DEVELOPMENT PLAN REPORT

FILE #: 11-I-26-DP **AGENDA ITEM #: 48**

AGENDA DATE: 11/12/2026

APPLICANT:	**PERRY SMITH DEVELOPMENT**
OWNER(S):	Doug Justus Jelly Bean Properties LLC
TAX ID NUMBER:	147 109 **View map on KGIS**
JURISDICTION:	County Commission District 9
STREET ADDRESS:	0 CRENSHAW RD
LOCATION:	**North side of Crenshaw Rd, east side of Maryville Pk, south side of W Governor John Sevier Hwy**
APPX. SIZE OF TRACT:	**4.13 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Crenshaw Road, an unstriped local street with 14-16 ft of pavement width within a 42-ft right-of-way.
UTILITIES:	Water Source: Knox-Chapman Utility District Sewer Source: Knox-Chapman Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Knob Creek
ZONING:	**PR(k) (Planned Residential, with conditions) up to 8 du/ac**
PLACE TYPE:	CMU (Corridor Mixed-use)
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
PROPOSED USE:	**Attached residential development**
DENSITY PROPOSED:	7.75 du/ac
HISTORY OF ZONING:	In 1996 a request to extend the CA (General Business) zone across the entire property was denied (1-H-96-RZ). In 2023 the property was rezoned from CA and A (Agricultural) to PR(k) (Planned Residential, with conditions) up to 8 du/ac (1-P-23-RZ).
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land - PC (Planned Commercial) South: Agriculture/forestry/vacant land, single family residential, public/quasi public land (church) - RB (General Residential), A (Agricultural) East: Single family residential - A (Agricultural) West: Commercial, single family residential - CA (General Business), A (Agricultural), RB (General Residential)
NEIGHBORHOOD CONTEXT:	This property is in a neighborhood commercial node at the intersection of W Governor John Sevier Highway and Maryville Pike.

STAFF RECOMMENDATION:

Approve the development plan for up to 32 attached dwelling units as depicted on the site plan, subject to 13 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 sidewalks per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code) and requirements of Knox County Engineering and Public Works.
4) Modifying the Crenshaw Road intersection with Maryville Pike per the requirements of Knox County Engineering and Public Works and the Tennessee Department of Transportation (TDOT).
5) Widening Crenshaw Road to 20 ft from the intersection with Maryville Pike to the development access point.
6) Entering into a Memorandum of Understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
7) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway frontage, install high-visibility tree protection fencing before clearing and grading activities begin, and maintain the fencing until site and building construction are complete, per the zoning condition (1-P-23-RZ). Areas that have been previously disturbed shall be replanted with evergreen and deciduous trees.
8) Provide a Type B landscape screen along the eastern boundary (Exhibit B). Existing trees that are to remain can count toward this requirement.
9) Before grading permits are issued, a landscape plan must be submitted to Planning staff for review and approval.
10) During permitting, evaluate the stormwater pipe capacity that crosses the northern part of the property. If it is determined to be undersized, the property owner must replace it at their expense.
11) The building height must comply with the 35-foot height limitation of the Tennessee Scenic Highway System Act of 1971 (TCA 54-17-115).
12) Limiting vehicles to a right-out only onto Crenshaw Road by providing a curbed island in the driveway per the requirements of Knox County Engineering and Public Works during permitting.
13) If during permitting review or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a 32-unit townhouse development on this 4.130-acre site at a density of 7.75 du/ac. The property was rezoned in February 2023 (1-P-23-RZ) from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 8 du/ac with 2 conditions (see below).

ZONING CONDITIONS
1) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.
-- Some site clearing occurred after the rezoning and before February 2024, as seen in the 2024 aerials. The clearing extending into the 50-ft tree buffer along Governor John Sevier Highway will be replanted, and the remaining trees within the buffer will remain.

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 8 du/ac subject to 2 conditions (listed above):
A) The PR zone allows houses, attached houses, and multi-dwelling developments as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
B) The proposed development has a density of 7.75 du/ac and, with the recommended conditions, complies

with the conditions of the rezoning (1-P-23-RZ).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A) The 50-ft tree buffer along Governor John Sevier Highway and the recommended Type B landscape screen along the eastern property boundary are consistent with Policy 2, which ensures that development is sensitive to existing community character.
B) The proposal adds townhouses to the area's housing mix, consistent with Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity, including two elementary schools, a high school, the South Knoxville Senior Center, and I. C. King Park.
C) The developer is required to widen Crenshaw Road, consistent with Policy 9, to coordinate infrastructure improvements with development.
D) A sidewalk connection to the nearby commercial node is required by the Knox County Sidewalk Ordinance, consistent with Policy 11, to promote connectivity with new development, increase mobility, and encourage active transportation and recreation. The location and feasibility of installing sidewalks will be determined during permitting.

3) FUTURE LAND USE MAP
A) The property is classified as the CMU (Corridor Mixed-Use) place type. CMU areas are appropriate for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. – With the recommended conditions, this proposal is consistent with the intent of the CMU place type as it incorporates residential uses and pedestrian connectivity to the commercial node.
B) Attached residential (townhomes) are considered a secondary use in the CMU place type. Secondary uses are supporting or complementary land uses that are compatible with the primary use but are not the main focus of the place type. – The CMU place type designation covers a larger area surrounding the subject property, consisting of retail, service, single-family residential, and quasi-governmental uses. The proposed townhouse development complements the existing uses in this location.
C) The CMU Form Attributes include building heights between 2 and 5 stories, front setbacks of 20-30 ft, automobiles as a secondary mode of transportation, parking located to the side and rear of buildings, and streets promoting walkable settings. – This proposal includes 2-story structures with pitched roofs, parking located in garages and driveways, and may be required to install a sidewalk connection to the nearby commercial node.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

ESTIMATED TRAFFIC IMPACT: 212 (average daily vehicle trips)

