SPECIAL USE REPORT

▸ **FILE #:**	**11-F-26-SU**	**AGENDA ITEM #:**	**16**
		AGENDA DATE:	**11/12/2026**
▸ **APPLICANT:**	**JOSH HAUN**		
OWNER(S):	Martin Capital Development, LLC		
TAX ID NUMBER:	136 C A 035, 03501	**View map on KGIS**	
JURISDICTION:	City Council District 1		
STREET ADDRESS:	831 W FORD VALLEY RD (879 W FORD VALLEY RD)		
▸ **LOCATION:**	**Northeast corner of the intersection of W Ford Valley Rd and Neubert Springs Rd**		
▸ **APPX. SIZE OF TRACT:**	**2.07 acres**		
SECTOR PLAN:	South City		
GROWTH POLICY PLAN:	N/A (Within the City limits)		
ACCESSIBILITY:	Access is via W Ford Valley Road, a minor collector with 17-18 ft of pavement width within a right-of-way width that varies from 31-41 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, Single Family Residential**		
▸ **PROPOSED USE:**	**Two-family dwellings on three lots**		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Rural residential, single family residential - RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood)		
	South: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
	East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
	West: Agriculture/forestry/vacant land, single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
NEIGHBORHOOD CONTEXT:	The subject property is on the periphery of a residential area with single family neighborhoods on medium to small lot sizes. Surrounding areas feature undisturbed forested hills and rural residences on large lots. Gary Underwood Park is 0.23 miles to the northeast, and Mooreland Heights		

Elementary lies 0.68 miles to the northwest.

STAFF RECOMMENDATION:

- **Approve the request for three two-family dwellings as depicted on the site plan, 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) Subdividing the property into separate lots as shown on the site plan and meeting all applicable requirements of the platting process and Subdivision Regulations.

COMMENTS:

The applicant proposes subdividing two parcels, totaling 1.97 acres, into four lots for three new two-family dwellings and one existing house. An access easement is proposed off W Ford Valley Drive for the three duplexes. The two-story structures have a footprint of 1,700 sq ft and feature one bedroom on the main floor and two on the upper floor.

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 request is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing opportunities.
B. The proposed use is consistent with the North City Sector Plan's and One Year Plan's LDR (Low Density Residential) land use classification, which is intended for single-family dwellings and duplexes.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may be allowed by special use approval.
B. The proposed lots meet the minimum lot area and lot width requirements of the RN-2 district. The site plan and building elevations as provided conform to the dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J). For example, elevations facing W Ford Valley Road and Neubert Springs Road both meet the 15% minimum transparency requirement and include architectural elements to avoid the appearance of blank walls.

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 property is located at the edge of the Colonial Village neighborhood, which is primarily composed of single-family dwellings. The proposed use is compatible with houses, and the scale of the two-story structures is generally consistent with other residential structures in this area.

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 proposed development is not expected to significantly injure the value of any adjacent properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. The proposed duplexes are not expected to draw substantial traffic through residential streets.
The property is located at an intersection of two collector streets, W Ford Valley Road and Neubert Spring Road, which provide easy access to major throughfares such as Chapman Highway, W Martin Mill Pike, and W Governor John Sevier Highway within 1.5 miles.

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. The uses immediately surrounding the subject property will not pose a potential hazard or undesirable environment.

ESTIMATED TRAFFIC IMPACT: 42 (average daily vehicle trips)

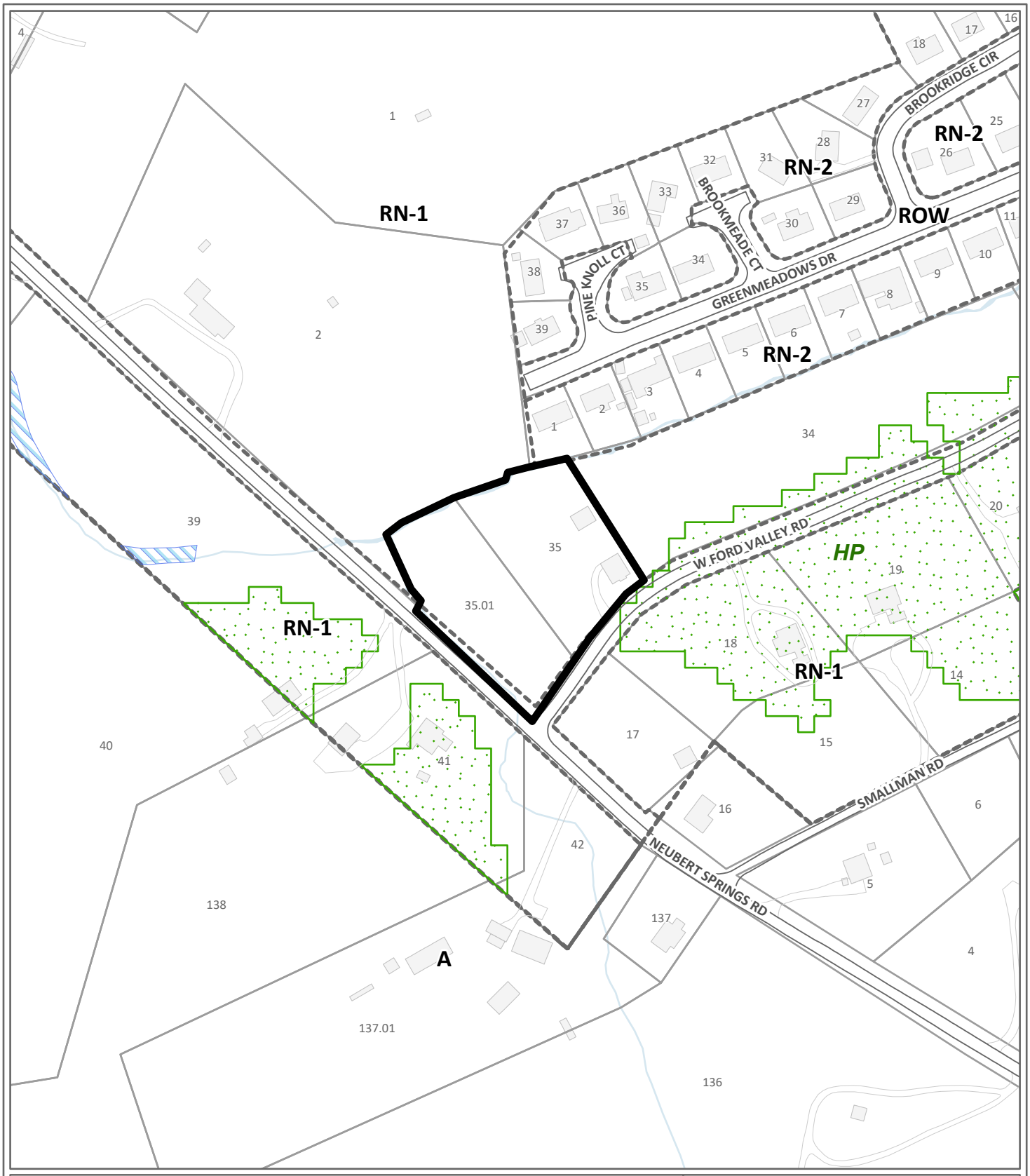
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 **11-F-26-SU**

Petitioner: Josh Haun

Two-family dwellings on three lots in RN-1 (Single-Family Residential Neighborhood)

