



SPECIAL USE REPORT

► FILE #:	8-B-26-SU	AGENDA ITEM #:	33
POSTPONEMENT(S):	8/13/26	AGENDA DATE:	10/1/2026
► APPLICANT:	NESTBUILT DEVELOPMENT, LLC		
OWNER(S):	Andrew Byrd Nestbuilt Development, LLC		
TAX ID NUMBER:	94 H C 01001, 01002, 002	View map on KGIS	
JURISDICTION:	City Council District 3		
STREET ADDRESS:	270 RICHMOND AVE (274, 286 RICHMOND AVE)		
► LOCATION:	East side of Richmond Avenue, east of Mcteer Street		
► APPX. SIZE OF TRACT:	0.63 acres		
SECTOR PLAN:	Central City		
GROWTH POLICY PLAN:	N/A (Within the City limits)		
ACCESSIBILITY:	Access is via Richmond Avenue, a local street with 18 ft of pavement width within a right-of-way that varies from 27-58 ft in width.		
UTILITIES:	Water Source: Knoxville Utilities Board		
	Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Third Creek		
► ZONING:	RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
► EXISTING LAND USE:	Agriculture/Forestry/Vacant Land		
► PROPOSED USE:	(2) Two-family dwellings		
HISTORY OF ZONING:	Rezoned from R-2 (General Residential) to R-1A (Low Density Residential) in 1983 (11-G-83-RZ)		
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
	South: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
	East: Agriculture/forestry/vacant land, single family residential - RN-2 (Single-Family Residential Neighborhood), C-G-1 (General Commercial), HP (Hillside Protection Overlay)		
	West: Multifamily residential, single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
NEIGHBORHOOD CONTEXT:	This property is in an area that is predominantly single-family residential on small lots of approximately 0.1 to 0.2 acres. There is a small commercial and industrial node nearby to the southeast at the intersection of Western Avenue and Proctor Street. West View park is located half a mile to the south west.		

STAFF RECOMMENDATION:

► Approve the request for 2 two-family dwellings in the RN-2 zone, subject to 3 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 9.3.J (Principal Use Standards- Dwelling—Two-family).
2. Meeting all requirements of the Hillside Protection Level II Certificate of Appropriateness (9-B-26-HPA).
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District and the criteria for approval of a special use.

COMMENTS:

The applicant is requesting approval for 2 new two-family dwellings on approximately 14,000 sq ft lots located on Richmond Ave. A Hillside Protection Level II Certificate of Appropriateness was approved in September 2026 (9-B-26-HPA). Conditions of approval require reforestation approximately 10,870 sq ft along the eastern side of the subject property with 135 native tree seedlings, as shown in Exhibit B. A reforestation plan shall be subject to approval by the City of Knoxville Urban Forestry Division, and they shall be notified when planting is complete so a site inspection can occur.

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 proposed use of a two-family dwelling is consistent with the Central City Sector Plan and One Year plan TDR (Traditional Neighborhood Residential) land use designation.

B. The proposed use is consistent with the General Plan's Development Policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

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

A. The RN-2 zone is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.

B. The RN-2 zone requires a minimum lot size of 10,000 sq. ft. for two-family dwellings. The proposed lots meet the minimum lot size in the RN-2 district. The site plan and building elevations conform to the other dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district. For example, the entrances for both units are dominant features on the front elevation, using porches with a gable roof, and the street-facing elevation meets the 15% transparency requirement.

C. A Level II Hillside Protection Certificate of Appropriateness was approved on September 10, 2026 (9-B-26-SU) with reforestation conditions, as noted above.

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

A. The use is compatible with the character of the neighborhood. There is a duplex next door to the west, and there is a small-house development nearby on Orchard House Way. The proposed two-story structures are approximately 25 ft tall and are consistent in size and scale with other houses in the surrounding 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 two-family dwellings are considered a low-density residential use and are compatible with other low-density residential uses.