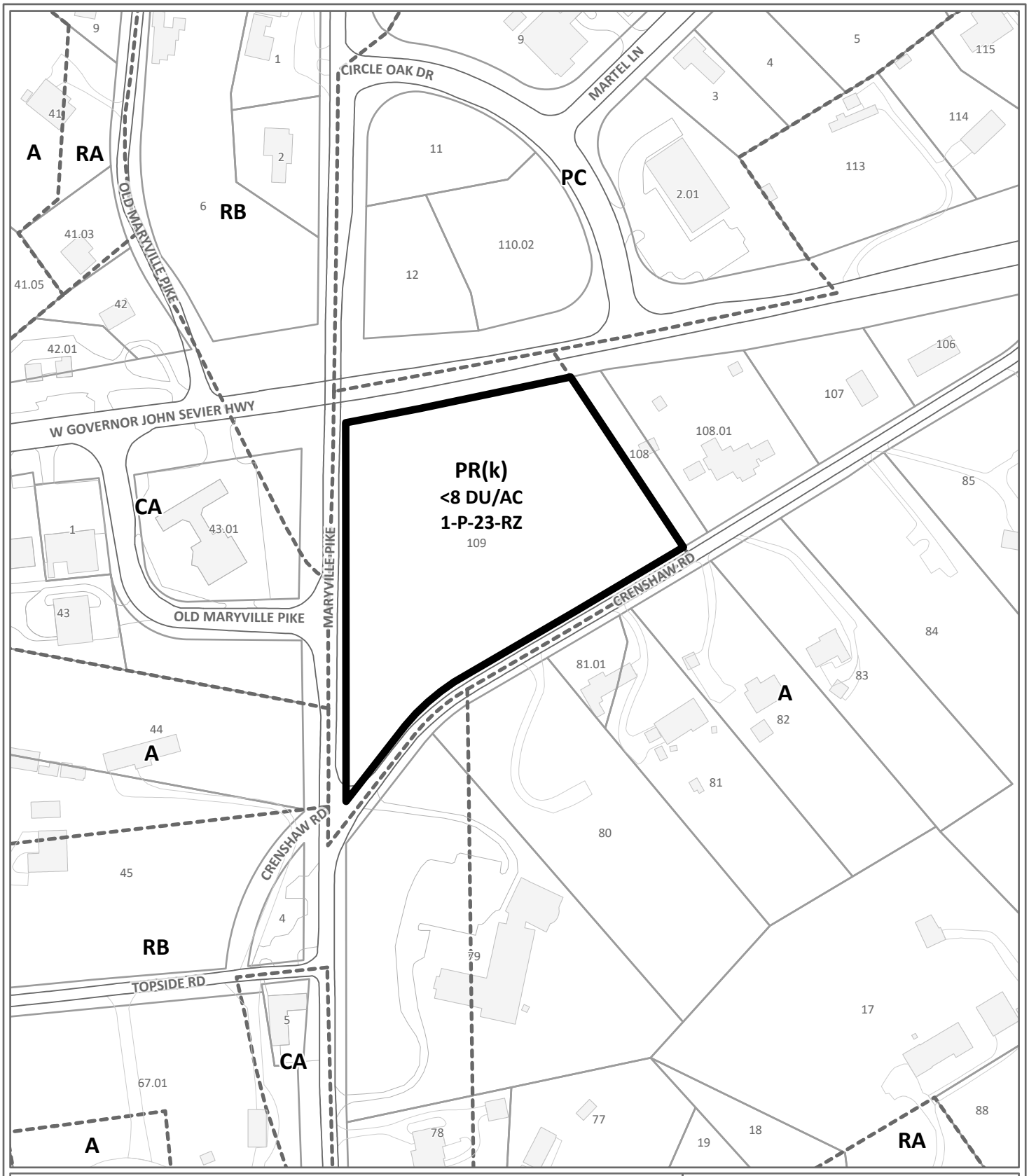
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN **11-I-26-DP**

Petitioner: Perry Smith Development

Attached residential development in PR(k) (Planned Residential, with conditions) up to 8 du/ac

Map No: 147
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

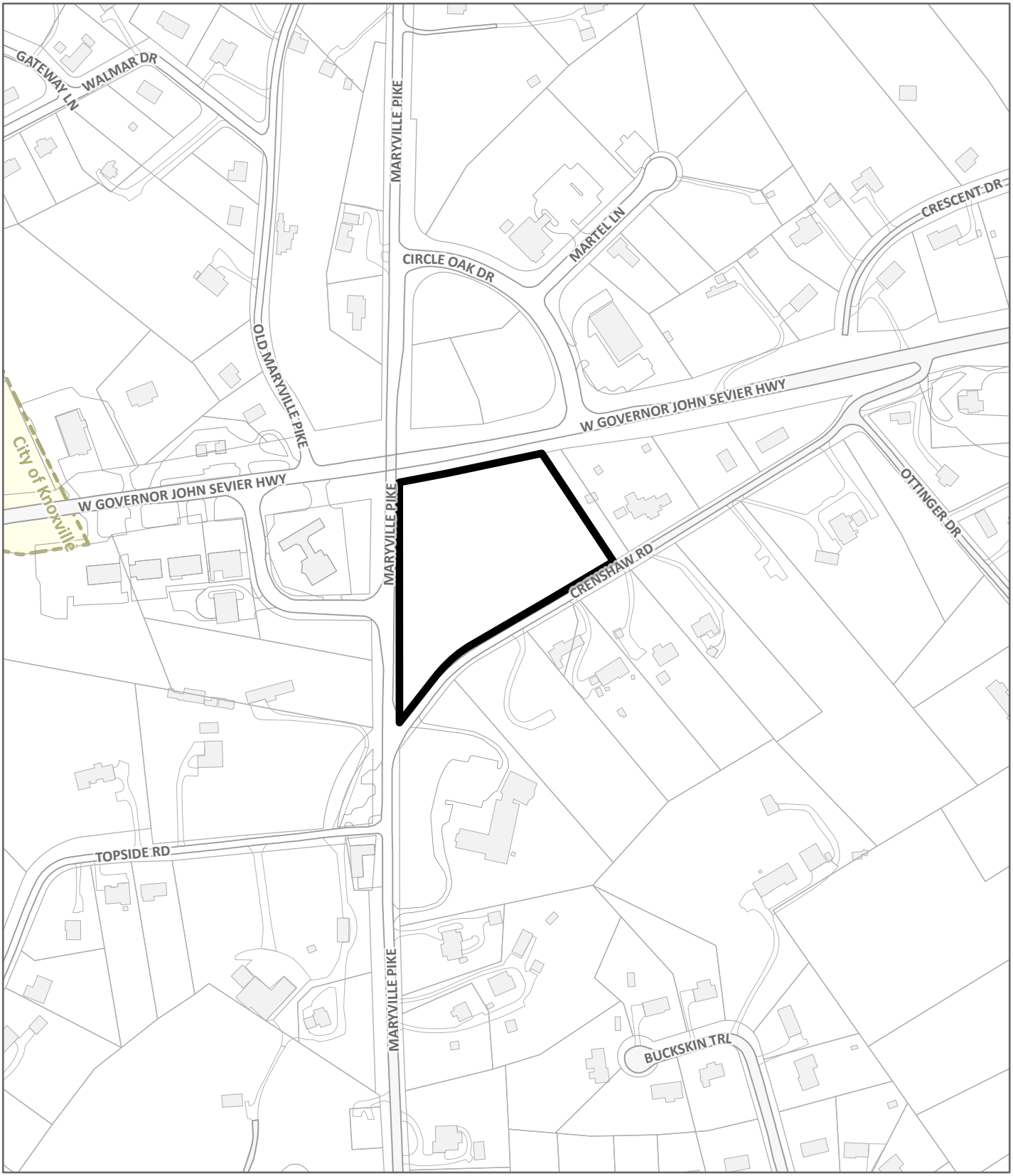
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-I-26-DP**

