DEVELOPMENT PLAN REPORT

FILE #: 11-A-26-DP **AGENDA ITEM #: 44**

AGENDA DATE: 11/12/2026

APPLICANT:	**REGINALD BELL**
OWNER(S):	Edelmary Martinez
TAX ID NUMBER:	144 N G 006 **View map on KGIS**
JURISDICTION:	County Commission District 4
STREET ADDRESS:	9315 SWAY BRANCH LN
LOCATION:	**Southwest side of Sway Branch Ln, east of Bluegrass Rd**
APPX. SIZE OF TRACT:	**6594 square feet**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Sway Branch Lane, an unstriped local street with 25 ft of pavement width within a right-of-way width that varies from 48-100 ft.
UTILITIES:	Water Source: First Knox Utility District
	Sewer Source: First Knox Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Tennessee River
ZONING:	**PR (Planned Residential) up to 3 du/ac**
PLACE TYPE:	SR (Suburban Residential)
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
PROPOSED USE:	**Peripheral setback reduction to 15 ft**
HISTORY OF ZONING:	In 2005 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (10-E-05-RZ).
SURROUNDING LAND USE AND ZONING:	North: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac
	South: Single family residential - PR (Planned Residential) up to 3 du/ac
	East: Single family residential - PR (Planned Residential) up to 3 du/ac
	West: Single family residential - PR (Planned Residential) up to 4 du/ac
NEIGHBORHOOD CONTEXT:	The subject property is part of a single family development and is surrounded by other single family subdivisions with a range of lot sizes. Blue Grass Elementary School is 0.6 miles to the northeast.

STAFF RECOMMENDATION:

Approve the development plan to reduce the peripheral setback from 35 ft to 15 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 3 conditions.

1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

3) Installing silt fencing along the limit of disturbance depicted on the site plan during construction. Existing trees and vegetation within the limits of disturbance shall be retained.

COMMENTS:

In 2005, a concept plan for 50 single family houses on individual lots was approved, and the subject property was approved as a lot for a single family house at this time (11-SF-05-C/11-C-05-UR). This plan requests reducing the peripheral setback along the rear property line from 35 ft to 15 ft, and the submitted site plan shows the house set 20 ft 6 in from the rear property line. To the southwest are two single family houses zoned PR (Planned Residential) up to 4 du/ac.

In June 2026 a variance application to reduce the peripheral setback from 35 ft to 15 ft and the front setback from 20 ft to 16 ft was denied by the Board of Zoning Appeals. The site plan has since been revised to comply with front setback requirements and address concerns about a steep bank along the rear lot line.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE
PR (Planned Residential) up to 5 du/ac
A. The PR zone allows single-family houses and accessory uses, buildings, and structures as permitted uses. The administrative procedures require the Planning Commission to review and approve the development plan before building permits can be issued (Article 5, Section 5.13.15).
B. The Planning Commission has the authority to reduce the peripheral setback to 15 ft when the subject property abuts residential zoning, which is the case here. However, the minimum front setback is 20 ft along a road frontage. The peripheral setback request is consistent with the front and side setback requirements.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Ensure that development is sensitive to existing community character. (Implementation Policy 2). The subject property has an irregular front lot line that reduces the lot's depth along the southeast side lot line to 67.91 ft, while almost all of the other lots in the Williford subdivision are at least 90 ft deep on both sides. The rear setback for the subdivision is 15 ft when not controlled by the peripheral setback, so the reduction would be consistent with the development pattern of the rest of the neighborhood.
B. There is a steep bank at the rear of the lot that separates the two subdivisions. The plans include a non-disturbance boundary 5 ft from the rear lot line that extends across the lot and would be protected during construction. There would be no grading or clearing within this boundary, and existing vegetation would be retained. Knox County Engineering and Public Works may require additional site work to stabilize the bank if issues are identified during permitting or construction.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The subject property is designated SR (Suburban Residential), which recommends a housing mix of predominantly single-family subdivisions with lots smaller than one acre. Because no significant alterations are being made to the existing development pattern, this request does not conflict with the intent of the SR place type.
B. The SR place type allows consideration of the PR zone with densities of up to 12 du/ac. The proposed development does not change the density of the subdivision, nor does it reduce the common area of the subdivision.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Planned Growth Area. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The proposed development plan is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

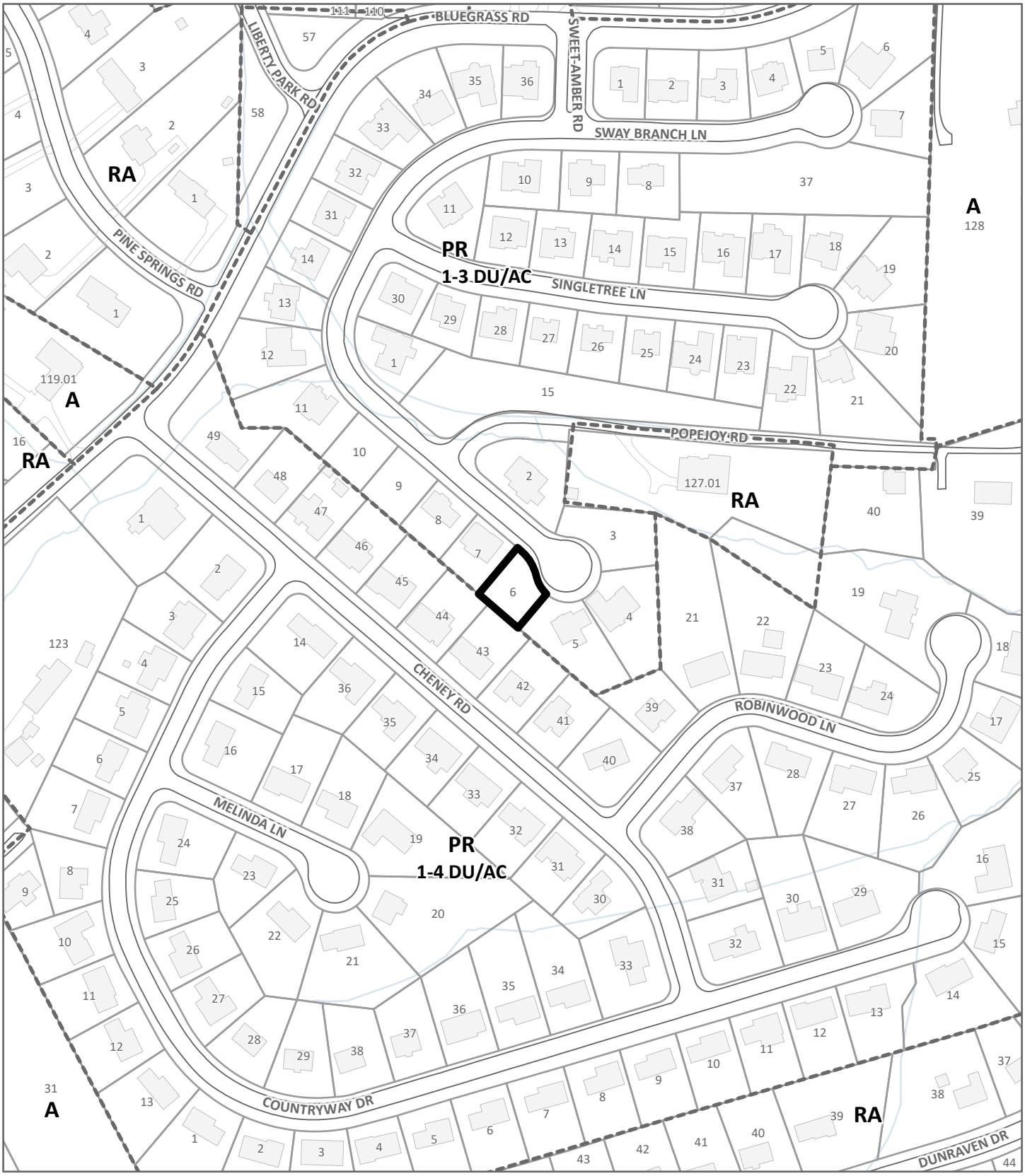
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Blue Grass Elementary, West Valley 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN **11-A-26-DP**