Map No: 136
Jurisdiction: City

0 225
Feet

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

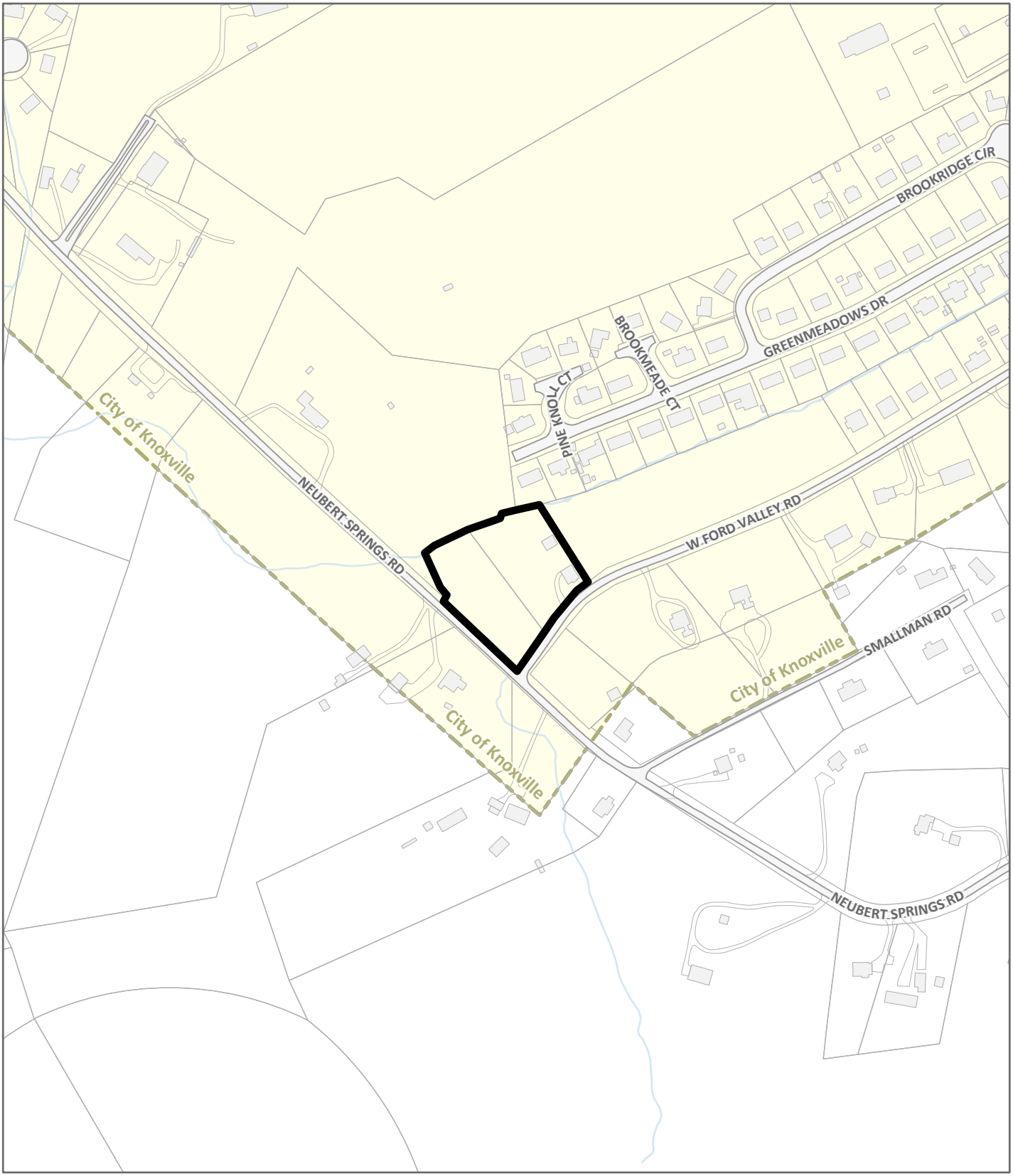
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-F-26-SU**