Case boundary

0 360

Feet

N

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

Planning
Design Guidelines
Landscape Screening

Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of evergreen shrubs — Maximum 4' Centers
  SHRUB HEIGHT Installed at 4 ft. Mature: 6 ft.
- A continuous row of evergreen shrubs on a 3 ft. high earth berm — Maximum 5' Centers
  SHRUB HEIGHT Installed at 3 ft. Mature: 9 ft.
- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines — Maximum 50' Centers
  TREE HEIGHT Installed at 6 ft. Mature: 15 ft.
- One row of evergreen trees with branches touching the ground — Maximum 10' Centers
  TREE HEIGHT Installed at 6 ft. Mature: 20 ft.

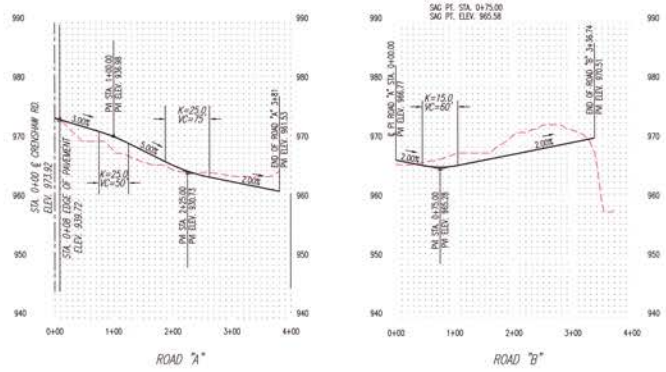
INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500

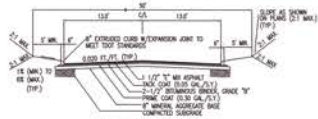






LOCATION MAP

NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 4.13 ACRES OF ONE LOT WITH 32 TOWNHOMES.
5. THIS PROPERTY IS ZONED PR @ 6 DU/AC.
6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
7. UTILITIES:
WATER KNOX CHAPMAN UTILITY DISTRICT
SEWER KNOX CHAPMAN UTILITY DISTRICT
ELECTRIC KUB
GAS KUB
TELEPHONE BELL SOUTH
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
10. MAINTAIN A TREE BUFFER WITH 50-FT OF DEPTH ALONG THE GOVERNOR JOHN SEVIER HIGHWAY, AS RECOMMENDED BY THE GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY. HIGH VISIBILITY TREE PROTECTION FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRADING ACTIVITIES BEGIN AND MAINTAINED UNTIL SITE AND BUILDING CONSTRUCTION ARE COMPLETE.



TYPICAL ROAD SECTION
THRU 50' ROAD
"PRIVATE ROAD"



11-I-26-DP
Revised: 10/20/2026

OWNER/DEVELOPER
PERRY SMITH DEVELOPEMENT
2139 NEW ERA ROAD
SEVIERVILLE, TN 37862
(865) 908-1097

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS, EXCEPT AS HAS BEEN REVISED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 101247 DATE 10/19/26

11-I-26-DP

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SCW
CHECKED DBH

NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL
DATE
9/8/26

DEED REFERENCE: INST#202305030058862

0' 50' 100' 150' 200'
1"=50'

SPECIAL USE PLAN FOR
PERRY SMITH DEVELOPEMENT-CRENSHAW ROAD
TAX MAP 147 PARCEL 108
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25926-CP
SHEET 1 OF 1 SHEET(S)
0:\25926\25926-CDNG

GENERAL NOTES

Buttonwood

This plan was designed and drafted BY Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however. It is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

- If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform AHP, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

- Only the purchaser of this plan has permission to build this plan. The purchaser is given permission to reproduce the drawings only as required for such construction. The purchaser also has permission to modify this plan. No permission is given to any party to claim copyright on the original or modified plan. The modified plans shall remain subject to the license and may not be sold, distributed or otherwise transferred without the express written consent of Advanced House Plans. Infringing upon Advanced House Plans' copyright through reproduction, distribution, construction or recreating a design is punishable by law with fine up to $150,000 as defined by architectural copyright laws.

DESIGN LOADS:

- Ultimate design wind speed: 115 mph, Exposure Category B
- Seismic Design Category A
- Floor: 40 psf. live, 15 psf. dead
  Roof: 30 psf. live, 10 psf. dead
  Ceiling: 10 psf. live, 5 psf. dead
- Soil bearing Capacity - 1500 psf.
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.
- For window openings in conc. wall, provide #5 bars @4" o.c. (two total) w/ distance from top & sides of opng. for jamb & lintel reinforcing. Extend reinforcing a minimum of 2' past opening edges.

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
  Fb = 1000 psi Fv = 95 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Wall bracing method assumed as CS-WSP. Since braced wall line spacing and braced wall panel calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and diagrams.
- Hole sizes and locations in Glulam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing
- Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless noted otherwise.
- Unless noted otherwise, above all openings that are:
  (1) Load bearing and less than or equal to 3 ft. ..... use 4x6.
  (2) Load bearing and more than 3 Ft. .....use (2) 2x12 with 1/2" Plywood between.
  (3) Non-load bearing and less than or equal to 6 ft. .....use 4x6.
  (4) Non-load bearing and more than 6 ft. ..... use (2) 2x12 with 1/2" Plywood between.
  (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6's, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- When no brand is specified, windows are called out by glass size only.
- In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade, fall protection must comply with R312.2.1
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2090.
- Windows, if not noted, are assumed to be casements.
- Window header heights are 6'-8" unless noted otherwise.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Log flue to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