Petitioner: Reginald Bell

Peripheral setback reduction to 15 ft in PR (Planned Residential) up to 3 du/ac

Map No: 144
Jurisdiction: County

0 210
Feet

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

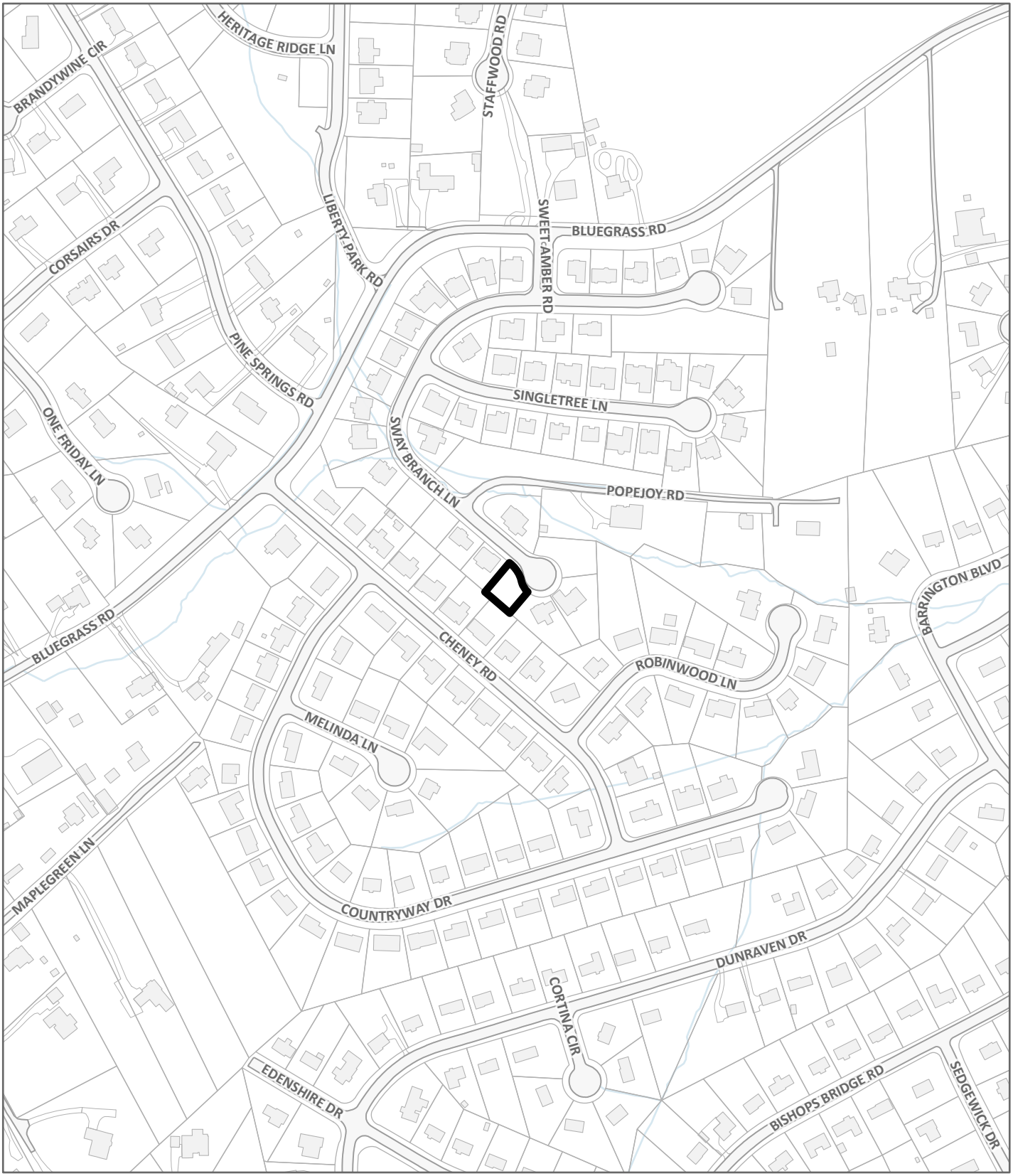
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-A-26-DP**

Case boundary

0 360

Feet

N

NEW CONSTRUCTION

PLANNING FILE NO. 11-A-26-DP
PARCEL 144NG006 | REVISION 1 - 10/19/2026

9315 SWAY BRANCH LN, KNOXVILLE, TN 37922

ABBREVIATIONS

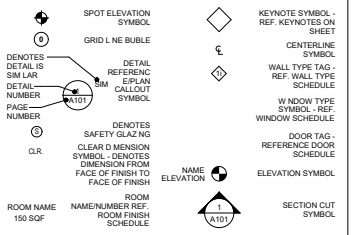
@	AT	H.C.	HOLLOW CORE	THK.	THICK
A.C.T.	ACOUSTIC CEIL NG TILE	HDWD.	HARDWOOD	T.O.	TOP OF
A.D.	AREA DRA N	H.M.	HOLLOW METAL	T.O.C.	TOP OF CONCRETE
ADJ.	ADJACENT, ADJUSTABLE	HR.	HOUR	T.O.S.	TOP OF STEEL
A F F.	ABOVE FINISH FLOOR	H.R.	HOT ROLLED	TSO	TELECOMMUNICATION SERVICE OUTLET
AL.	ALUMINUM	HT.	HEIGHT	TTD	TOILET TISSUE DISPENSER
A.T.C.	ACOUSTIC TILE CE L NG	I D.	INS DE DIAMETER	TYP.	TYPICAL
BD.	BOARD	I F.	INS DE FACE	U.O.N.	UNLESS OTHERWISE NOTED
BETW.	BETWEEN	INS.	INSULATION	UP.	UPPER
BLKG.	BLOCK NG	INT.	INTERIOR	V.C.T.	VINYL COMPOSITION TILE
BM.	BEAM	INTER.	INTERMEDIATE	VEN.	VENEER
B.O.	BOTTOM OF	INTCM	INTERCOM	VER.	VERIFY
BOT.	BOTTOM	JAN.	JANITOR	VEST.	VESTIBULE
BRG.	BEAR NG	JST.	JOIST	V.I.F.	VERIFY N F ELD
BTWN.	BETWEEN	JT.	JO NT	V.W.C.	VERIFY WITH CASEWORK
CAB.	CAB NET	LAM.	LAMINATED	W/	WITH
CER.	CERAMIC	LEV.	LEVEL	W/O	WITHOUT
CH	COAT HOOK	LOC.	LOCATION	W.C.	WALL COVERING
C.J.	CONTROL JOINT	MAX.	MAX MUM	WD.	WOOD
CL	CENTER L NE	M.D F.	MEDIUM DENSITY F BERBOARD	W H.	WATER HEATER
CL.	CLOSET	MECH.	MECHANICAL	W P.	WATERPROOF
CLG.	CEIL NG	MEMB.	MEMBRANE	W R.	WATER RESISTANT
CLR.	CLEAR	MEZZ.	MEZZANINE	W.S.	WOOD SCREW / WASTE RECEPTACLE
C.M.U.	COLUMN	MFR.	MANUFACTURER		
COL.	CONCRETE MASONRY UNIT	MIN.	MIN MUM		
CONC.	CONCRETE	MISC.	MISCELLANEOUS		
CONST.	CONSTRUCTION	M.O.	MASONRY OPEN NG		
CONT.	CONTINUOUS	MOD.	MODULE		
COORD.	COORDINATE	M.S.	MACHINE SCREW		
C.R.	COLD ROLLED	MTD.	MOUNTED		
C.T.	CERAMIC T LE	MTL.	METAL		
CTR	COUNTER	(N)	NEW		
CTSK.	COUNTERSINK	N.I.C.	NOT IN CONTRACT		
DBL.	DOUBLE	NO.	NUMBER		
DCA.	DRILLED CONCRETE ANCHOR	NOM.	NOM NAL		
DET.	DETAIL	N.T.S.	NOT TO SCALE		
D.F.	DRINKING FOUNTA N	O A.D.	OVERALL D MENSION		
DIA.	DIAMETER	O.C.	ON CENTER		
DIM.	DIMENSION	O D.	OUTSIDE DIAMETER		
DISP.	DISPENSER	OPNG.	OPEN NG		
DISP.	DISPENSER	OPP.	OPPOSITE		
DN.	DOWN	O F.C.I.	OWNER FURNISHE D/CONTRACTOR NSTALLE		
DR.	DOOR	O F.O.I.	OWNER FURNISHE D/OWNER NSTALLED		
DTL.	DETAIL	O F.V.I.	OWNER FURNISHED / VENDOR NSTALLED		
DWG.	DRAW NG	O H.	OVAL HEAD		
(E)	EXIST NG	P. LAM.	PLASTIC LAMINATE		
EA.	EACH	PL	PROPERTY LINE		
E J.	EXPANSION JO NT	PL	PLATE		
EL.	ELEVATION	PLY.	PLYWOOD		
ELEC.	ELECTRICAL	PLYWD.	PLYWOOD		
EO	ELECTRICAL OUTLET	PT.	PAINT		
EQ.	EQUAL	PTD.	PAINTED		
EQUIP.	EQUIPMENT	PTN.	PARTITION		
E.W.C.	ELECTRIC WATER COOLER	Q.T.	QUARRY TITLE		
EXIST.	EXIST NG	QTY.	QUANTITY		
EXP.	EXPANSION	R.	RADIUS		
EXP. JT.	EXPANSION JO NT	RAD.	RADIUS		
EXT.	EXTERIOR	R.D.	ROOF OF DRA N		
F.D.	FLOOR DRA N	RE.	REFER TO		
F.E.	FIRE EXTINGUISHER	REQD.	REQUIRED		
F.E.C.	FIRE EXTINGUISHER CAB NET	RES.	RESILIENT		
F.H.	FLAT HEAD	RESIL.	RESILIENT		
F.H.C.	FIRE HOSE CAB NET	R.H.	ROUND HEAD		
FIN.	FINISH	RM.	ROOM		
FLR.	FLOOR	R.O.	ROUGH OPENING		
FLUOR.	FLUORESCENT	S.C.	SOL D CORE/SEAT COVER		
F.O.	FACE OF	SCHED.	SCHEDULE		
F.O.S.	FACE OF STUD	SECT.	SECTION		
F.O.W.	FACE OF WALL	S.E D.	SEE ELECTRICAL DRAW NGS		
F.S.	FULL SIZE	SFD	SMOKE FIRE DAMPER		
FURR.	FURRING	SHT.	SHEET		
FUT.	FUTURE	SIM.	SIM LAR		
GA.	GAUGE	S.M.D.	SEE MECHANICAL DRAWINGS		
GALV.	GALVANIZED	S.M.S.	SHEET METAL SCREW		
G.B.	GRAB BAR	S.P D.	SEE PLUMBING DRAWINGS		
G.D.	GARBAGE DISPOSAL	S.S.	STAINLESS STEEL		
G.W.B.	GYPSUM WALLBOARD	S.S D.	SEE STRUCTURAL DRAW NGS		
GYP. BD.	GYPSUM WALLBOARD	S.T.S.	SELF-DRILLING, SELF-TAPPING		
H.B.	HOSE B BB	STD.	STANDARD		
		STL.	STEEL		
		STRUCT.	STRUCTURAL		
		SUSP.	SUSPENDED		