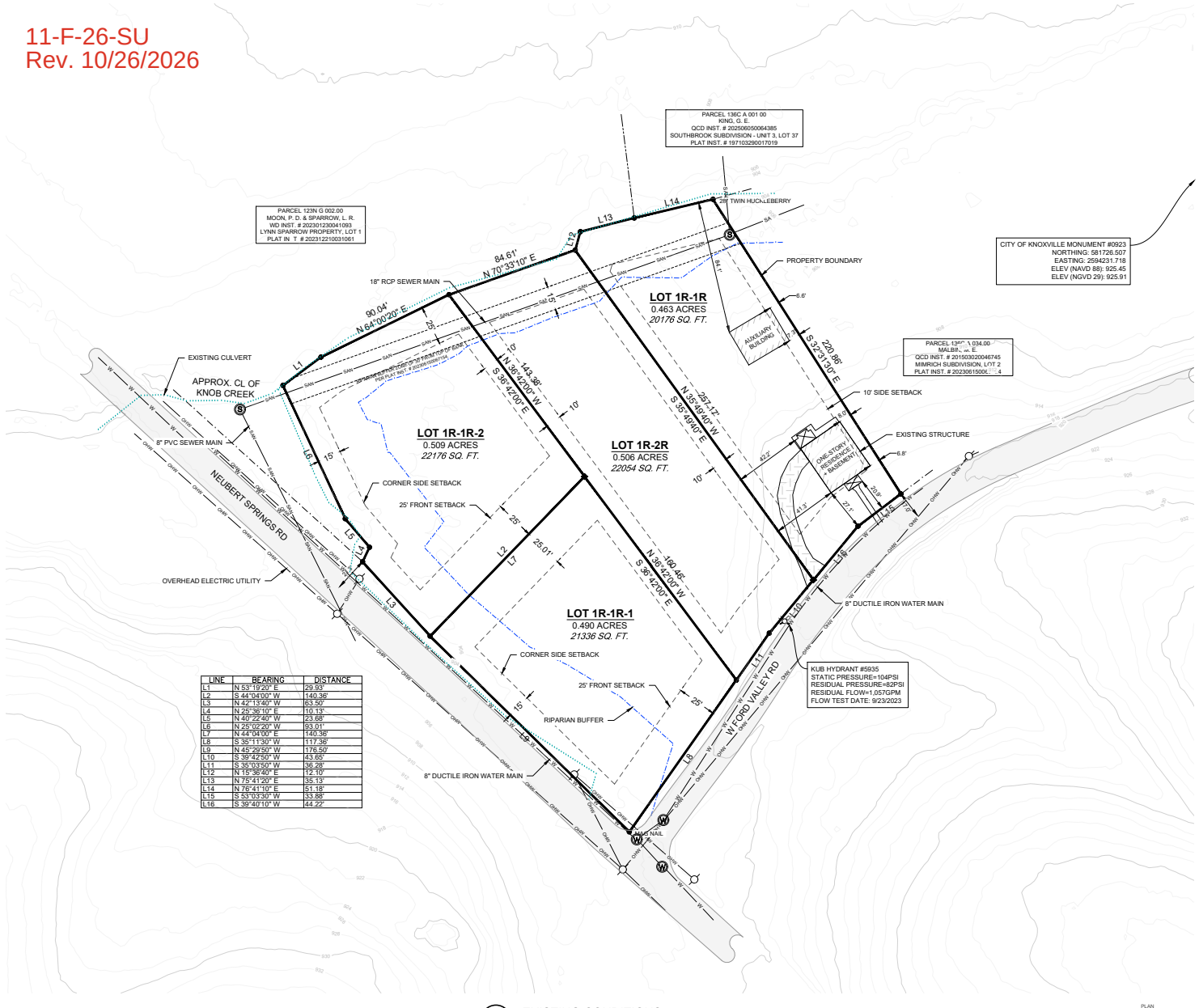
Case boundary

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Feet

N

11-F-26-SU
Rev. 10/26/2026

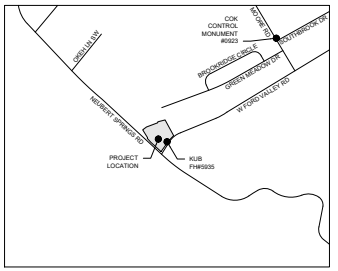


LINE	BEARING	DISTANCE
L1	N 53°19'20" E	29.93'
L2	S 44°04'00" W	140.36'
L3	N 42°13'40" W	63.50'
L4	N 25°36'10" E	10.13'
L5	N 40°22'40" W	23.68'
L6	N 25°02'20" W	93.01'
L7	N 44°04'00" E	140.36'
L8	S 35°11'30" W	117.36'
L9	N 45°29'50" W	176.50'
L10	S 39°42'50" W	43.65'
L11	S 35°03'50" W	36.28'
L12	N 15°36'40" E	12.10'
L13	N 75°41'20" E	35.13'
L14	N 76°41'10" E	51.18'
L15	S 53°03'30" W	33.88'
L16	S 39°40'10" W	44.22'

1 EXISTING CONDITIONS
SCALE:1"=30'

0 30' 60'

LOCATION MAP (N.T.S.):



SURVEY CONTROL POINTS:

CITY OF KNOXVILLE MONUMENT #0923
NORTHING: 581726.507
EASTING: 2594231.718
ELEVATION (NAVD 88): 925.45
ELEVATION (NGVD 29): 925.91

MEASUREMENT UNITS: US SURVEY FOOT

SURVEY CONTROL NOTES:

THE FOLLOWING SURVEY WAS PERFORMED USING THE NORTH AMERICAN DATUM OF 1988 (NAD 88).

BEARINGS SHOWN ARE BASED ON TENNESSEE LAMBERT GRID.

PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.

TOPOGRAPHY DATA PROVIDED BY TENNESSEE STATE LIDAR. SURFACE ELEVATIONS ARE SUBJECT TO MINOR VERTICAL AND HORIZONTAL ERROR.

UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING MAPS PROVIDED BY KUB. THERE EXISTS NO GUARANTEE, EXPRESSED OR IMPLIED, THAT UNDERGROUND UTILITY LOCATIONS COMPRISE OF ALL SUCH UTILITIES IN THE AREA. IT IS ALSO WITHOUT GUARANTEE THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITY LOCATIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SURVEY LEGEND:

- ASPHALT PAVEMENT
- BUILDING
- SANITARY SEWER UTILITY
- POTABLE WATER UTILITY
- OVERHEAD ELECTRIC UTILITY
- PROPERTY BOUNDARY
- ADJOINER LOT BOUNDARY
- LOT INTERIOR SETBACK
- UTILITY EASEMENT
- RIPARIAN BUFFER
- STREAM CENTERLINE
- SANITARY SEWER MANHOLE
- POTABLE WATER VALVE/ACCESS
- OVERHEAD UTILITY POLE
- FIRE HYDRANT

RJ ENGINEERING CONSULTANTS, LLC
1053 NOD ST, KNOXVILLE TN 37932
(865)315-8608

REVISION NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	10-14-2026

ETHAN K MCCUTCHEON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

CLIENT:
PEAK TO VALLEY CONSULTING, LLC
ISSUE DATE: OCTOBER, 2026
DESIGNED BY: E. MCCUTCHEON
DRAWN BY: E. MCCUTCHEON
CHECKED BY: V. EVANS
SUBMITTED BY: E. MCCUTCHEON
SHEET SIZE: 24"X36"

MULTI-UNIT RESIDENTIAL (PRIVATE)
831 W FORD VALLEY RD, KNOXVILLE TN

EXISTING CONDITIONS

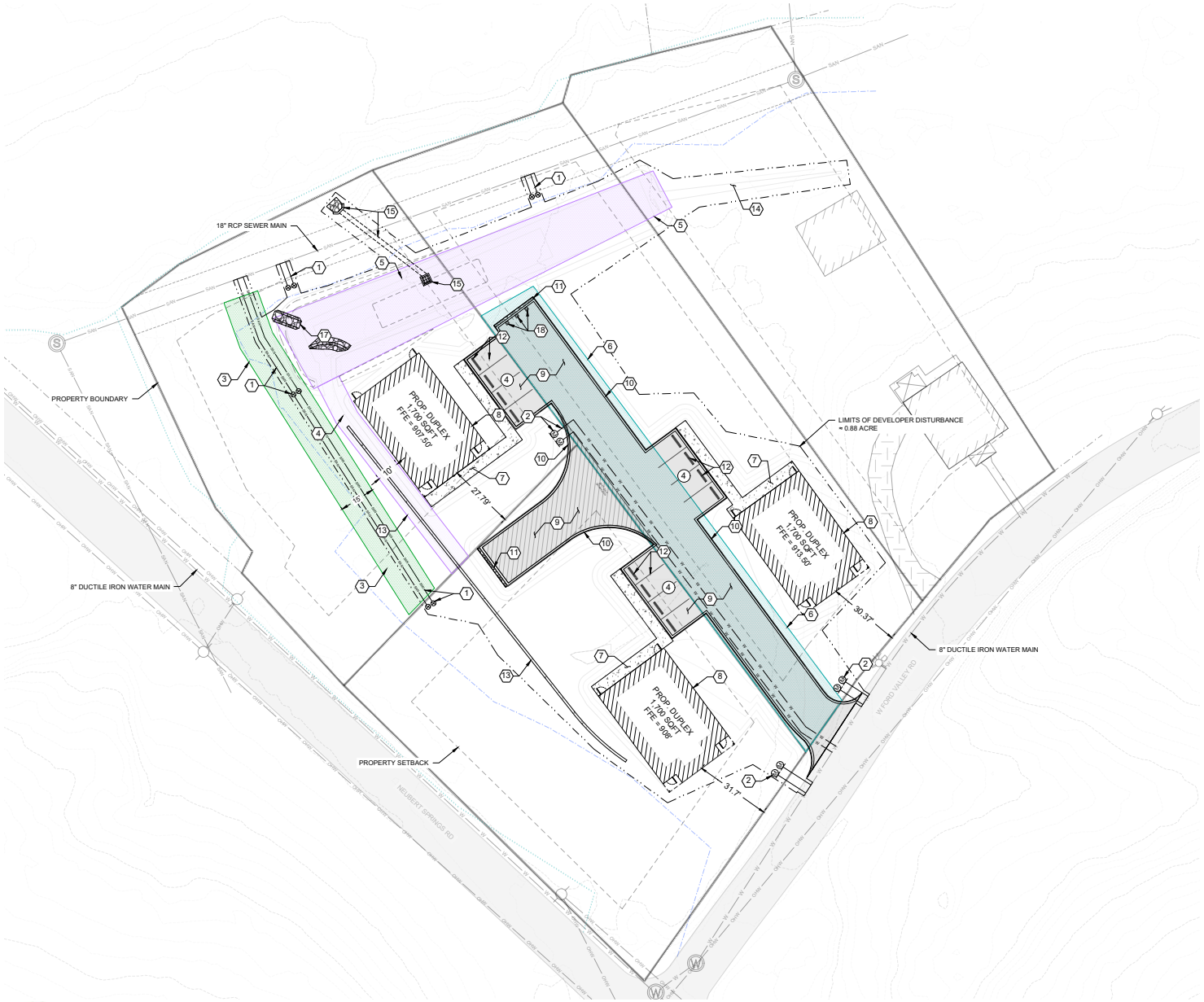
CORRESPONDENCE:
PEAK TO VALLEY CONSULTING, LLC
1053 NOD ST
KNOXVILLE, TN 37932
INFO@RJKNOXVILLEDRONES.COM
ENGINEER OF RECORD:
ETHAN MCCUTCHEON
EMAIL: ELDRIDGE@GMAIL.COM