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SCAN TO VISIT OUR WEBSITE



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09/03/24
REVISION

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2x4 Slab

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SHEET 1 OF 9

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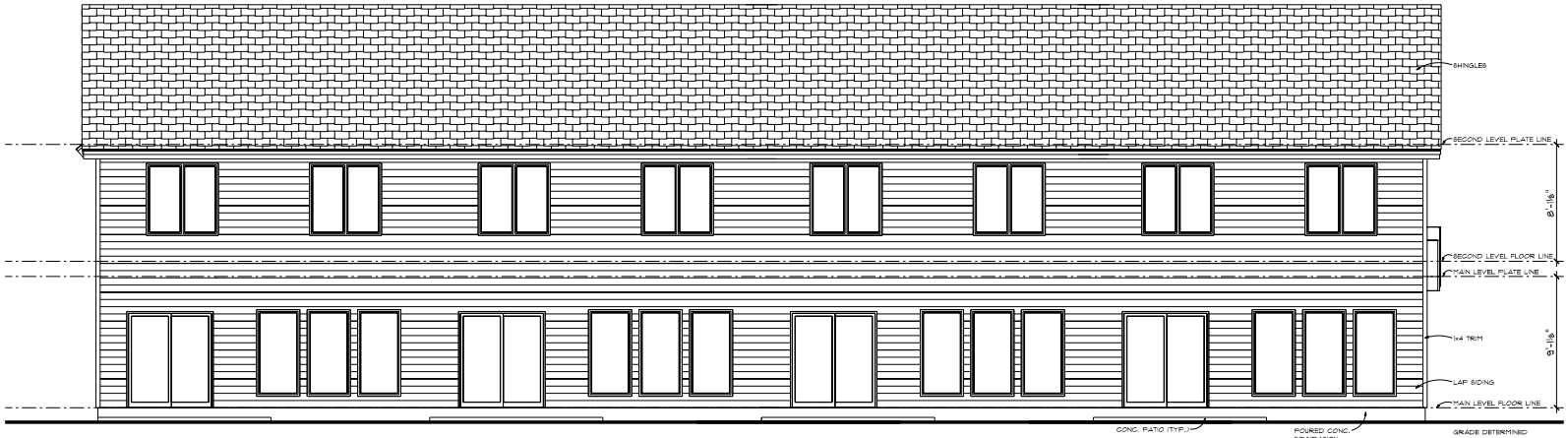

REAR ELEVATION

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



FRONT ELEVATION

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

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2x4 Slab

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2
OF
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GENERATED 9/4/2024

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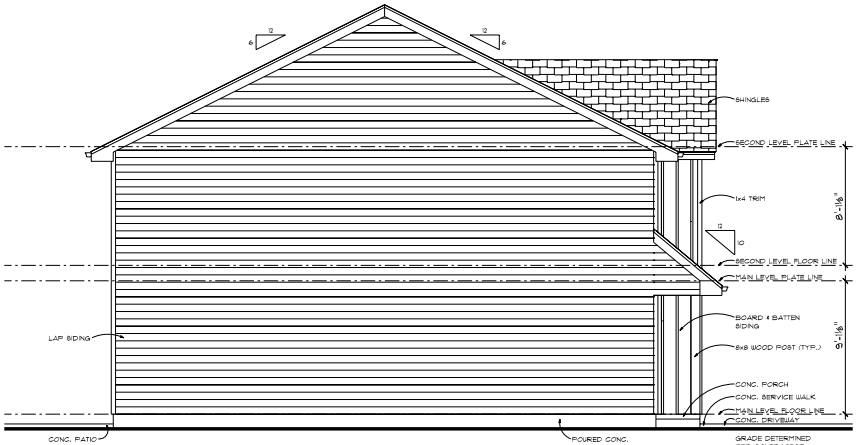
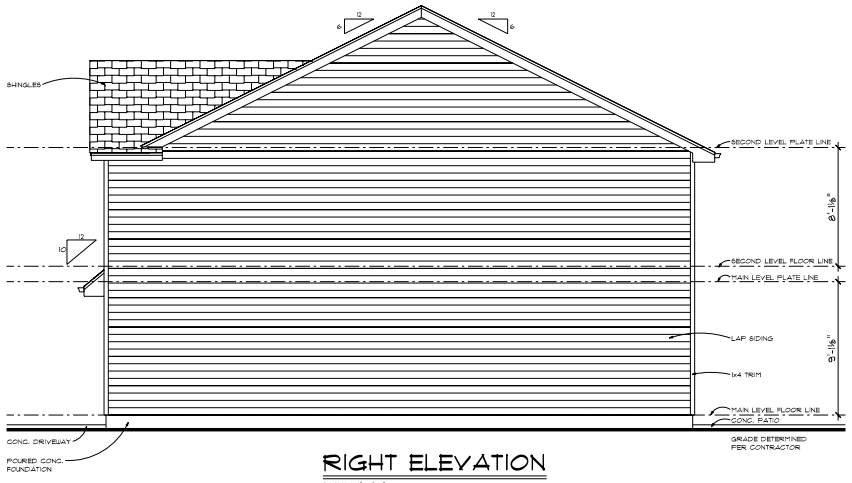


LEFT ELEVATION

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



RIGHT ELEVATION

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

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Buttonwood
2x4 Slab

ORIGINAL DRAFT
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ADVANCED HOUSE PLANS

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SHEET
3
OF
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100% SCALE = 24"x36"