APPLICABLE INFORMATION

ALL WORKS SHALL COMPLY WITH THE STATE OF TENNESSEE BUILDING CODES, AS WELL AS ALL OTHER REGULATIONS & RULES OF THE KNOX COUNTY OF KNOXV LLE USE IRC. 2024 EDITION,IN CASE OF CONFLICT BETWEEN REQU REMENTS,USE LATEST AND
THE MOST - UP-TO-DATE RESTRICTIVE CODES SHALL APPLY.
RC 2024. INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION. CHAPTER 7 & 8;
ALTERATION LEVEL 2
NTERNATIONAL RES DENTIAL CODE, 2024 EDITION
NTERNATIONAL ELECTRICAL CODE, 2024 EDITION
NTERNATIONAL PLUMB NG CODE, 2024 EDITION. APPENDICES C AND E(
NTERNATIONAL MECHANICAL CODE, 2024 EDITION. APPENDIX A
NTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (AMENDED)

NFPA 101 LIFE SAFETY CODE, 2024 EDITION
ICC ALL 7.1 ACCESS BILITY CODE, 2017 EDITION

SYMBOLS



GENERAL NOTES

SCOPE OF WORK

THIS DRAWING SET PROVIDES THE ARCHITECTURAL AND STRUCTURAL DESIGN FOR THE NEW CONSTRUCTION OF A S NGLE-FAM LY RESIDENCE. THE ARCHITECTURAL SCOPE INCLUDES FLOOR PLANS, ROOF PLAN, EXTERIOR ELEVATIONS, BU LDING SECTIONS, WALL SECTIONS, DOOR AND W NDOW SCHEDULES, ROOM LAYOUTS, MATERIAL CALLOUTS, AND ALL ARCHITECTURAL DETAILS NECESSARY TO CONVEY DESIGN NTENT AND ENSURE COMPLIANCE WITH RC 2024 AND APPLICABLE LOCAL AMENDMENTS. THE STRUCTURAL SCOPE NCLUDES FOUNDATION PLANS, FRAM NG PLANS, ROOF FRAMING LAYOUTS, LOAD-BEARING WALL DESIGN, BEAM AND HEADER SCHEDULES, STRUCTURAL DETA LS, CONNECTION REQUIREMENTS, AND GENERAL STRUCTURAL NOTES PREPARED IN ACCORDANCE WITH RC 2024, IBC (AS APPLICABLE), AND ACCEPTED ENGINEERING STANDARDS. THESE DRAWINGS ESTABLISH THE D MENSIONAL, SPATIAL, AND STRUCTURAL REQUIREMENTS FOR CONSTRUCTION AND SHALL BE USED BY THE CONTRACTOR TO COORD NATE ALL BUILDING COMPONENTS. ALL CONSTRUCTION SHALL CONFORM TO THE DETA LS, NOTES, AND SPECIFICATIONS SHOWN HEREIN AND TO ALL APPLICABLE CITY, COUNTY, AND STATE CODES

PROJECT DATA

OWNER
VENZ GROUP SUBCONTRACTOR

9315 SWAY BRANCH LN,
KNOXVILLE,
TN 37922

PROJECT ADDRESS
9315 SWAY BRANCH LN, KNOXVILLE, TN 37922

CONSULTANT DATA

ARCHITECT OF RECORD
ONESOURCE CONSTRUCTION AND ENGINEERING, LLC
ADDRESS: 900 SPINNAKER ROAD
KNOXV LLE, TN 37934
EMAIL: ZZA101@GMA L.COM
PHONE: 865-660-4959

PROPERTY INFORMATION:

KNOX PLANNING FILE NO.: 11-A-26-DP
PARCEL ID: 144NG006
REQUEST: REDUCE PER PHERAL SETBACK TO 15 FT
REVISION 1 (10/19/2026): RESPONSE TO PLANN NG STAFF COMMENTS - HOUSE PLAN MIRRORED, REAR BANK LIMITS OF DISTURBANCE ADDED, UNCOVERED PATIO LOCATION CLARIFIED.

BUILDING DEPARTMENT:
KNOX COUNTY
CODES ADM NISTRATION AND ENFORCEMENT
400 MAIN ST. SW #547
KNOXV LLE, TN 37902

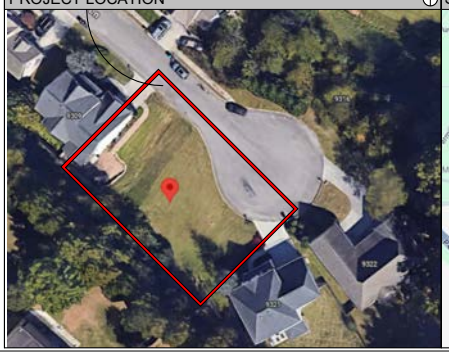
PROJECT MANAGER:
JANN ER MARTINEZ

DRAWING INDEX

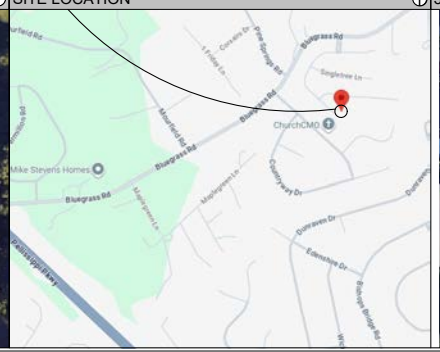
ARCHITECTURAL SHEET LIST

A0 0	COVER SHEET
A1 0	ROOF & SITE PLAN
A1.1	FIRST & SECOND FLOOR PLAN
A2 0	FRONT & REAR ELEVATIONS
A2.1	LEFT & RIGHT ELEVATIONS
A3 0	SECTIONS
A4 0	LIGHT NG PLAN
D1.0	3D DIAGRAM

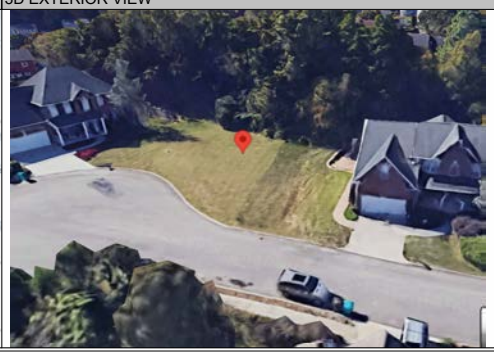
PROJECT LOCATION



SITE LOCATION



3D EXTERIOR VIEW



CONTACT INFORMATION

ITEM	PROPOSED SINGLE FAM LY HOUSE
LOT ACREAGE (ACRE)	7,325 SQFT
BUILDING FOOTPRINT AREA (SQFT)	1,536 SF
TOTAL HEATED AREA (SQFT)	2, 108 SF
1ST FLOOR HEATED AREA (SQFT)	1,030 SF
2ND FLOOR HEATED AREA (SQFT)	1,078 SF
UNCOVERED BACKYARD PATIO AREA (SQFT)	96 SF
ZONING DESIGNATION	PR 1-4 DU/AC
GENERAL LAND USE DESIGNATION	SINGLE FAMILY RES DENCE
CONSTRUCTION TYPE	V-B
OCCUPANCY CLASSIFICATION	RN-1
TYPE OF BU LD NG	RESIDENTIAL
NUMBER OF PARKING STALLS	2
SPRINKLER	NO
NUMBER OF STOR ES	2
NUMBER OF UNITS	1
ZONING SETBACK	FRONT:15', SIDE: 5' REAR:16'
HEIGHT LIMIT	35 FT
MAX MUM FAR	N/A
PROJECT FAR	N/A
MAX MUM LOT COVERAGE	40%
PROJECT LOT COVERAGE	