PROJECT NO.
26002

SHEET
CV101

ISSUED FOR CONSTRUCTION

01 – COVER SHEET, SURVEY, GEN NOTES.DWG
October 14, 2026

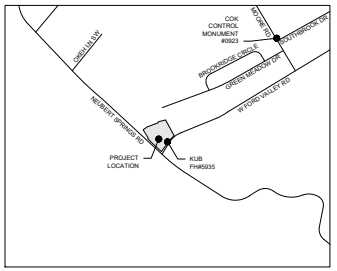


5 SITE LAYOUT PLAN
SCALE:1"=20'

0 20' 40'

PLAN NORTH

LOCATION MAP (N.T.S.):



TRASH PLAN:

ON-SITE GENERATED TRASH SHALL BE DISPOSED OF THROUGH INDIVIDUAL, CITY PROVIDED, BINS. BINS WILL BE PLACED CURB-SIDE PER SCHEDULED PICKUP DAYS.

KEYED NOTES:

1. 6" PVC SANITARY SEWER LATERAL WITH DOUBLE-SWEPT CLEANOUT AT PROPERTY LINE AND AT 100' MAXIMUM INTERVALS, TYP.
2. ¾" TYPE-K COPPER SERVICE LATERAL AND ¾" METER.
3. 15' SANITARY SEWER UTILITY EASEMENT.
4. 10' DRAINAGE EASEMENT.
5. DRY DETENTION POND FACILITY EASEMENT.
6. 25' ACCESS EASEMENT TO PARKING AND STORM WATER FACILITY.
7. 5' CONCRETE SIDEWALK INSTALLED WITH 1% MIN. CROSS-SLOPE FOR POSITIVE DRAINAGE. CONTRACTOR SHALL INSTALL CONTROL AND EXPANSION JOINTS PER BEST PRACTICE.
8. PROPOSED DUPLEX STRUCTURE. COORDINATE WITH ARCHITECTURAL PLANS.
9. PROPOSED ASPHALT PAVEMENT.
10. 6" CONCRETE CURB AND GUTTER.
11. 1' CONCRETE FLUSH-MOUNTED CURB WITH STONE DIAPHRAGM.
12. PRE-CAST WHEEL STOP AND PAVEMENT MARKINGS.
13. GRASSED DRAINAGE SWALE WITH CONCRETE TRICKLE CHANNEL.
14. GRASSED DRAINAGE SWALE.
15. DETENTION OUTLET CONTROL STRUCTURE.
16. HDPE STORM PIPE WITH PRECAST END WALL. ENDWALL TO BE SUPPLEMENTED WITH RIPRAP APRON.
17. EMERGENCY DETENTION SPILLWAY TO BE LINED WITH RIPRAP.
18. SURFACE MOUNTED, REMOVABLE TRAFFIC BOLLARDS. SEE DETAIL A1/C-505.

LOT ID	TOTAL AREA	BUILDABLE AREA*
1R-1R-1	0.490 ACRE	0.490 ACRE
1R-1R-2	0.509 ACRE	0.509 ACRE
1R-2R	0.506 ACRE	0.379 ACRE
1R-1R	0.463 ACRE	0.463 ACRE

* AREA AS CALCULATED WITHOUT ACCESS EASEMENT AREA.

LOT ID	BUILDING COVERAGE	IMPERVIOUS COVERAGE
1R-1R-1	1,700 FT²/21,344 FT² = 7.96%	4,100 FT²/21,344 FT² = 19.21%
1R-1R-2	1,700 FT²/22,172 FT² = 7.67%	2,735 FT²/22,172 FT² = 12.34%
1R-2R	1,700 FT²/22,041 FT² = 7.71%	7,279 FT²/22,041 FT² = 33.02%
1R-1R	1,883 FT²/20,168 FT² = 9.34%	2,853 FT²/20,168 FT² = 14.15%

* BUILDING AND IMPERVIOUS COVERAGE PERCENTAGES TAKEN AS *AREA/TOTAL LOT AREA*.

SITE LEGEND:

- ASPHALT PAVEMENT
- STRUCTURE
- STORM WATER EASEMENT
- ACCESS EASEMENT
- UTILITY EASEMENT
- CONCRETE
- CONCRETE CONCRETE CURB AND GUTTER
- SAN — SEWER UTILITY PIPE
- W — WATER UTILITY PIPE
- LIMITS OF DEVELOPER DISTURBANCE
- 123 — EXISTING CONTOUR
- 123 — PROPOSED CONTOUR
- SEWER CLEANOUT
- WATER METER
- RIPARIAN BUFFER

RJS ENGINEERING CONSULTANTS, LLC
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REVISION NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	10-14-2026

ETHAN K MCCUTCHEON
REGISTERED ENGINEER
AGRICULTURE
NUMBER 129575
STATE OF TENNESSEE

CLIENT:
PEAK TO VALLEY CONSULTING, LLC
ISSUE DATE: OCTOBER, 2026
DESIGNED BY: E. MCCUTCHEON
DRAWN BY: E. MCCUTCHEON
CHECKED BY: V. EVANS
SUBMITTED BY: E. MCCUTCHEON
SHEET SIZE: 24"X36"

MULTI-UNIT RESIDENTIAL (PRIVATE)
831 W FORD VALLEY RD, KNOXVILLE TN

SITE LAYOUT PLAN

PROJECT NO.
26002

SHEET
C-101

ISSUED FOR CONSTRUCTION

05 — LAYOUT.DWG
October 14, 2026



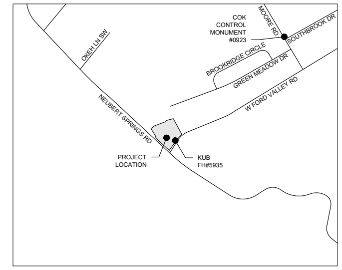


STORM WATER SCHEDULE

ITEM	QUANTITY
24" CORRUGATE HDPE	40 EA
ENDWALL	1 EA
OUTLET STRUCTURE	1 EA
1' TRICKLE CHANNEL	190 LF

* QUANTITIES OF REQUIRED ITEMS ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE PER FIELD CONDITIONS.