GENERATED 9/4/2024

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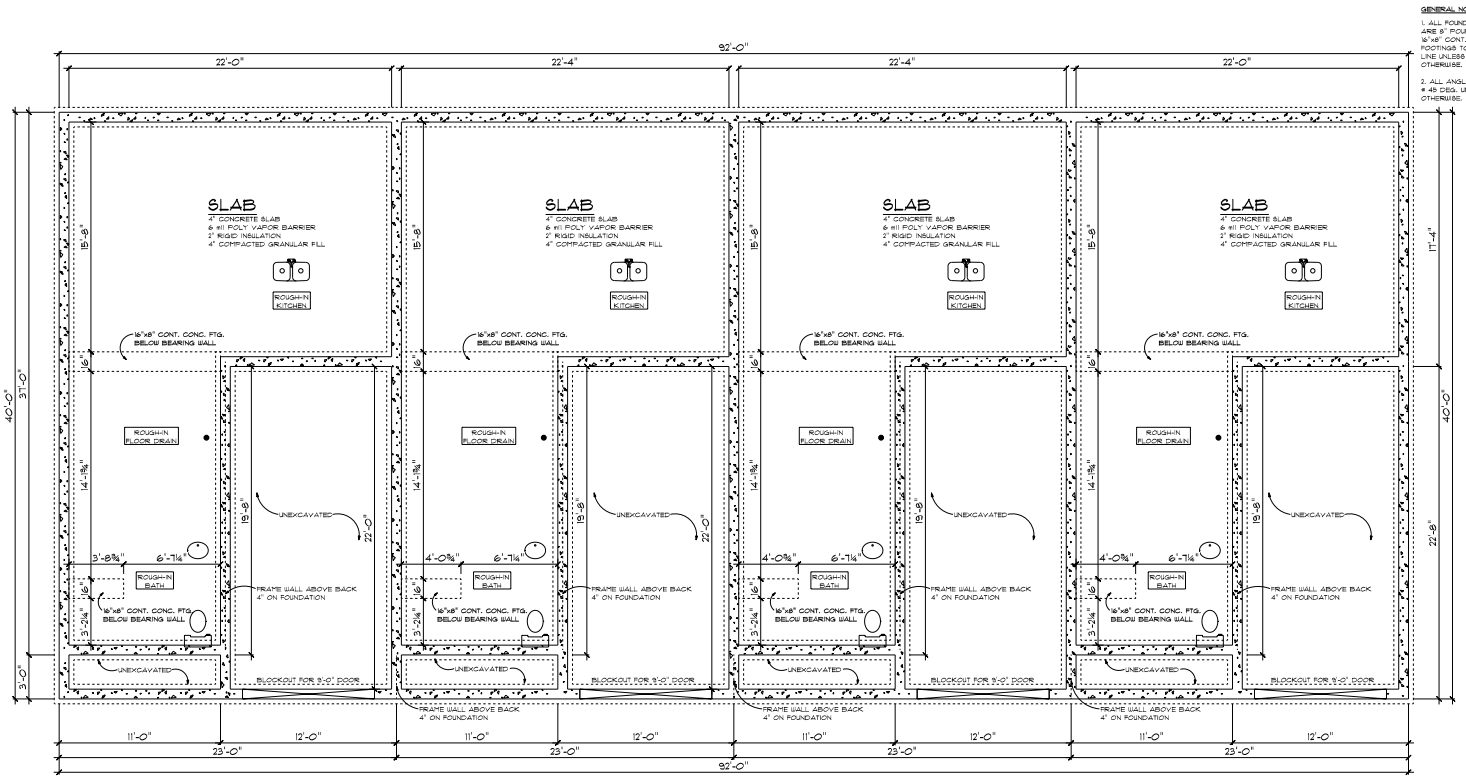

FOUNDATION PLAN

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

GENERAL NOTES:

1. ALL FOUNDATION WALLS ARE 8" POURED CONC. W/ 16"x8" CONT. CONC. FOOTINGS TO BELOW FROST LINE UNLESS NOTED OTHERWISE.

2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE.

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Buttonwood
2x4 slab

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ADVANCED HOUSE PLANS

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GENERATED: 11/1/2024

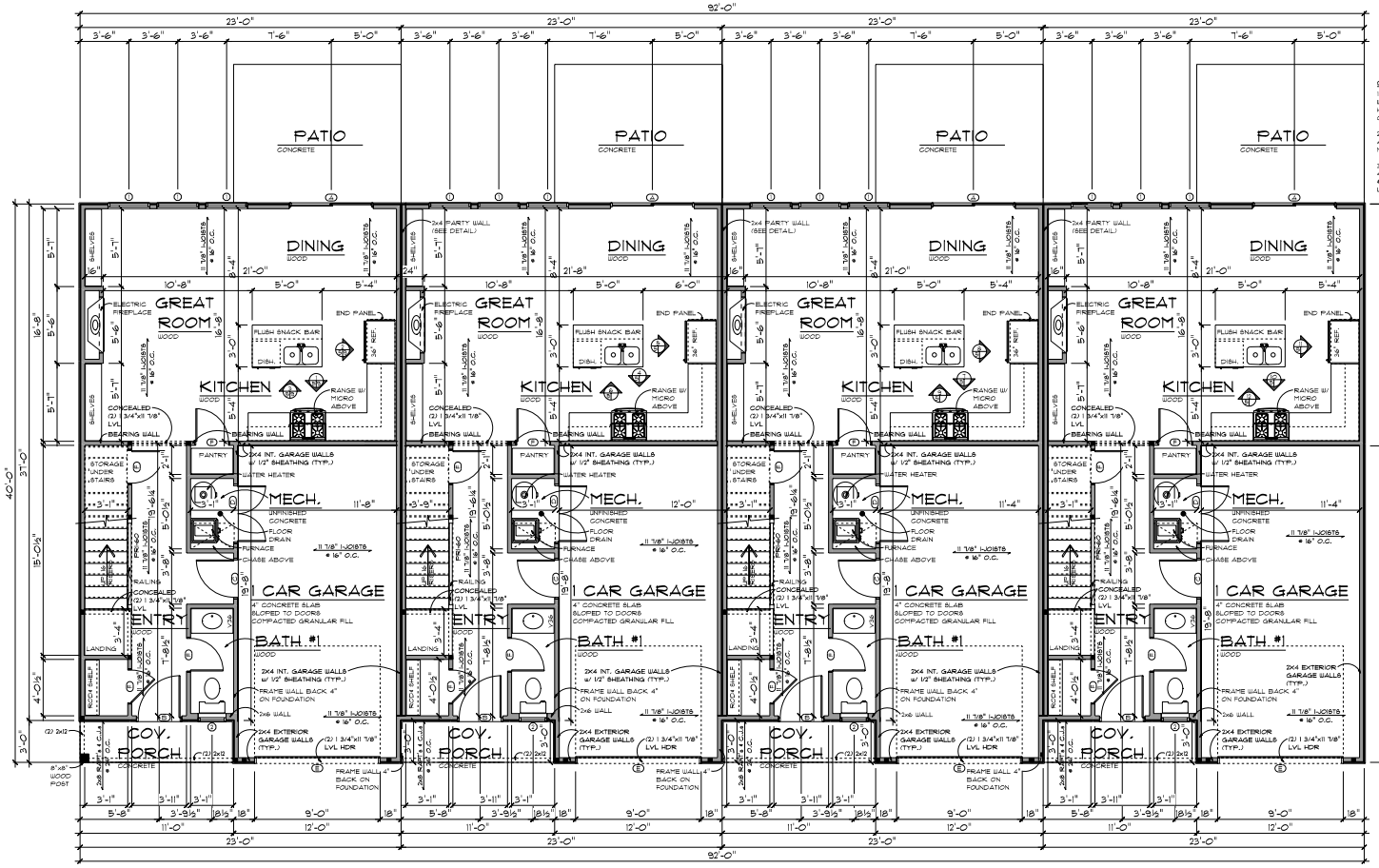
"100% SCALE = 24"x36"

OPENING SCHEDULE - UNIT A				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	SLIDING DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X84 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4

OPENING SCHEDULE - UNIT B				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	SLIDING DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X84 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4

OPENING SCHEDULE - UNIT C				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	SLIDING DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X84 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4

OPENING SCHEDULE - UNIT D				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	SLIDING DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X84 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4



GENERAL NOTES:

1. ALL MAIN LEVEL WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD+1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

UNIT A	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED PORCH	33 sq ft.