OWNER :
PROJECT ADDRESS : 9315 SWAY BRANCH LN, KNOXVILLE, TN 37922

COVER SHEET

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	PLANNING 11-A-26-DP	10/19/26

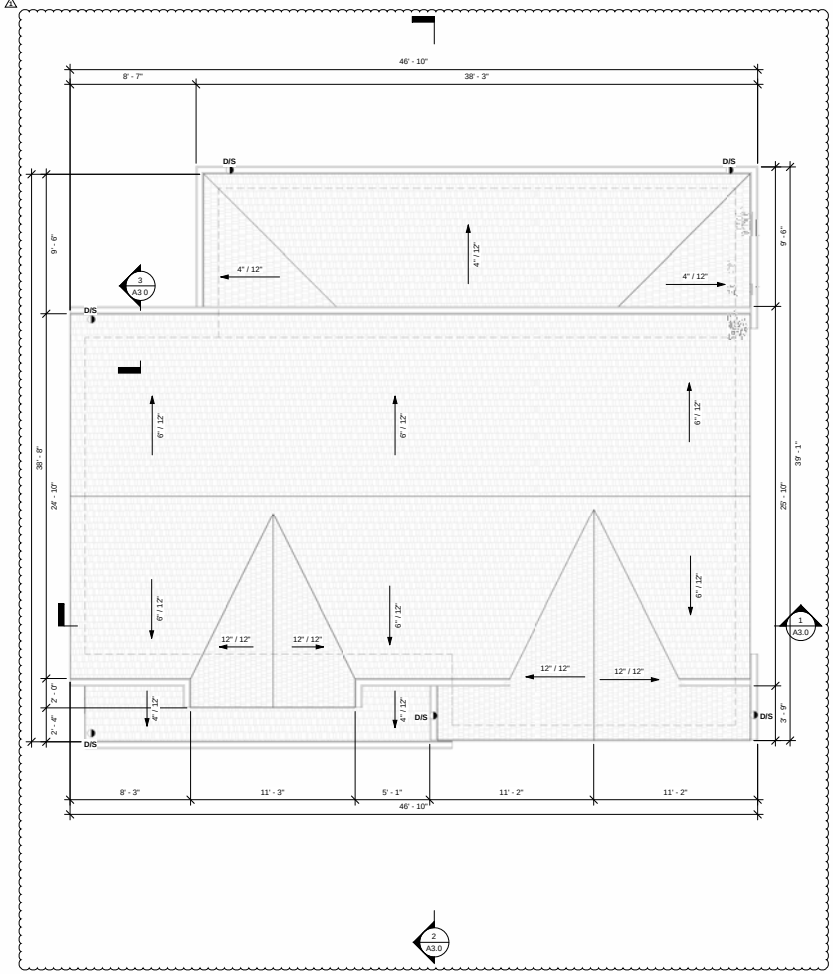
JOB TITLE
NEW CONSTRUCTION
PLANNING FILE NO.
11-A-26-DP

DRWN BY
ZA
DATE
08/18/2026
SCALE
AS NOTED

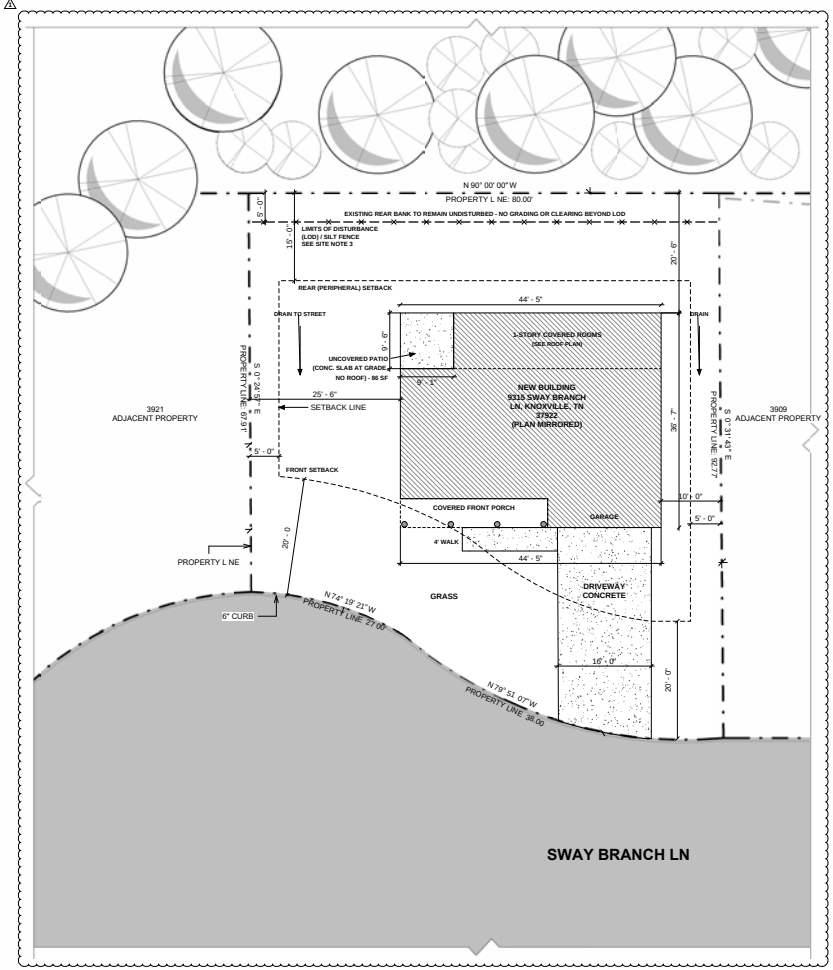
SHEET A0.0

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PL NG THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY, NG, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PL. NG THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY, NO, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.



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



1 SITE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES:

1. THE DEMOLITIONS, ADDITIONS AND REMODELS ARE DIAGRAMMATIC AND DO NOT SHOW THE EXACT AMOUNT OF WORK. THE CONTRACTOR SHALL VISIT THE JOB SITE AND DETERMINE THE FULL EXTENT OF THE WORK INVOLVED PRIOR TO SUBMITTING A BID.

2. PROTECT EXISTING BUILDING AND SITE FROM ANY POSSIBLE DAMAGE DUE TO THE CONSTRUCTION WORK.

3. PAINT & PATCH WITHIN LIMIT OF WORK, WHERE REQUIRED TO MATCH (E).

SHEET NOTES:

PLANNING FILE NO. 11-A-26-DP
SEE SITE NOTES BELOW.

REFERENCE NOTES:

SITE NOTES:

1. KNOX PLANNING FILE NO. 11-A-26-DP (PARCEL 144NG006). REQUEST: REDUCE PERIPHERAL SETBACK TO 15 FT.
2. HOUSE PLAN MIRRORED PER PLANNING STAFF COMMENT 2a: FRONT PORCH ON THE LEFT (NORTH) SIDE, GARAGE AND DRIVEWAY ON THE RIGHT (SOUTH) SIDE. HOUSE MOVED 4'-5" TOWARD SWAY BRANCH LN. THE ENCLOSED HOUSE IS WITHIN ALL SETBACKS: REAR 20'-6" (15'-0" REQUESTED), SIDES 25'-6" AND 10'-0" (5'-0" REQ'D), AND ALL ENCLOSED WALLS ARE BEHIND THE 20'-0" FRONT SETBACK. ONLY THE OPEN, COVERED FRONT PORCH ENCROACHES INTO THE FRONT SETBACK.
3. REAR SLOPE: NO RETAINING WALLS ARE PROPOSED. THE EXISTING BANK AT THE REAR OF THE LOT SHALL REMAIN UNDISTURBED. NO GRADING, CUT, FILL, CLEARING, STOCKPILING OR EQUIPMENT TRAFFIC IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE (LOD). EXISTING TREES AND VEGETATION ON THE BANK SHALL REMAIN. INSTALL SILT FENCE ALONG THE LOD BEFORE ANY LAND DISTURBANCE AND MAINTAIN IT UNTIL THE SITE IS PERMANENTLY STABILIZED.
4. ROOF DOWNSPOUTS AND FINISH GRADING SHALL DIRECT STORMWATER AWAY FROM THE REAR BANK TOWARD SWAY BRANCH LN. NO CONCENTRATED DISCHARGE AT THE TOP OR TOE OF THE BANK.
5. THE UNCOVERED PATIO IS THE 9'-1" x 9'-6" (86 SF) CONCRETE SLAB AT GRADE IN THE REAR LEFT CORNER NOTCH, ADJACENT TO THE 1-STORY COVERED ROOMS. NO ROOF, PERGOLA, AWNING OR OTHER COVER IS PROPOSED OVER IT (SEE ROOF PLAN).
6. CONTRACTOR SHALL FIELD VERIFY THE TOE OF THE EXISTING SLOPE AND STAKE THE LOD BEFORE CONSTRUCTION. IF ANY WORK WOULD REQUIRE CUTTING INTO THE BANK, STOP AND NOTIFY THE ENGINEER OF RECORD.