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

A. Four dwelling units are not expected to significantly impact traffic on surrounding residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 29 (average daily vehicle trips)

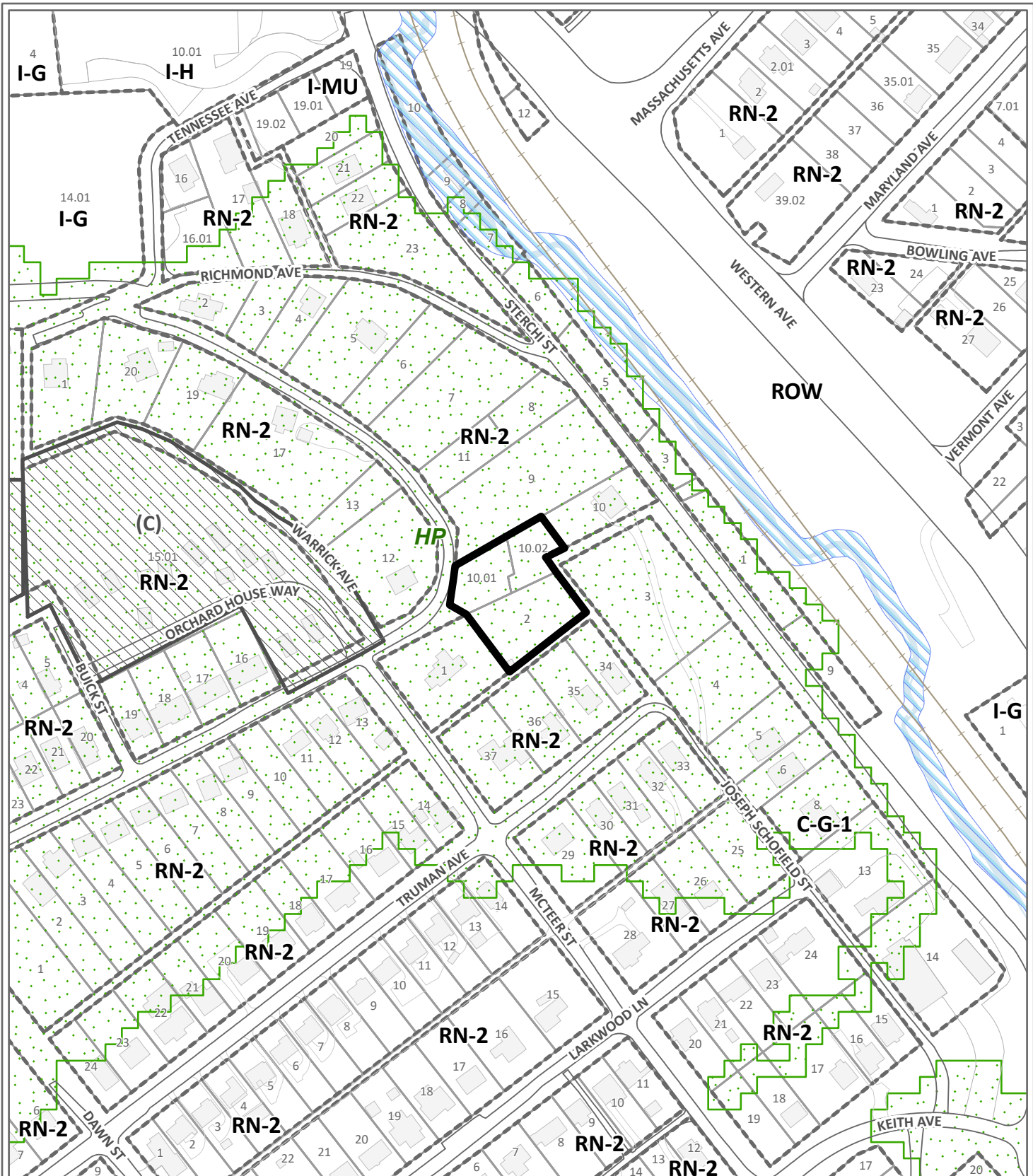
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

8-B-26-SU

Petitioner: Nestbuilt Development, LLC



(2) Two-family dwellings on 3 lots to be resubdivided in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 8/20/2026