UNIT B	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED PORCH	33 sq ft.

UNIT C	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED PORCH	33 sq ft.

UNIT D	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED PORCH	33 sq ft.

MAIN LEVEL FLOOR PLAN

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

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Buttonwood
2x4 slab

ADVANCED HOUSE PLANS

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GENERATED: 9/4/2024

100% SCALE = 24"x36"

OPENING SCHEDULE - UNIT A				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	SLIDING DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

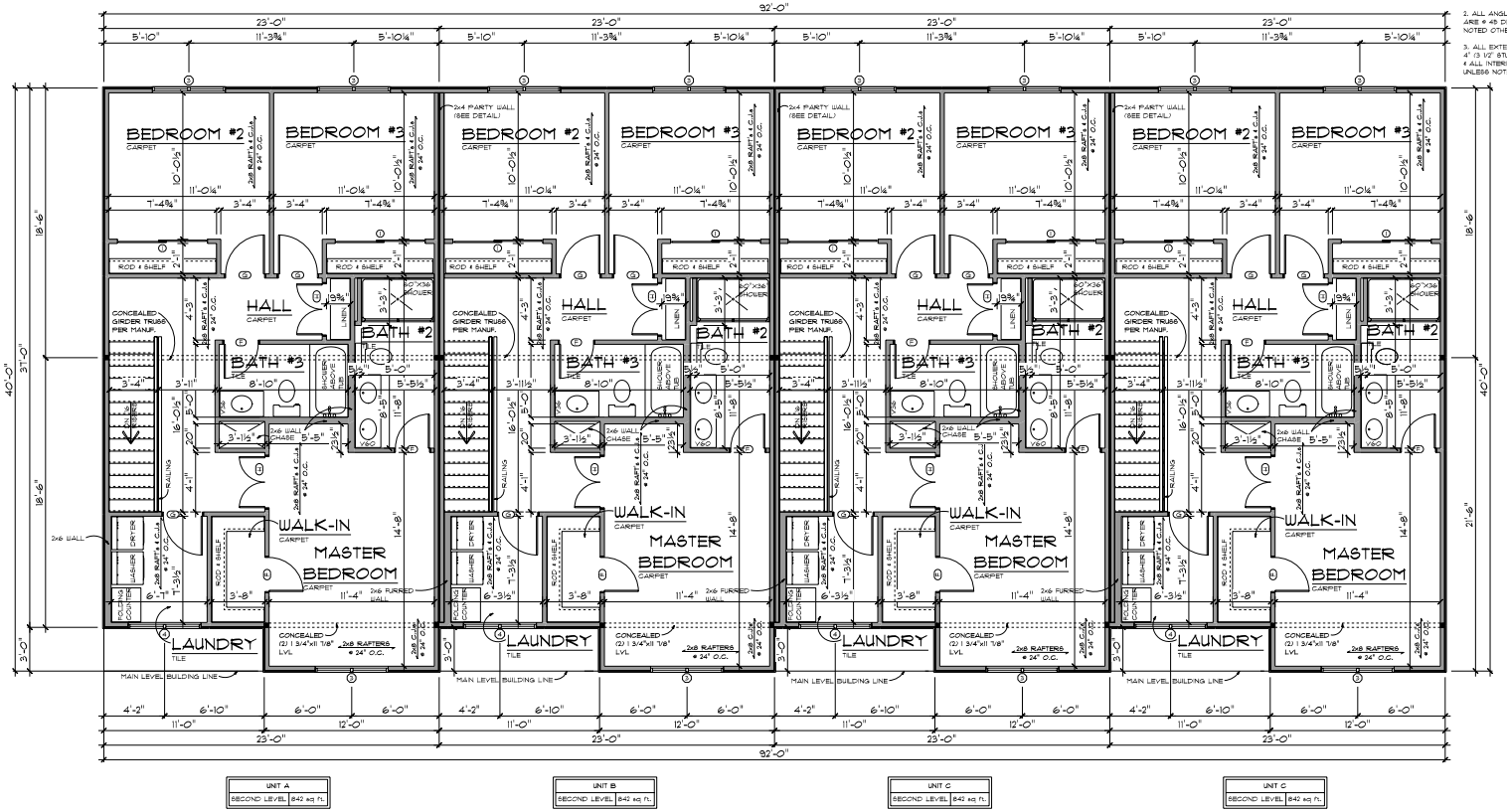
OPENING SCHEDULE - UNIT B				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	SLIDING DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT C				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	SLIDING DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT D				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	SLIDING DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

GENERAL NOTES:

1. ALL SECOND LEVEL WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD+1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



UNIT A	
SECOND LEVEL	842 sq. ft.

UNIT B	
SECOND LEVEL	842 sq. ft.

UNIT C	
SECOND LEVEL	842 sq. ft.

UNIT C	
SECOND LEVEL	842 sq. ft.

SECOND LEVEL FLOOR PLAN

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

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REVISION

Buttonwood
2x4 slab

ADVANCED HOUSE PLANS

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SHEET 6 OF 9

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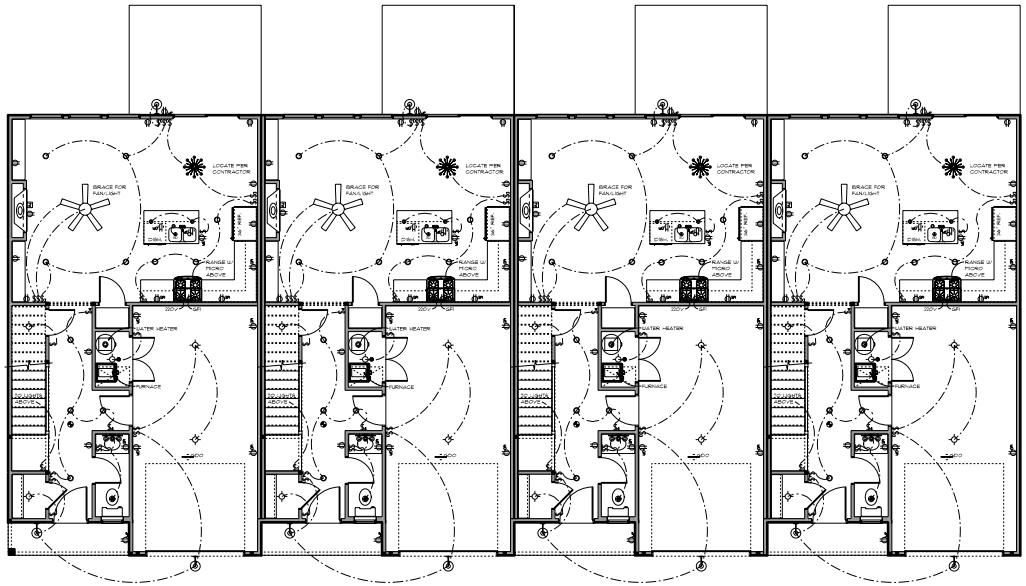
GENERATED: 9/4/2024