LEGEND:

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- PROPERTY LINE
- SETBACK LINE
- SPOT ELEVATION
- WALL LINE
- D/S DOWN SPOUT
- LIMITS OF DISTURBANCE (LOD) / SILT FENCE

OWNER :

PROJECT ADDRESS : 9315 SWAY BRANCH LN, KNOXVILLE, TN 37922

ROOF & SITE PLAN

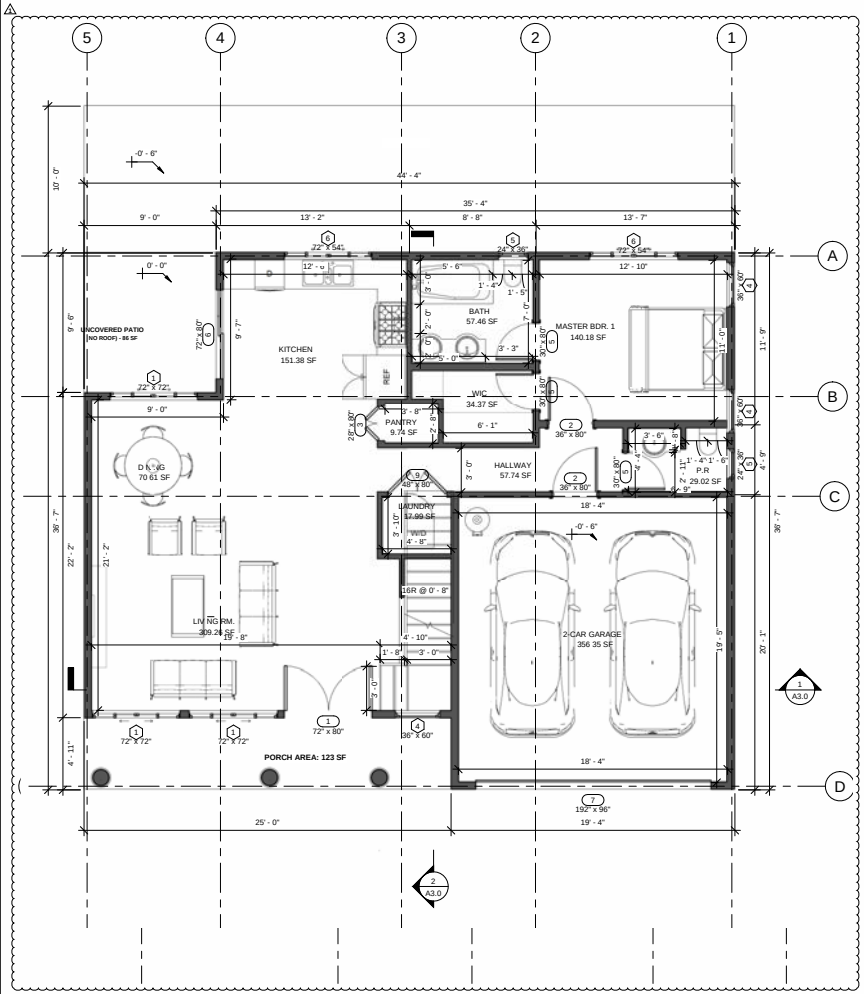
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	PLANNING 11-A-26-DP	10/19/26

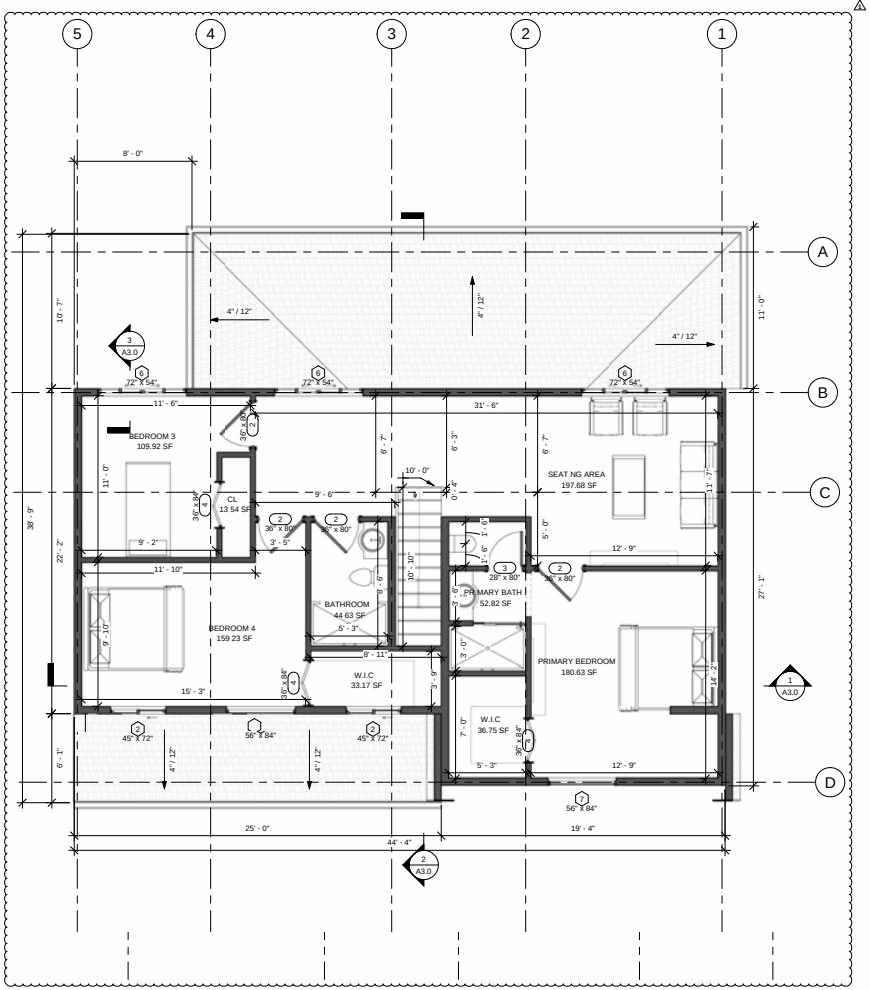
JOB TITLE
NEW CONSTRUCTION

PLANNING FILE NO.
11-A-26-DP

DRWN BY	MR
DATE	08/18/2026
SCALE	AS NOTED

SHEET A1.0





AREA TABLE

1ST FLOOR HEATED SQUARE FOOTAGE :	**1,030** SF
2ND FLOOR HEATED SQUARE FOOTAGE :	**1,078** SF
TOTAL HEATED SQUARE FOOTAGE :	**2,108** SF
TOTAL SQUARE FOOTAGE FOR GARAGES, FRONT PORCH, BACKYARD PATIO:	

384 SF + 123 SF + ~~86 SF~~ 693 SF

WINDOWS SCHEDULE

MARK	COUNT	WIDTH	HEIGHT	TYPE
1	3	6' - 0"	6' - 0"	FOUR SLIDING
2	2	3' - 9"	6' - 0"	DOUBLE SL DING
4	3	3' - 0"	5' - 0"	S NGLE HUNG
5	2	2' - 0"	3' - 0"	S NGLE HUNG TEMPERED GLASS
6	5	6' - 0"	4' - 6"	FOUR SLIDING
7	2	4' - 8"	7' - 0"	FIXED

DOORS SCHEDULE

MARK	COUNT	WIDTH	HEIGHT	TYPE
1	1	6' - 0"	6' - 8"	DOUBLE FLUSH
2	6	3' - 0"	6' - 8"	S NGLE DOOR
3	2	2' - 4"	6' - 8"	S NGLE DOOR
4	3	3' - 0"	7' - 0"	B FOLDING DOOR
5	3	2' - 6"	6' - 8"	S NGLE DOOR
6	1	6' - 0"	6' - 8"	DOUBLE SL DING
7	1	16' - 0"	8' - 0"	OVERHEAD SECTIONAL
8	1	0' - 0"	0' - 0"	DOOR OPEN NG
9	1	4' - 0"	6' - 8"	DOUBLE FLUSH

GENERAL NOTES:

1. THE DEMOLITIONS, ADDITTIONS AND REMODELS ARE DIAGRAMMATIC AND DO NOT SHOW THE EXACT AMOUNT OF WORK. THE CONTRACTOR SHALL VISIT THE JOB SITE AND DETERMINE THE FULL EXTENT OF THE WORK INVOLVED PRIOR TO SUBMITTING A BID.