LOCATION MAP (N.T.S.):



GENERAL NOTES:

1. BEFORE STARTING CONSTRUCTION, ENSURE UTILITIES ARE MARKED AS PER THE MOST RECENT TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT.
2. REMOVE FROM THE SITE ALL VEGETATION GROWTH (EXCEPT AS HEREINAFTER EXCLUDED), DEBRIS, OR OTHER OBJECTIONABLE MATTER AS WELL AS ANY BUILDINGS OR OTHER STRUCTURES THAT THE DRAWINGS OR OWNER SPECIFICALLY INDICATE ARE TO BE REMOVED. DISPOSE OF THIS REFUSE MATERIAL IN A MANNER THAT COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS.
3. THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH THE PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL FEATURES, TO ENSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS EROSION PREVENTION AND SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION AND POST-CONSTRUCTION PERIODS.
4. ENSURE THAT CONSTRUCTION MEANS AND METHODS ARE PERFORMED IN A MANNER THAT UTILIZES BMPS IN CONFORMANCE WITH ALL APPLICABLE ENVIRONMENTAL LAWS, REGULATIONS, AND ANY AND ALL APPROVED PERMITS.
5. DURING DRY WEATHER, SPRINKLE THE SITES WITH WATER, SURFACTANTS AND/OR OTHER MEANS AS NECESSARY TO PROVIDE DUST CONTROL.
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSPECTED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING ALL MAJOR STORM EVENTS. REPLACE AND REPAIRS SILT FENCING, STRAW WADDLES, ETC. AS NECESSARY.
7. MINIMIZE EROSION BY PHASING DISTURBANCES AND/OR BY UTILIZING STRAW, MULCH, AND OTHER STABILIZERS WHERE POSSIBLE.
8. THE PROTECTION OF THESE SITES SHALL CONTINUE THROUGHOUT THE CONSTRUCTION PERIOD.
9. ALL CUT AND FILL SLOPES INCLUDING WASTE SITES AND BORROW PITS SHALL BE SEEDED AND MULCHED WHEN AND WHERE NECESSARY TO ELIMINATE EROSION.
10. TEMPORARY POLLUTION CONTROL SHALL INCLUDE CONSTRUCTION WORK OUTSIDE THE PROJECT AREA WHERE SUCH WORK IS NECESSARY AS A RESULT OF CONSTRUCTION SUCH AS BORROW PIT OPERATIONS, HAUL ROADS, AND EQUIPMENT STORAGE SITES.
12. DO NOT PALACE PORT-A-POTTIES NEAR STORM DRAINS.
13. ALL AREAS OF DISTURBED SOIL MUST BE STABILIZED WITHIN 14 DAYS OF NO ACTIVITY (7 DAYS FOR SLOPES GREATER THAN 35%).
14. PROVIDE STANDARD INLET PROTECTION FOR ALL CULVERTS AND DRAINS TO AVOID SEDIMENT BLOCKAGES.

KEYED NOTES:

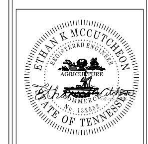
1. FLUSH-MOUNTED CURB WITH AGGREGATE DIAPHRAGM FOR OUTFLOW PRE-TREATMENT, SEE DETAILS G1/C-502 AND A1/C-504.
2. 5'-0" WIDE EMERGENCY SPILLWAY AT 6" OF DEPTH SHALL BE FITTED WITH A RIPRAP LINING, SEE DETAIL D1/C-503.
3. GRADE OUTLET STRUCTURE INTO EARTHEN BERM TO PROVIDE PROPER COVER FOR 24" RCP OUTLET PIPE.
4. STORM WATER PIPE SHALL BE INSTALLED AT A 0.5% MIN. SLOPE, TYP. WITH 18" OF COVER MIN. SEE DETAIL I9/C-502.
5. CONCRETE ENDWALL SIZED PER RCP PIPE, SEE DETAIL H1/C-503. ENDWALLS SHALL BE SUPPLEMENTED WITH RIPRAPS FOR ENERGY DISSIPATION. INSTALL RIPRAP PER DETAIL I12/SW503.
6. GRASS SWALE SHALL HAVE A BASE WIDTH OF 1'-0" WITH 2:1 MAX. SIDE SLOPES AT 1"-0" MIN. DEPTH. SWALE SHALL MAINTAIN 0.5% MIN. SLOPE WHERE CONCRETE TRICKLE CHANNEL IS INSTALLED. WHERE CONCRETE TRICKLE CHANNEL IS NOT INSTALLED, MINIMUM SLOPE SHALL BE 2%. SEE DETAILS L17/C-502 AND L9/C-504.
7. EARTHEN BERM FOR DETENTION POND SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITH MECHANICAL EQUIPMENT. BERM SHALL MAINTAIN 5' MINIMUM TOP WIDTH.
8. CONCRETE ANTI-SEEP COLLAR, SEE DETAIL J13/C-504.
9. RCP OUTLET SHALL BE SUPPLEMENTED WITH RUBBER DUCKBILL OR FLOODGATE BACKFLOW PREVENTER. SEE DETAIL F1/C-505 FOR BACKFLOW PREVENTER OPTIONS.
10. STONE AGGREGATE CHECK DAM PER DETAIL G11/C-503. FIRST-FLUSH TREATMENT TIMES LOCATED IN *APPENDIX A*, PAGE 15 OF STORM WATER NARRATIVE).
11. DOWNSPOUT WITH PRECAST SPLASH BLOCK. ALL DOWNSPOUT LANDINGS SHALL BE DIRECTED AND GRADED FOR RUNOFF CAPTURE TO THE DETENTION POND.

STORM WATER LEGEND:

- RIPRAP/AGGREGATE DIAPHRAGM
- CORRUGATED HDPE
- RUNOFF PATH
- END WALL
- OUTLET CONTROL STRUCTURE
- RIPARIAN BUFFER

SJ ENGINEERING CONSULTANTS, LLC
1053 NOD ST, KNOXVILLE TN 37932
(865)315-8608

REVISION NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	10-14-2026



CLIENT:
PEAK TO VALLEY CONSULTING, LLC
ISSUE DATE: OCTOBER, 2026
DESIGNED BY: E. MCCUTCHEON
DRAWN BY: E. MCCUTCHEON
CHECKED BY: V. EVANS
SUBMITTED BY: E. MCCUTCHEON
SHEET SIZE: 24"X36"

MULTI-UNIT RESIDENTIAL (PRIVATE)
831 W FORD VALLEY RD, KNOXVILLE TN

ENGINEER OF RECORD
ETHAN MCCUTCHEON
(865)315-8608
EMAIL.SJGROUP@GMAIL.COM

CORRESPONDENCE
PEAK TO VALLEY CONSULTING, LLC
(865)226-9586
INFO@PEAKTOVALLEYCONSULTING.COM

SITE STORM WATER MANAGEMENT PLAN

PROJECT NO.
26002

SHEET
CW101

ISSUED FOR CONSTRUCTION

08 - STORMWATER.DWG
October 14, 2026



NOTE: RENDERING IS AI GENERATED AND MAY NOT FULLY REPRESENT ACTUAL STRUCTURE. REFER TO ELEVATION VIEWS FOR ACTUAL APPEARANCE.