100% SCALE @ 24"x36"

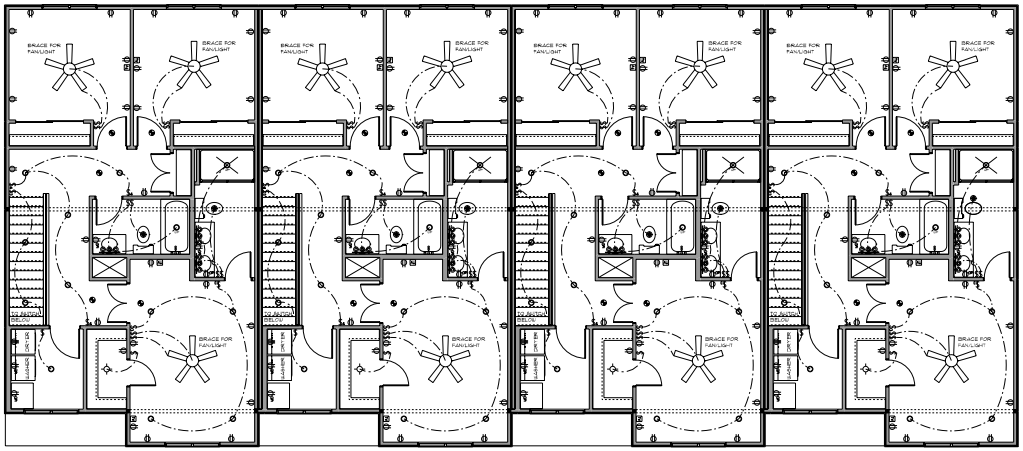
ELECTRICAL LEGEND - UNITS A, B, C, D		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed CH	4	
can light w/wp	48	
ceiling classic	4	
pendant globe	8	
wall mount w/wp	12	
GARAGE DOOR OUTLET	4	
GARBAGE DISPOSAL	4	
PLUNGER BUTTON	4	
cable tv outlet	4	
fan	4	
light	30	
outlet	40	
outlet 220v	4	
outlet gfi	48	
outlet wp	8	
smoke detector	4	
switch	40	
switch 3 way	36	
switch 4 way	0	
wall mounted 03 3 lights	4	



MAIN LEVEL ELECTRICAL PLAN

SCALE 3/16" = 1'-0"

ELECTRICAL LEGEND - UNITS A, B, C, D		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed CH	12	
CAN LIGHT WATERPROOF W/NOK	8	
can light w/nok	40	
cable tv outlet	16	
fan	8	
light	4	
outlet	100	
outlet 220v	4	
outlet gfi	20	
smoke detector	10	
switch	48	
switch 3 way	12	
switch 4 way	12	
wall mounted 03 3 lights	12	



SECOND LEVEL ELECTRICAL PLAN

SCALE 3/16" = 1'-0"

ADVANCED HOME PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LICENSED TO PROVIDE HOME PLANS IN THE PROVINCE OF ONTARIO. WE UNDERTAKE THE DUTIES OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. ASSISTANCE OF A CONSTRUCTION PROFESSIONAL, AUTHORIZED CONTRACTOR TO REVIEW THESE PLANS FOR CONSTRUCTION. ALL CONSTRUCTION MUST COMPLY WITH THE ONTARIO BUILDING CODE, & PER REQUIREMENTS PRIOR TO CONSTRUCTION. THESE PLANS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

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SHEET 1 OF 9

100% SCALE = 24"x36"

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Buttonwood
2x4 slab

ORIGINAL DRAFT

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ADVANCED HOME PLANS

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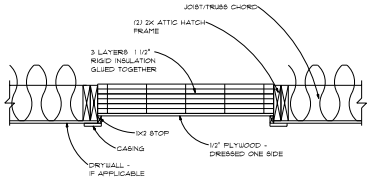
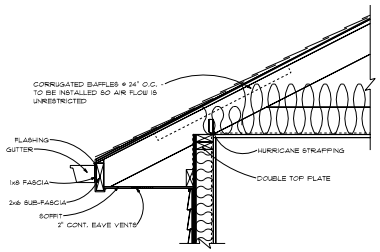
CONSTRUCTION REVISION



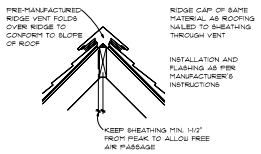
ATTIC HATCH

SCALE: 1"=1'-0"



EAVE VENT

SCALE: 1"=1'-0"



RIDGE VENT

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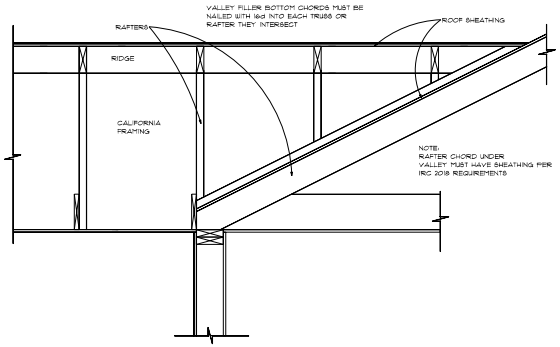
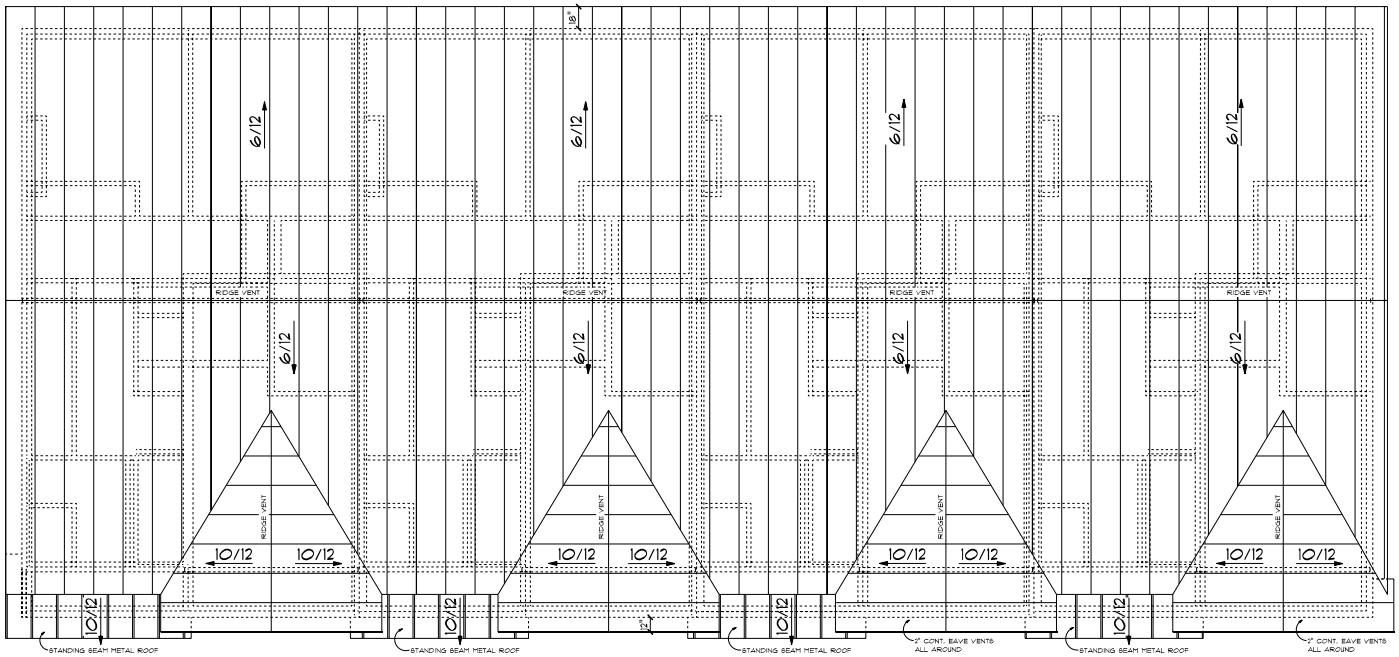


