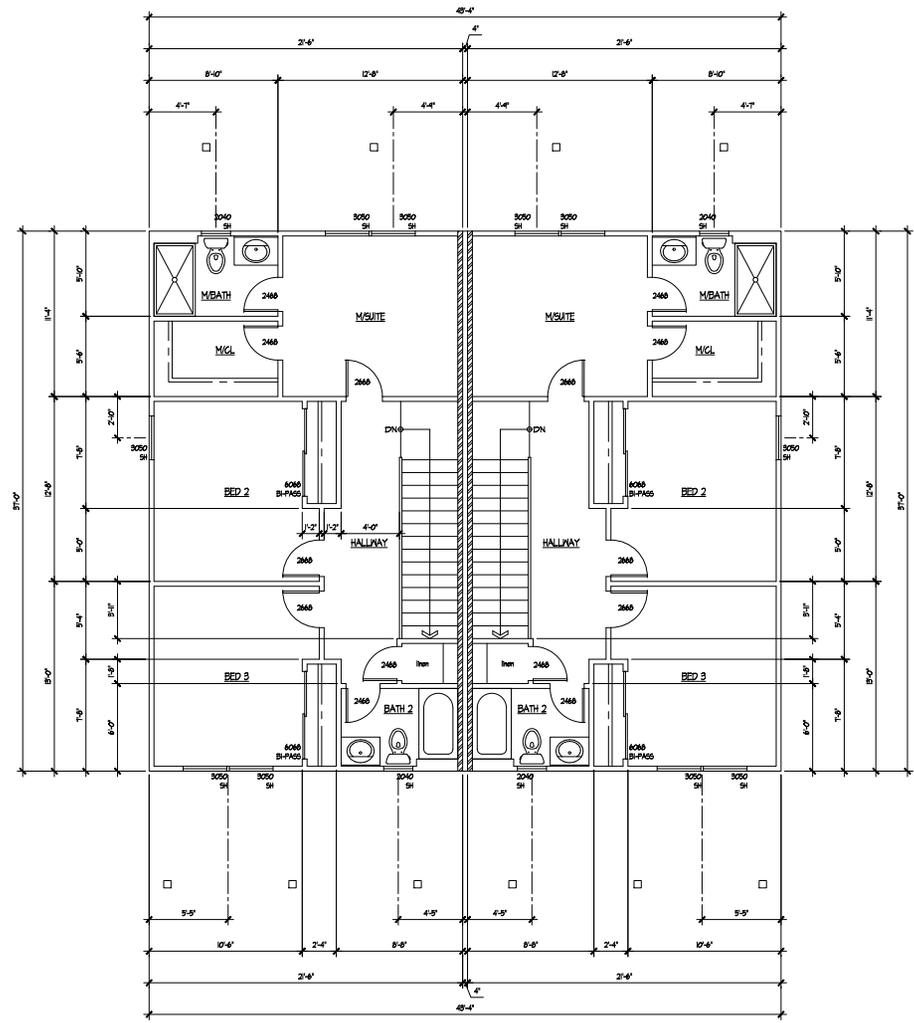
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NOTE:
PLANNING FILE K9-D-26-SU

SQUARE FOOTAGE:

UNIT A LOWER FLOOR PLAN: LIVING: 766 SQ. FT. KITCHEN: 636 SQ. FT. DECK: 2,327 SQ. FT.
UNIT A UPPER FLOOR PLAN: LIVING: 776 SQ. FT. TOTAL LIVING: 1,542 SQ. FT. TOTAL AREA: 4,653 SQ. FT.
UNIT B LOWER FLOOR PLAN: LIVING: 766 SQ. FT. KITCHEN: 636 SQ. FT. DECK: 2,327 SQ. FT.
UNIT B UPPER FLOOR PLAN: LIVING: 776 SQ. FT. TOTAL LIVING: 1,542 SQ. FT. TOTAL AREA: 4,653 SQ. FT.
UNIT A & B TOTALS: TOTAL LIVING: 3,088 SQ. FT. TOTAL AREA: 9,306 SQ. FT.

- FLOOR PLAN NOTES**
- CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPECS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. A REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
 - CONTRACTOR SHALL VERIFY OWNER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
 - CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
 - ALL DIMENSIONS ARE TAKEN TO FACE OF STUD BLDG. IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. EX. NOT SCALE DRAWINGS.



UPPER LEVEL FLOOR PLANS - A & B

WALL LEGEND

	2x4 WALLS
	2x6 PLUMB WALLS
	2x4 GANGING WALLS SEE PROVIDED DETAIL

Revisions:
 1. [] REVISION
 2. [] REVISION
 3. [] REVISION

DMA
 DAVE MADDEN ARCHITECT
 Phone: 615-770-0446 • E-Mail: madden@dmadma.com
 3125 Foraker - Harrison Hwy, Knoxville, TN 37124

Project and Location:
COVER DUPLEX
 3911 JOHNSTON ST.
 KNOXVILLE, TN 37142
 PARID. 021HC043