KITCHEN

AREA SCHEDULE	
NAME	**AREA**
LIVING ROOM - UNIT A	209 sq ft.
KITCHEN - UNIT A	109 sq ft.
DINING - UNIT A	104 sq ft.
PANTRY - UNIT A	7 sq ft.
BATHROOM - UNIT A	38 sq ft.
COAT CLOSET - UNIT A	6 sq ft.
BEDROOM 1 CLOSET - UNIT A	18 sq ft.
BEDROOM 1 - UNIT A	134 sq ft.
FOYER - UNIT A	30 sq ft.
HALL - UNIT A	46 sq ft.
BEDROOM 2 W.I. CLOSET - UNIT A	35 sq ft.
BEDROOM 2 - UNIT A	168 sq ft.
WINTER CLOSET - UNIT A	7 sq ft.
BEDROOM 2 BATH - UNIT A	55 sq ft.
BEDROOM 2 LINEN CLOSET - UNIT A	7 sq ft.
UPPER HALL - UNIT A	74 sq ft.
LAUNDRY - UNIT A	18 sq ft.
MASTER BED WINTER CLOSET - UNIT A	7 sq ft.
MASTER BED BATH - UNIT A	51 sq ft.
MASTER BATH LINEN - UNIT A	5 sq ft.
MASTER BED W.I. CLOSET - UNIT A	48 sq ft.
MASTER BED COAT CLOSET - UNIT A	4 sq ft.
MASTER BED HALL - UNIT A	44 sq ft.
MASTER BED - UNIT A	194 sq ft.
Total	1418 sq ft.

STRUCTURE DETAILS

2X4 STUD WALLS 16IN ON CENTER
CRAWL SPACE FOUNDATION
U-336 OR U-347 FIRE SEPARATION ASSEMBLY
R-19 FLOORS
R-13 WALLS
R-38 ATTIC
200A ELECTRICAL PANEL EACH UNIT
CENTRAL METER CENTER WITH DISCONNECTS

DRAWING SCHEDULE

COVER 1
EXTERIOR ELEVATIONS 2
EXTERIOR ELEVATIONS 2 3
FLOOR LAYOUT 4
STRUCTURAL FLOOR SYSTEM 5
WALL FRAMING 6
FRAMING DETAILS 7
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879 W FORD VALLEY RD

ASOF PROJECT NUMBER: 2026-P036
879 W FORD VALLEY RD
Knoxville, Tennessee
GJA

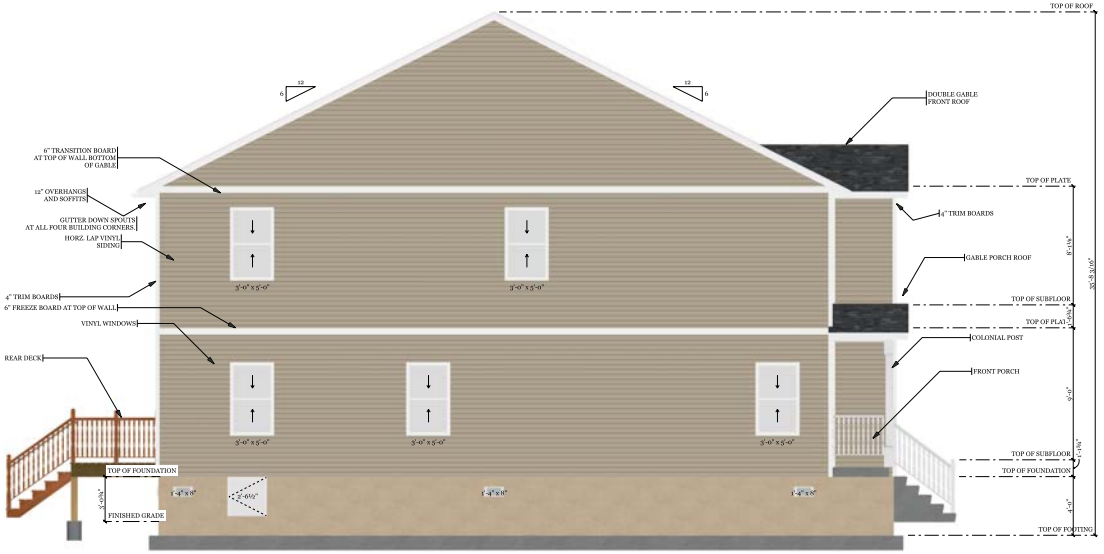
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A11 — SECTION LETTER / PAGE NUMBERS



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

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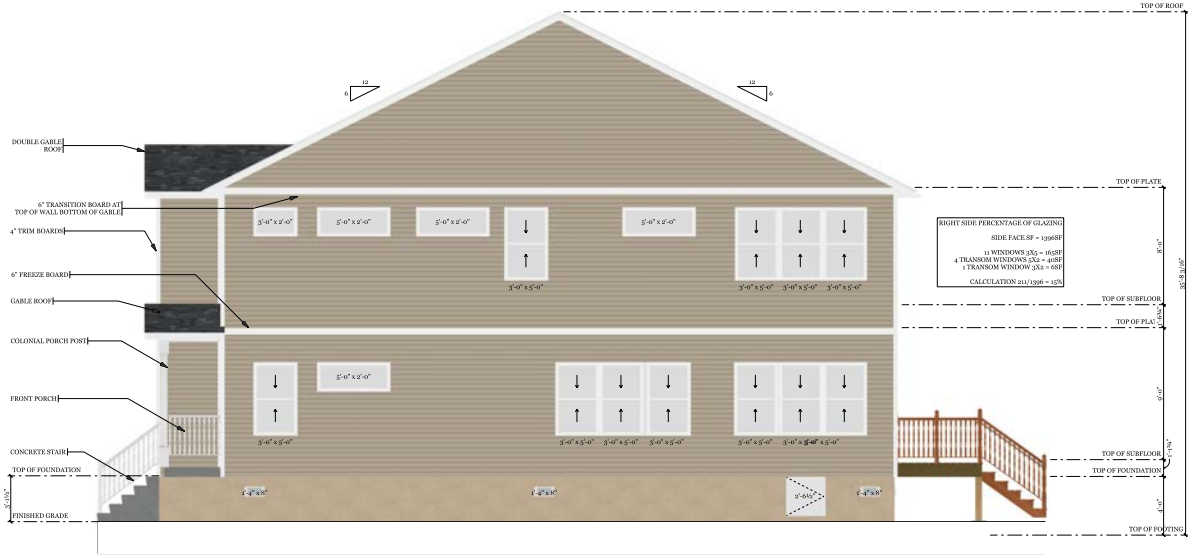
EXTERIOR ELEVATIONS

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



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

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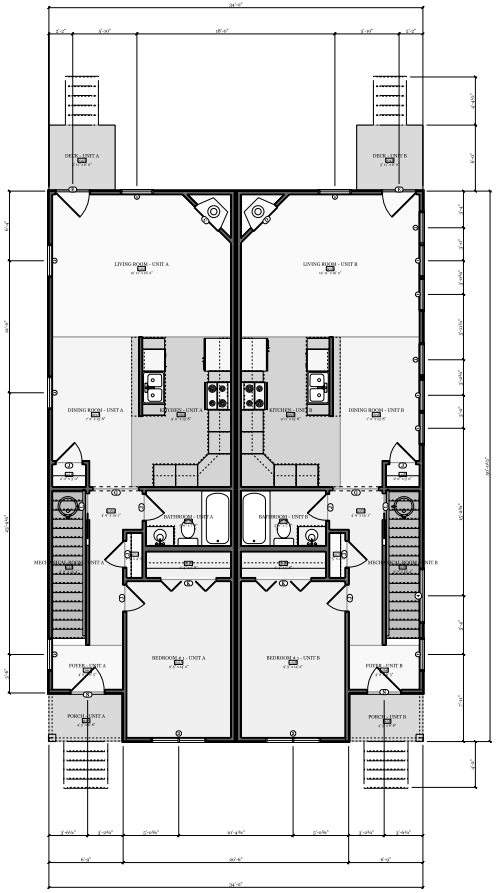
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Knoxville, Tennessee
GJA