2. PROTECT EXISTING BUILDING AND SITE FROM ANY POSSIBLE DAMAGE DUE TO THE CONSTRUCTION WORK.

3. PAINT & PATCH WITHIN LIMIT OF WORK, WHERE REQUIRED TO MATCH (E).

SHEET NOTES:

1. PLANNING FILE NO. 11-A-26-DP.
2. FLOOR PLANS MIRRORED PER PLANNING STAFF COMMENT 2a.
3. UNCOVERED PATIO: 9'-1" x 9'-6" REAR LEFT CORNER SLAB, NO ROOF (SEE ROOF PLAN).

REFERENCE NOTES:

LEGEND:

(N) WALL
(N) W1-HR RATED WALL
(N) WINDOW
(N) DOOR

OWNER :

PROJECT ADDRESS : 9315 SWAY BRANCH LN, KNOXVILLE, TN 37922

FIRST & SECOND FLOOR PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	PLANNING 11-A-26-DP	10/19/26

JOB TITLE

NEW CONSTRUCTION

PLANNING FILE NO.
11-A-26-DP

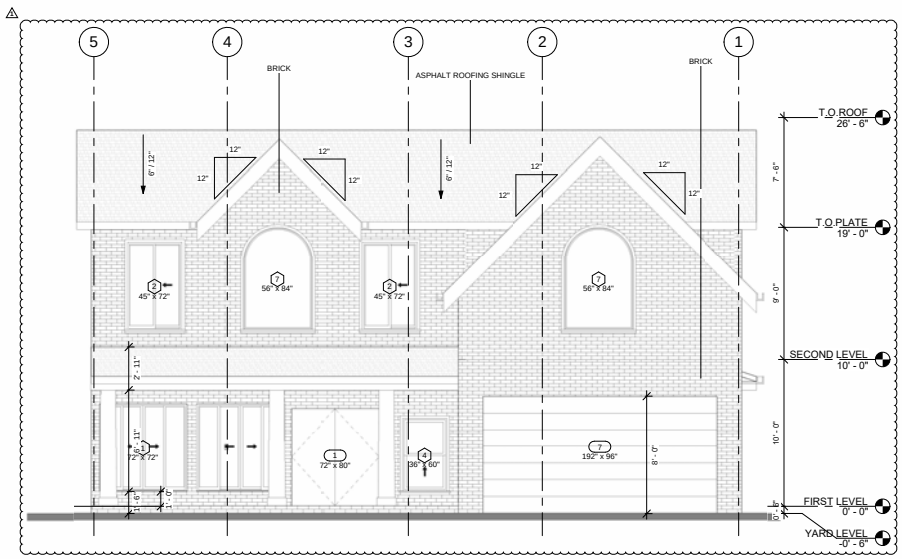
DRWN BY	MR
DATE	08/18/2026
SCALE	AS NOTED

SHEET A1.1

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

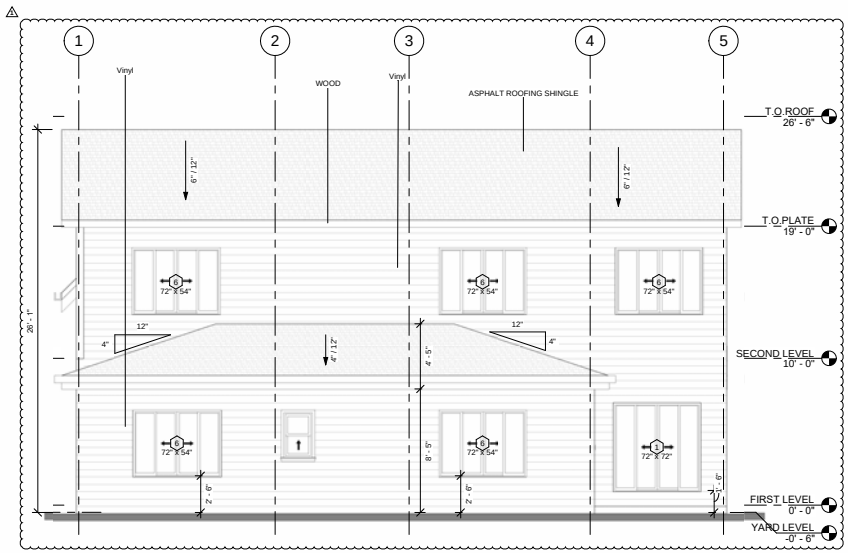
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PL NG THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY NG, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.



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

0' 2' 4' 8' 16'



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

0' 2' 4' 8' 16'

GENERAL NOTES:

1. THE DEMOLITIONS, ADDITTIONS AND REMODELS ARE DIAGRAMMATIC AND DO NOT SHOW THE EXACT AMOUNT OF WORK. THE CONTRACTOR SHALL VISIT THE JOB SITE AND DETERMINE THE FULL EXTENT OF THE WORK INVOLVED PRIOR TO SUBMITTING A BID.

2. PROTECT EXISTING BUILDING AND SITE FROM ANY POSSIBLE DAMAGE DUE TO THE CONSTRUCTION WORK.

3. PAINT & PATCH WITHIN LIMIT OF WORK, WHERE REQUIRED TO MATCH (E).

SHEET NOTES:

1. PLANNING FILE NO. 11-A-26-DP.
2. ELEVATIONS MIRRORED TO MATCH REVISED (MIRRORED) FLOOR PLANS.

REFERENCE NOTES:

LEGEND:

WALL LINE

D/S DOWN SPOUT

OWNER :

PROJECT ADDRESS : 9315 SWAY
BRANCH LN, KNOXVILLE, TN 37922

FRONT & REAR ELEVATIONS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	PLANNING 11-A-26-DP	10/19/26

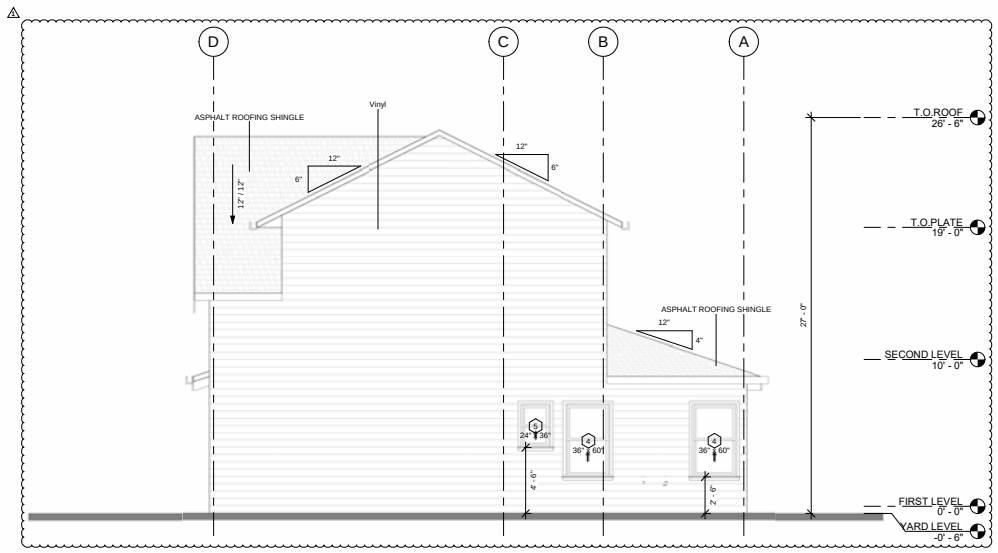
JOB TITLE
NEW CONSTRUCTION

PLANNING FILE NO.
11-A-26-DP

DRWN BY	
Author	
DATE	
08/18/2026	
SCALE	
AS NOTED	

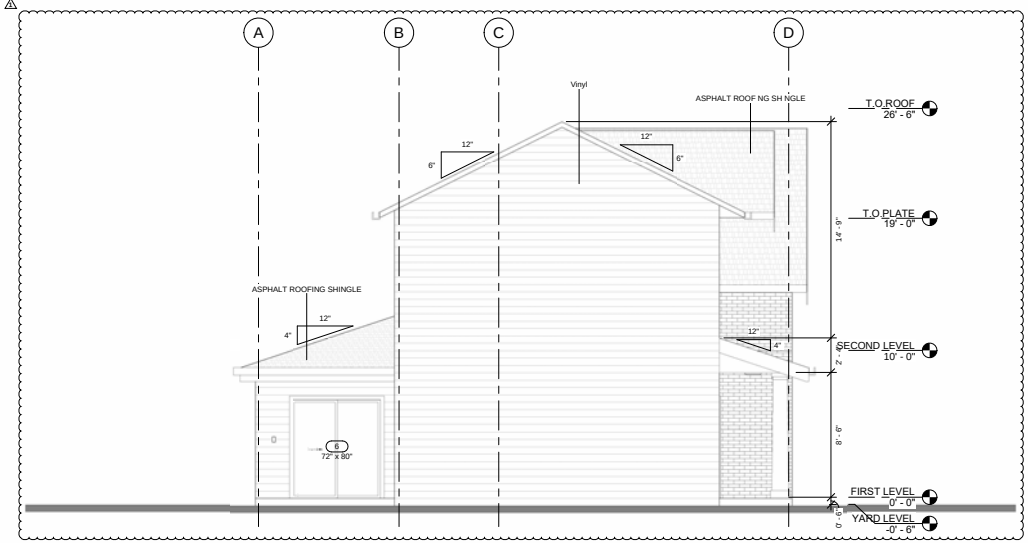
SHEET A2.0

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PL NG THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY, NO REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.