Drawn by: SP
 Checked by:
 Date: 04/11/25
 Job No. TN25-104

1/4" = 1'-0"
 Sheet Number
A-2.2
 Of Sheets

TNSOFT-FLR-PLN-00-00-DWG

NOTE:
PLANNING FILE #3-D-26-51

EXTERIOR FINISHES

COMPOSITION BRICK

SHALE SIDING

HORIZONTAL LAP SIDING

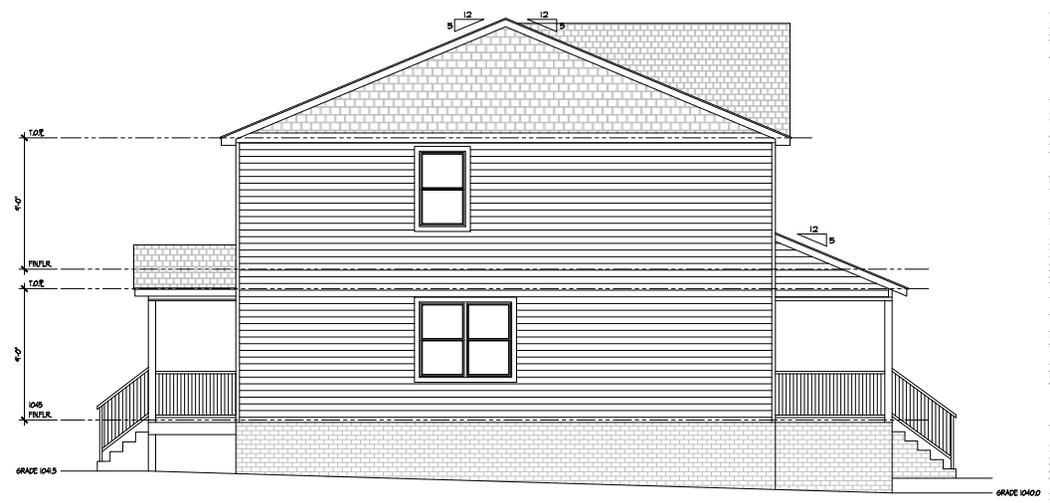
BRICK ACCENT

FRONT FACADE TRANSPARENCY

ENTIRE AREA OF FRONT ELEVATION = 1600 SQ. FT.
 2000 WINDOW AREA = 8 SQFT. X 2 WINDOWS = 160 SQFT.
 2040 WINDOW AREA = 8 SQFT. X 2 WINDOWS = 160 SQFT.
 3200 FRENCH DOOR (2) LITE = 12 SQFT. X 2 DOORS = 24 SQFT.
 RECESSED PORCH OPENING = 68 SQFT. X 4 OPENINGS = 272 SQFT.
 TOTAL TRANSPARENCY PROVIDED = 632 SQFT.
 20% OF 1600 REQUIRED = 320 = 530



FRONT ELEVATION



LEFT ELEVATION

Revisions:
 1. 02/11/25
 2. 02/11/25

DMA
 DAVE MADDEN ARCHITECT
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 2125 Foraker - Harrison Hwy, Knoxville, TN 37924

ELEVATIONS

Project and Location
COVER DUPLEX
 3911 JOHNSTON ST.
 KNOXVILLE, TN 37921
 PARID. 021HC043

Drawn by: SP
 Checked by:
 Date: 02/11/25
 Job No. TN25-104

1/4" = 1'-0"
 Sheet Number
A-5.1
 Of Sheets

TN25104-ELEV-01-00043

NOTE:
PLANNING FILE #3-D-26-51

EXTERIOR FINISHES

COMPOSITION SHINGLE

SHALE SIDING

BROWN LAP SIDING

BRICK PIER

Revisions:
1. 02/11/25
2. 02/11/25

DMA
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2125 Foraker - Harrison Hwy, Knoxville, TN 37924

THE:
ELEVATIONS

Project and Location
COVER DUPLEX
3911 JOHNSTON ST.
KNOXVILLE, TN 37921
PARID: 021HC043



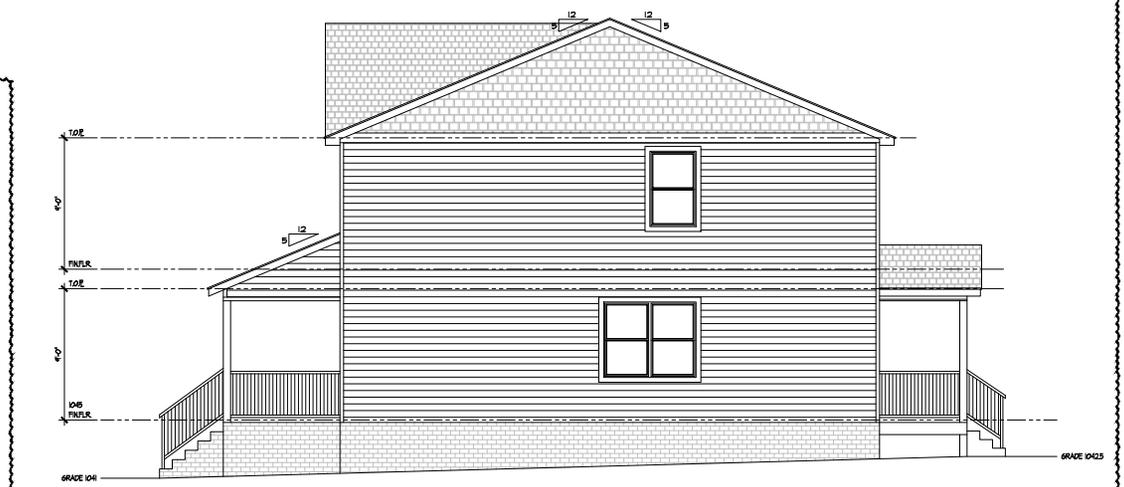
Drawn by: SP
Checked by:
Date: 02/11/25
Job No. TN25-104

1/4" = 1'-0"
Sheet Number
A-52
Of Sheets

TN25104-ELEV-02-00.dwg



REAR ELEVATION



RIGHT ELEVATION

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.

~~1/17/26~~

02/20/2026

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

Kelsey Chambers

Applicant Name

1/14/26

Date