EXTERIOR ELEVATIONS 2

SCALE:	1/4" = 1'-0"
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SECTION LETTER
PAGE NUMBERS



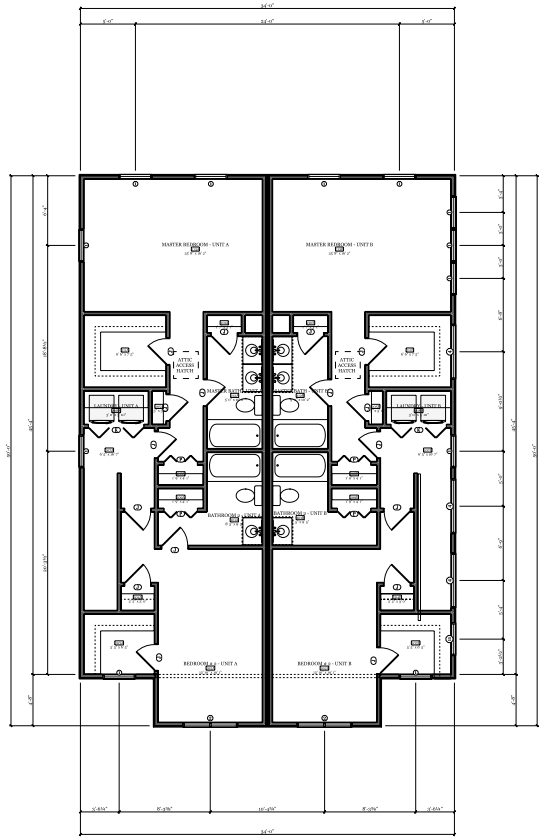
MAIN FLOOR - ROOM
SCALE: 3/16" = 1'-0"

ROOM FINISH SCHEDULE			
ROOM NAME	SCHEDULE ID	SIZE	AREA	PERIMETER
BATHROOM - UNIT A	101A	5' 0" x 7' 8"	38.33 sq ft	25' 4.000"
BATHROOM - UNIT B	101B	5' 0" x 7' 8"	38.33 sq ft	25' 4.000"
BEDROOM #1 - UNIT A	102A	9' 2" x 14' 0"	133.74 sq ft	47' 0.500"
BEDROOM #1 - UNIT B	102B	9' 2" x 14' 0"	133.74 sq ft	47' 0.500"
BEDROOM #1 - CLOSET - UNIT A	103A	5' 4" x 7' 8"	17.09 sq ft	26' 0.000"
BEDROOM #1 - CLOSET - UNIT B	103B	5' 4" x 7' 8"	17.09 sq ft	26' 0.000"
DECK - UNIT A	104A	5' 11" x 8' 6"	52.44 sq ft	29' 0.500"
DECK - UNIT B	104B	5' 11" x 8' 6"	52.44 sq ft	29' 0.500"
DINING ROOM - UNIT A	105A	7' 4" x 12' 6"	89.01 sq ft	41' 7.500"
DINING ROOM - UNIT B	105B	7' 4" x 12' 6"	89.01 sq ft	41' 7.500"
FOYER - CLOSET - UNIT A	107A	1' 5" x 4' 0"	5.6 sq ft	11' 0.500"
FOYER - CLOSET - UNIT B	107B	1' 5" x 4' 0"	5.6 sq ft	11' 0.500"
FOYER - UNIT A	106A	4' 0" x 8' 5"	33.64 sq ft	24' 9.000"
FOYER - UNIT B	106B	4' 0" x 8' 5"	33.64 sq ft	24' 9.000"
HALLWAY - UNIT A	108A	4' 11" x 14' 1"	68.29 sq ft	37' 7.500"
HALLWAY - UNIT B	108B	4' 9" x 14' 1"	68.29 sq ft	37' 7.500"
KITCHEN - UNIT A	109A	9' 0" x 11' 8"	122.61 sq ft	41' 5.000"
KITCHEN - UNIT B	109B	9' 0" x 11' 8"	122.61 sq ft	41' 5.000"
LIVING ROOM - UNIT A	110A	12' 11" x 16' 2"	209.03 sq ft	58' 0.500"
LIVING ROOM - UNIT B	110B	12' 11" x 16' 2"	209.03 sq ft	58' 0.500"
MECHANICAL ROOM - UNIT A	111A	5' 0" x 11' 4"	56.02 sq ft	32' 8.000"
MECHANICAL ROOM - UNIT B	111B	5' 0" x 11' 4"	56.02 sq ft	32' 8.000"
PANTRY - UNIT A	112A	2' 0" x 3' 0"	6.04 sq ft	10' 0.000"
PANTRY - UNIT B	112B	2' 0" x 3' 0"	6.04 sq ft	10' 0.000"
PORCH - UNIT A	113A	4' 3" x 6' 8"	28.02 sq ft	21' 9.000"
PORCH - UNIT B	113B	4' 3" x 6' 8"	28.02 sq ft	21' 9.000"

CABINET SCHEDULE					
NAME	FINISH	WIDTH	DEPTH	HEIGHT	COUNT
B21D	Painted White	21"	24"	34.5"	6
B24D	Painted White	24"	24"	34.5"	8
B36D	Painted White	36"	24"	34.5"	1
BSC36DD	Painted White	36"	24"	34.5"	2
V36D	Painted White	36"	12"	30.5"	2
W2130F	Painted White	21"	12"	30"	2
W2430F	Painted White	24"	12"	30"	8
W3030F	Painted White	30"	12"	30"	2
W3630F	Painted White	36"	12"	30"	2
WSC3630TF	Painted White	36"	12"	30"	2

DOOR SCHEDULE									
OPENING ID	PRODUCT CODE	ROOM SCHEDULE ID	EGRESS	SIZE	HINGE	REVERSED	COUNT	TOP OF OPENING	GLAZING AREA
J	28X80 COLONIAL A 1	101A	No	2'-4"	L	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	101B	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	104A	No	2'-4"	L	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	104B	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	107A	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	107B	No	2'-4"	L	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	109A	No	2'-4"	L	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	111B	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
L	28X80 COLONIAL POCKET 1	108B	No	2'-4"	N	NO	1	6'-8"	0.0 sq ft
L	28X80 COLONIAL POCKET 1	111A	No	2'-4"	N	NO	1	6'-8"	0.0 sq ft
E	36X80 DUTCH 1-No Grilles	109A	Yes	3'-0"	R	NO	1	6'-8⅝"	0.0 sq ft
E	36X80 DUTCH 1-No Grilles	109B	Yes	3'-0"	L	NO	1	6'-8⅝"	0.0 sq ft
N	36X80 GLASS 1	106A	Yes	3'-0"	L	NO	1	6'-8⅝"	15.0 sq ft
N	36X80 GLASS 1	106B	Yes	3'-0"	R	NO	1	6'-8⅝"	15.0 sq ft
G	48in Arch Cased	108A	No	4'-0"	N	NO	1	7'-0"	0.0 sq ft
G	48in Arch Cased	108B	No	4'-0"	N	NO	1	7'-0"	0.0 sq ft
K	60X80 BIFOLD COLONIAL 2	110A	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft
K	60X80 BIFOLD COLONIAL 2	110B	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft

WINDOW SCHEDULE							
OPENING ID	PRODUCT CODE	COUNT	SIZE	EGRESS	GLAZING AREA	ROOM SCHEDULE ID	TEMPERED GLASS
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	105A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	105A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	106B	No
1	36X60 DOUBLE HUNG 1	2	3'-0" x 5'-0"	No	11.0 sq ft	110A	No
1	36X60 DOUBLE HUNG 1	3	3'-0" x 5'-0"	No	11.0 sq ft	105B	No
1	36X60 DOUBLE HUNG 1	4	3'-0" x 5'-0"	No	11.0 sq ft	110B	No
2	60X24 TRANSOM	1	5'-0" x 2'-0"	No	7.0 sq ft	111B	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	No	18.6 sq ft	102A	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	No	18.6 sq ft	102B	No



SECOND FLOOR - ROOM
SCALE: 3/16" = 1'-0"

ROOM FINISH SCHEDULE				
ROOM NAME	SCHEDULE ID	SIZE	AREA	PERIMETER
BATHROOM 1 - UNIT A	201A	8' 3" x 10' 3"	55.4 sq ft	37' 8.500"
BATHROOM 1 - UNIT B	201B	8' 3" x 10' 3"	55.4 sq ft	37' 8.500"
BEDDING CLOSET - UNIT A	206A	1' 6" x 4' 1"	7.1 sq ft	11' 7.500"
BEDDING CLOSET - UNIT B	206B	1' 6" x 4' 1"	7.1 sq ft	11' 7.500"
BEDROOM #2 - UNIT A	202A	12' 10" x 14' 1"	168.5 sq ft	63' 9.500"
BEDROOM #2 - UNIT B	202B	12' 10" x 14' 1"	168.5 sq ft	63' 9.500"
BEDROOM #2 - CLOSET - UNIT A	203A	5' 2" x 8' 3"	39.2 sq ft	25' 7.000"
BEDROOM #2 - CLOSET - UNIT B	203B	5' 2" x 8' 3"	39.2 sq ft	25' 7.000"
BEDROOM 2 LINEN - UNIT A	204A	1' 6" x 4' 1"	7.1 sq ft	11' 7.500"
BEDROOM 2 LINEN - UNIT B	204B	1' 6" x 4' 1"	7.1 sq ft	11' 7.500"
CLOSET - UNIT A	214A	4' 2" x 5' 6"	6.3 sq ft	20' 4.000"
CLOSET - UNIT B	214B	4' 2" x 5' 6"	6.3 sq ft	20' 4.000"
COAT CLOSET - UNIT A	215A	1' 3" x 2' 6"	3.7 sq ft	8' 5.500"
COAT CLOSET - UNIT B	215B	1' 3" x 2' 6"	3.7 sq ft	8' 5.500"
LAUNDRY - UNIT A	216A	3' 6" x 5' 10"	17.5 sq ft	21' 8.000"
LAUNDRY - UNIT B	216B	3' 6" x 5' 10"	17.5 sq ft	21' 8.000"
MASTER - CLOSET - UNIT A	211A	6' 6" x 7' 5"	48.3 sq ft	27' 11.500"
MASTER - CLOSET - UNIT B	211B	6' 6" x 7' 5"	48.3 sq ft	27' 11.500"
MASTER BATH - UNIT A	212A	5' 2" x 10' 2"	52.8 sq ft	30' 4.000"
MASTER BATH - UNIT B	212B	5' 2" x 10' 2"	52.8 sq ft	30' 4.000"
MASTER BEDROOM - UNIT A	213A	21' 8" x 16' 2"	338.3 sq ft	85' 5.000"
MASTER BEDROOM - UNIT B	213B	21' 8" x 16' 2"	338.3 sq ft	85' 5.000"
MASTER LINEN - UNIT A	210A	1' 7" x 5' 7"	4.8 sq ft	9' 5.500"
MASTER LINEN - UNIT B	210B	1' 7" x 5' 7"	4.8 sq ft	9' 5.500"
UPPER LEVEL HALLWAY - UNIT A	220A	6' 5" x 16' 7"	71.6 sq ft	32' 2.500"
UPPER LEVEL HALLWAY - UNIT B	220B	6' 5" x 16' 7"	71.6 sq ft	32' 2.500"

CABINET SCHEDULE					
NAME	FINISH	WIDTH	DEPTH	HEIGHT	COUNT
V36D	Painted White	36"	12"	30.5"	6

DOOR SCHEDULE									
OPENING ID	PRODUCT CODE	ROOM SCHEDULE ID	EGRESS	SIZE	HINGE	REVERSED	COUNT	TOP OF OPENING	GLAZING AREA
J	28X80 COLONIAL A 1	201A	No	2'-4"	L	NO	2	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	201A	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	201B	No	2'-4"	L	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	201B	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	204A	No	2'-4"	L	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	204B	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	210A	No	2'-4"	R	NO	2	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	210B	No	2'-4"	L	NO	2	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	213A	No	2'-4"	L	NO	1	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	213A	No	2'-4"	R	NO	2	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	213B	No	2'-4"	L	NO	2	6'-8⅝"	0.0 sq ft
J	28X80 COLONIAL A 1	213B	No	2'-4"	R	NO	1	6'-8⅝"	0.0 sq ft
F	36X80 BIFOLD COLONIAL 2	206A	No	3'-0"	LR	NO	1	6'-8"	0.0 sq ft
F	36X80 BIFOLD COLONIAL 2	206B	No	3'-0"	LR	NO	1	6'-8"	0.0 sq ft
F	36X80 BIFOLD COLONIAL 2	216A	No	3'-0"	LR	NO	1	6'-8"	0.0 sq ft
F	36X80 BIFOLD COLONIAL 2	216B	No	3'-0"	LR	NO	1	6'-8"	0.0 sq ft
K	60X80 BIFOLD COLONIAL 2	220A	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft
K	60X80 BIFOLD COLONIAL 2	220B	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft

WINDOW SCHEDULE							
OPENING ID	PRODUCT CODE	COUNT	SIZE	EGRESS	GLAZING AREA	ROOM SCHEDULE ID	TEMPERED GLASS
01	36X24 TRANSOM	1	3'-0" x 2'-0"	No	3.0 sq ft	201B	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	203A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	203B	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	201A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	201B	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	213A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.0 sq ft	213A	No
1	36X60 DOUBLE HUNG 1	2	3'-0" x 5'-0"	Yes	11.0 sq ft	213B	No
1	36X60 DOUBLE HUNG 1	3	3'-0" x 5'-0"	No	11.0 sq ft	213B	No
2	60X24 TRANSOM	1	5'-0" x 2'-0"	No	7.0 sq ft	211B	No
2	60X24 TRANSOM	1	5'-0" x 2'-0"	No	7.0 sq ft	207B	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	Yes	18.6 sq ft	202A	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	Yes	18.6 sq ft	202B	No

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879 W FORD VALLEY RD

ASOF PROJECT NUMBER: 2026-F036
879 W FORD VALLEY RD
Knoxville, Tennessee
GJA

FLOOR LAYOUT
SCALE: 3/16" = 1'-0"
DRAWN BY: GJA
DATE: Monday, October 26, 2026

SECTION LETTER
PAGE NUMBERS

Authentisign ID: A1001E3D-329C-F111-9BC9-000D3A4FF82A

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.*

Date to be Posted	Date to be Removed
10.31.2026	11.13.2026

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	Applicant Name	Date
AuthentiSIGN Vincent Martin	Vincent Martin	08/13/26