ROOF OVERFRAMING

SCALE: 1"=1'-0"



ROOF PLAN

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

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Buttonwood
2x4 slab

ORIGINAL DRAFT
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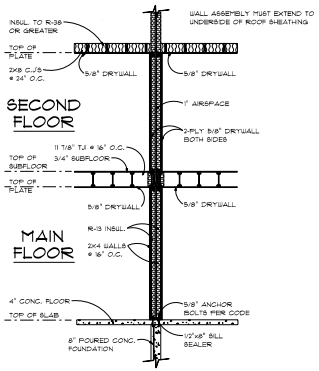
SHEET
8
OF
9

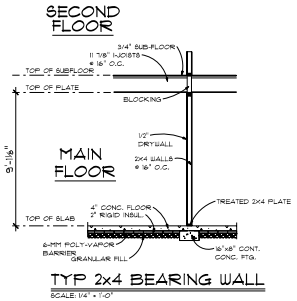
GENERATED: 9/4/2024

100% SCALE @ 24"x36"



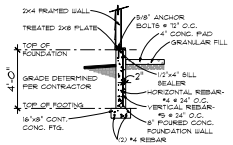
PARTY WALL

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



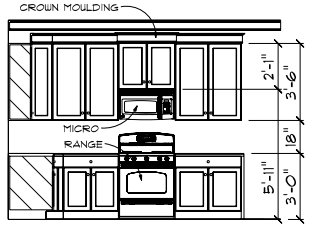
TYP 2x4 BEARING WALL

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

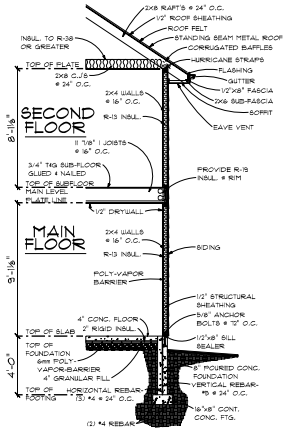


TYP. GARAGE WALL

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

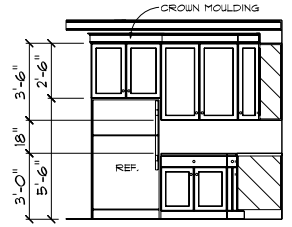


DETAIL 1, 4, 7, 10

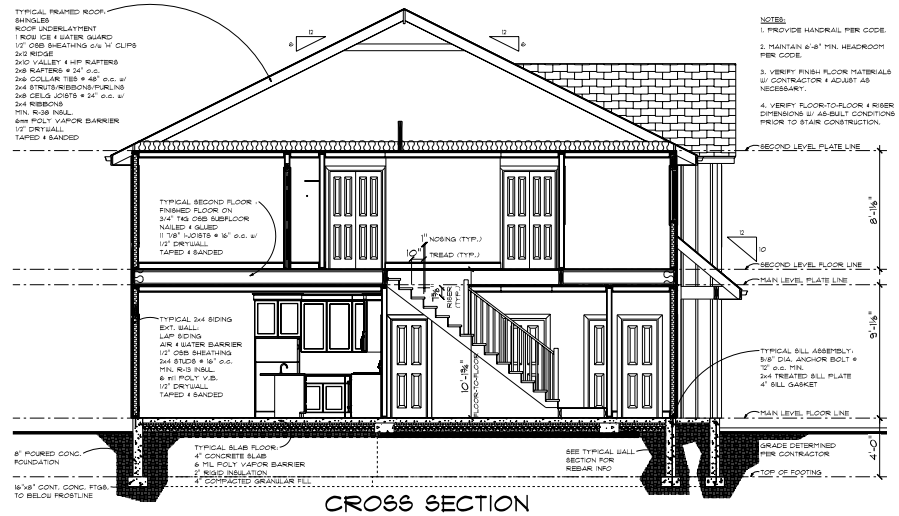


TYP. WALL SECTION

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

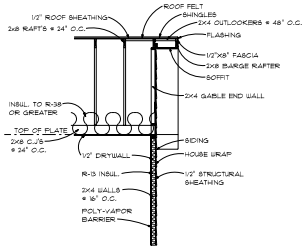


DETAIL 2, 5, 8, 11



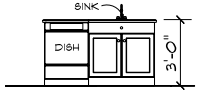
CROSS SECTION

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



TYP. GABLE END SECTION

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



DETAIL 3, 6, 9, 12

CABINET ELEVATIONS

SCALE: 3/8" = 1'-0"

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Buttonwood
2x4 Slab

ORIGINAL DRAWING

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SHEET 9 OF 9

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"100% SCALE = 24"x36"

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.*

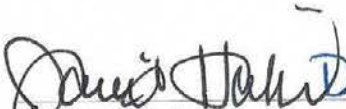
10/31/26
Date to be Posted

11/13/26
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

DAVID HARBIN
Applicant Name

9.26.26
Date