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

0' 2' 4' 8' 16'



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

0' 2' 4' 8' 16'

GENERAL NOTES:

1. THE DEMOLITIONS, ADDITTIONS AND REMODELS ARE DIAGRAMMATIC AND DO NOT SHOW THE EXACT AMOUNT OF WORK. THE CONTRACTOR SHALL VISIT THE JOB SITE AND DETERMINE THE FULL EXTENT OF THE WORK INVOLVED PRIOR TO SUBMITTING A BID.

2. PROTECT EXISTING BUILDING AND SITE FROM ANY POSSIBLE DAMAGE DUE TO THE CONSTRUCTION WORK.

3. PAINT & PATCH WITHIN LIMIT OF WORK, WHERE REQUIRED TO MATCH (E).

SHEET NOTES:

1. PLANNING FILE NO. 11-A-26-DP.
2. ELEVATIONS MIRRORED TO MATCH REVISED (MIRRORED) FLOOR PLANS. VIEW NAMES UPDATED.

REFERENCE NOTES:

LEGEND:

WALL LINE

D/S DOWN SPOUT

OWNER :

PROJECT ADDRESS : 9315 SWAY
BRANCH LN, KNOXVILLE, TN 37922

LEFT & RIGHT ELEVATIONS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	PLANNING 11-A-26-DP	10/19/26

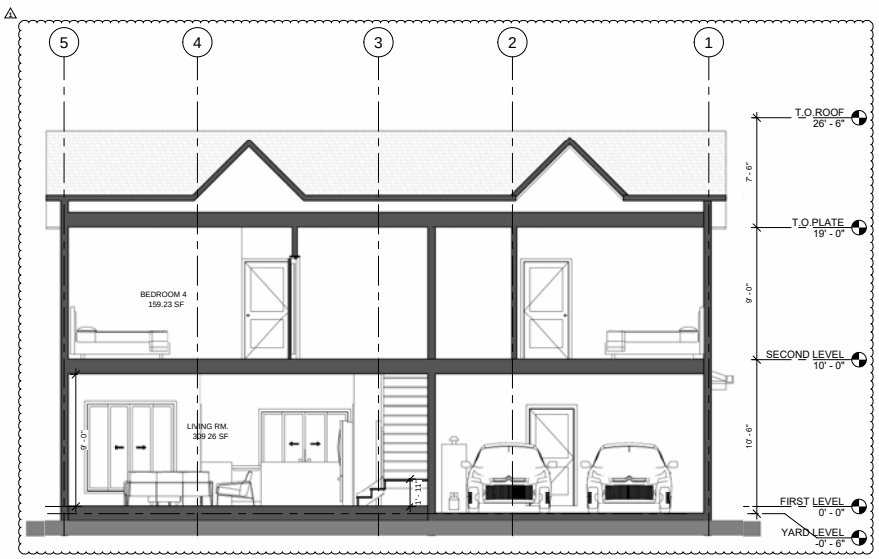
JOB TITLE
NEW CONSTRUCTION

PLANNING FILE NO.
11-A-26-DP

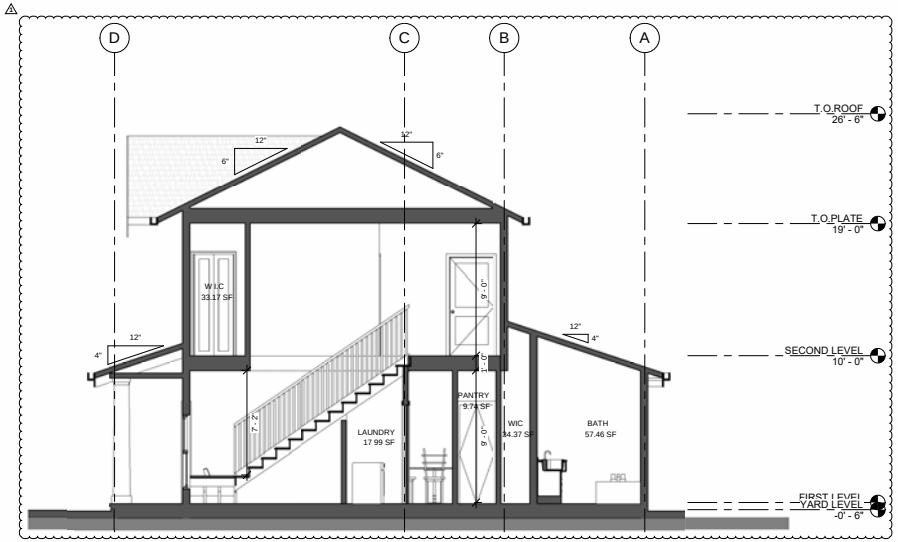
DRWN BY	Author
DATE	08/18/2026
SCALE	AS NOTED

SHEET A2.1

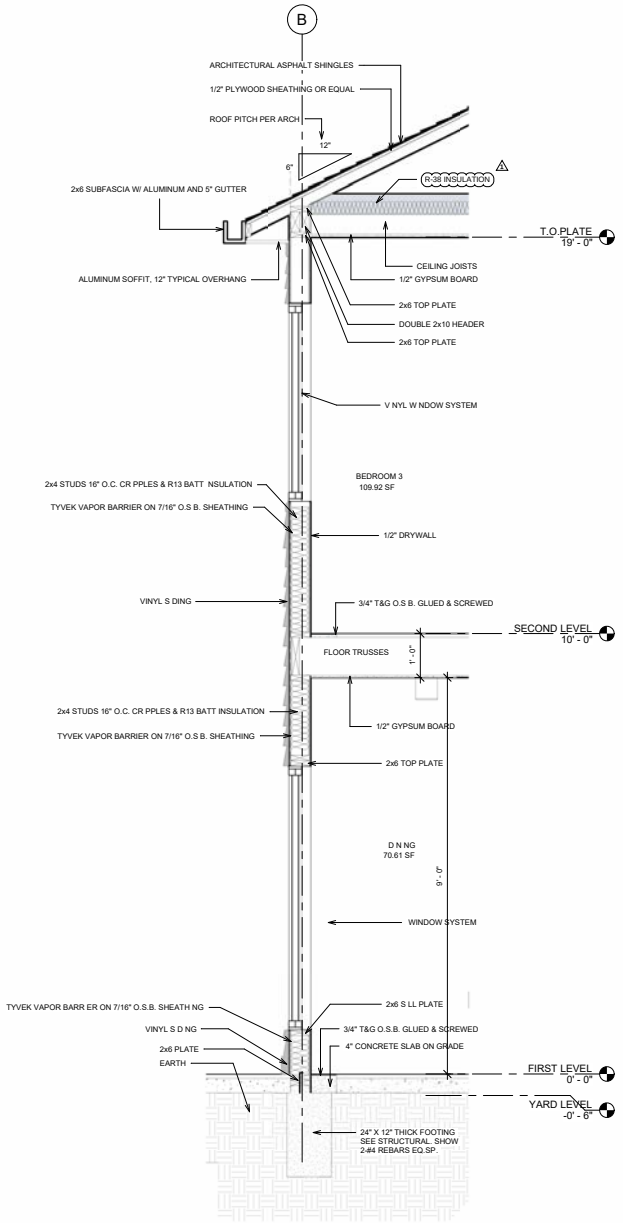
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PLANS, THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY, NO REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.



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



2 SECTION B-B
SCALE: 1/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

1. THE DEMOLITIONS, ADDITTIONS AND REMODELS ARE DIAGRAMMATIC AND DO NOT SHOW THE EXACT AMOUNT OF WORK. THE CONTRACTOR SHALL VISIT THE JOB SITE AND DETERMINE THE FULL EXTENT OF THE WORK INVOLVED PRIOR TO SUBMITTING A BID.
2. PROTECT EXISTING BUILDING AND SITE FROM ANY POSSIBLE DAMAGE DUE TO THE CONSTRUCTION WORK.
3. PAINT & PATCH WITHIN LIMIT OF WORK, WHERE REQUIRED TO MATCH (E).

SHEET NOTES:

1. PLANNING FILE NO. 11-A-26-DP.
2. SECTIONS A-A AND B-B MIRRORED TO MATCH REVISED FLOOR PLANS.

REFERENCE NOTES:

LEGEND:

WALL LINE

D/S DOWN SPOUT

OWNER :

PROJECT ADDRESS : 9315 SWAY
BRANCH LN, KNOXVILLE, TN 37922

SECTIONS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	PLANNING 11-A-26-DP	10/19/26

JOB TITLE

NEW CONSTRUCTION

PLANNING FILE NO.
11-A-26-DP

DRWN BY	ZA
DATE	08/18/2026
SCALE	AS NOTED

SHEET A3.0

8/18/2026 4:01 PM
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PL NG THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY, NO, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PLANS THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY, NO REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.

LEGEND:

- PENDANT LIGHT (LUSTRE)
- CEILING FAN & LIGHT
- WATERPROOF RECESSED CAN
- DOWNLIGHT LED
- 4" RECESSED CAN
- 6" RECESSED CAN
- CARBON MONOXIDE ALARM
- SMOKE ALARM
- EXHAUST FAN
- WALL PACK LIGHT
- POWER PANEL
- TROFFER LIGHT
- OUTLET RANGE
- OUTLET WATHERPROOF
- OUTLET DOUBLE
- GFCI OUTLET
- GFCI OUTLET 240V 50A
- GFCI OUTLET 220V 30A
- ANTENNA OUTLET
- LIGHT SWITCH
- LIGHT SWITCH DIMMER
- LIGHT SWITCH DOUBLE
- LIGHT SWITCH (OCCUPANCY SENSOR)
- DOWNLIGHT

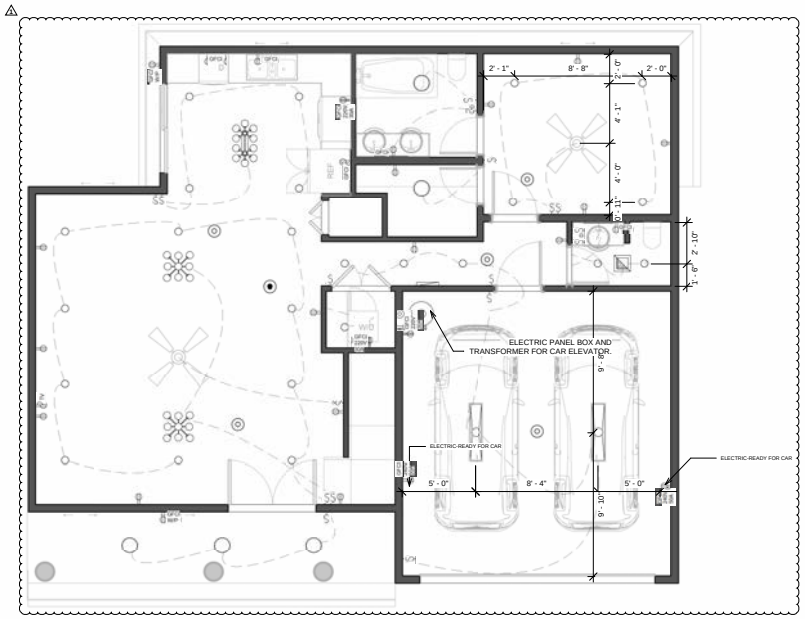
GENERAL NOTES:

1. THE DEMOLITIONS, ADDITTIONS AND REMODELS ARE DIAGRAMMATIC AND DO NOT SHOW THE EXACT AMOUNT OF WORK. THE CONTRACTOR SHALL VISIT THE JOB SITE AND DETERMINE THE FULL EXTENT OF THE WORK INVOLVED PRIOR TO SUBMITTING A BID.
2. PROTECT EXISTING BUILDING AND SITE FROM ANY POSSIBLE DAMAGE DUE TO THE CONSTRUCTION WORK.
3. PAINT & PATCH WITHIN LIMIT OF WORK, WHERE REQUIRED TO MATCH (E).

SHEET NOTES:

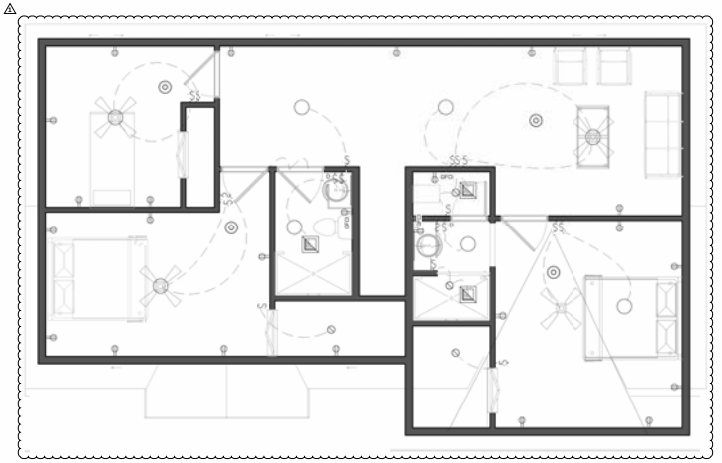
1. PLANNING FILE NO. 11-A-26-DP. ⚠
2. LIGHTING PLANS MIRRORED TO MATCH REVISED FLOOR PLANS.

REFERENCE NOTES:



3 FIRST FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'



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

0' 2' 4' 8' 16'

OWNER :

PROJECT ADDRESS : 9315 SWAY BRANCH LN, KNOXVILLE, TN 37922

LIGHTING PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
⚠	PLANNING 11-A-26-DP	10/19/26

JOB TITLE

NEW CONSTRUCTION

PLANNING FILE NO.
11-A-26-DP ⚠

DRWN BY	
MR	
DATE	
08/18/2026	
SCALE	
AS NOTED	

SHEET A4.0

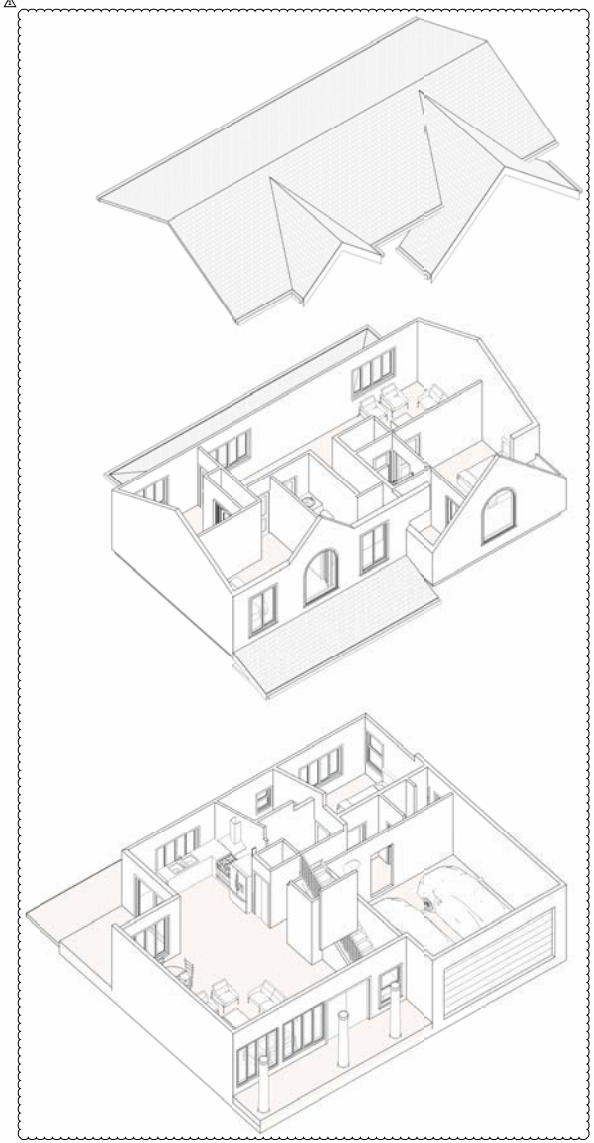
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DRAMS INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DRAMS INC. PL NG THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT A PUBLICATION OF SAME. NO COPY, NO, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF DRAMS INC.



1 3D EXTERIOR
SCALE: NTS



2 3D EXTERIOR 2
SCALE: NTS



3 3D DIAGRAM
SCALE:

GENERAL NOTES:

1. THE DEMOLITIONS, ADDITTIONS AND REMODELS ARE DIAGRAMMATIC AND DO NOT SHOW THE EXACT AMOUNT OF WORK. THE CONTRACTOR SHALL VISIT THE JOB SITE AND DETERMINE THE FULL EXTENT OF THE WORK INVOLVED PRIOR TO SUBMITTING A BID.

2. PROTECT EXISTING BUILDING AND SITE FROM ANY POSSIBLE DAMAGE DUE TO THE CONSTRUCTION WORK.

3. PAINT & PATCH WITHIN LIMIT OF WORK, WHERE REQUIRED TO MATCH (E).

SHEET NOTES:

1. PLANNING FILE NO. 11-A-26-DP.
2. 3D VIEWS MIRRORED TO MATCH REVISED FLOOR PLANS.

REFERENCE NOTES:

LEGEND:

OWNER :

PROJECT ADDRESS : 9315 SWAY
BRANCH LN, KNOXVILLE, TN 37922

3D DIAGRAM

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	PLANNING 11-A-26-DP	10/19/26

JOB TITLE

NEW CONSTRUCTION

PLANNING FILE NO.
11-A-26-DP

DRWN BY
MR
DATE
08/18/2026
SCALE
AS NOTED

SHEET D1.0