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

Map No: 94

Jurisdiction: City

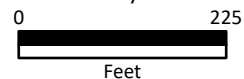
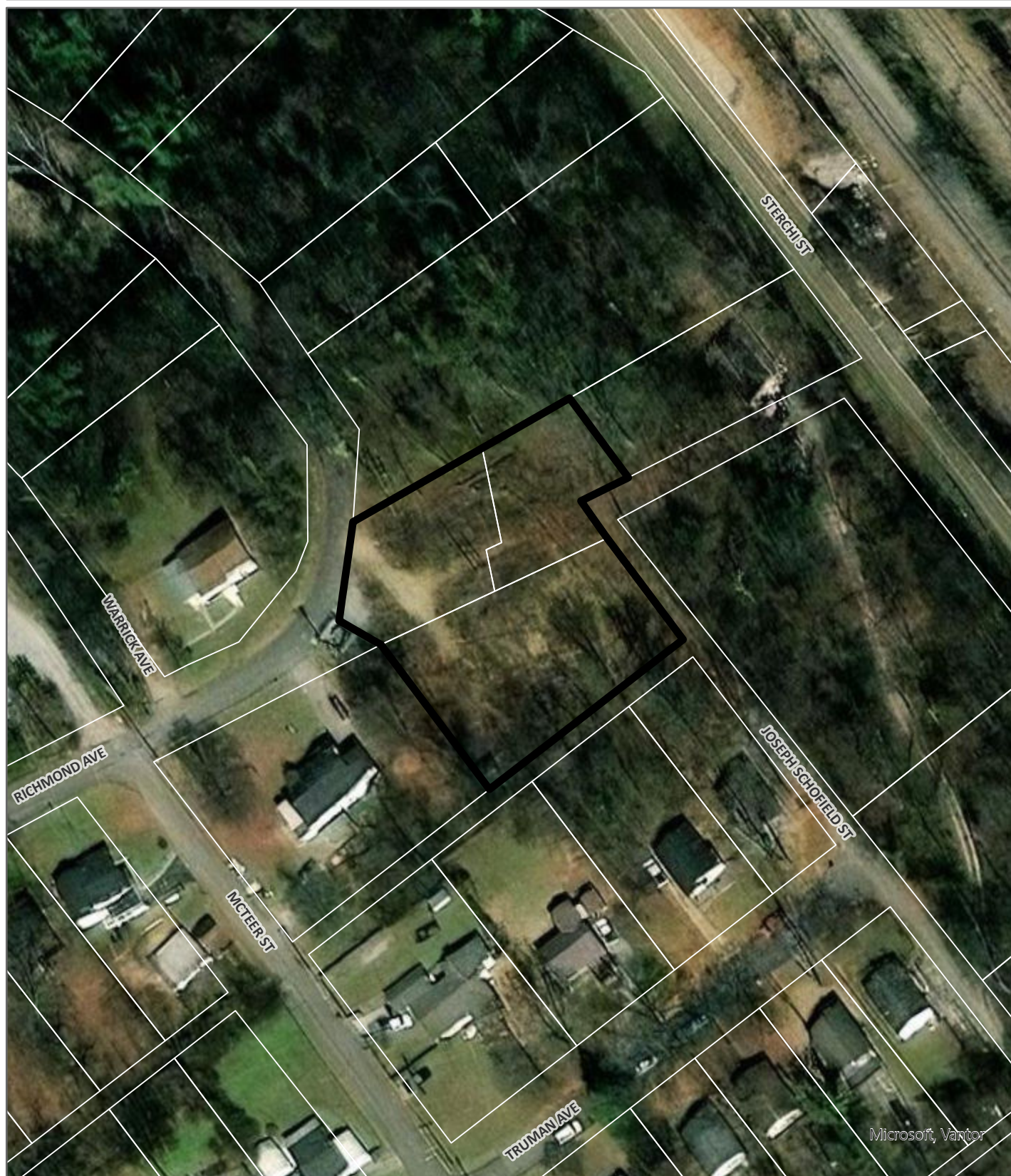


Exhibit A. Contextual Images



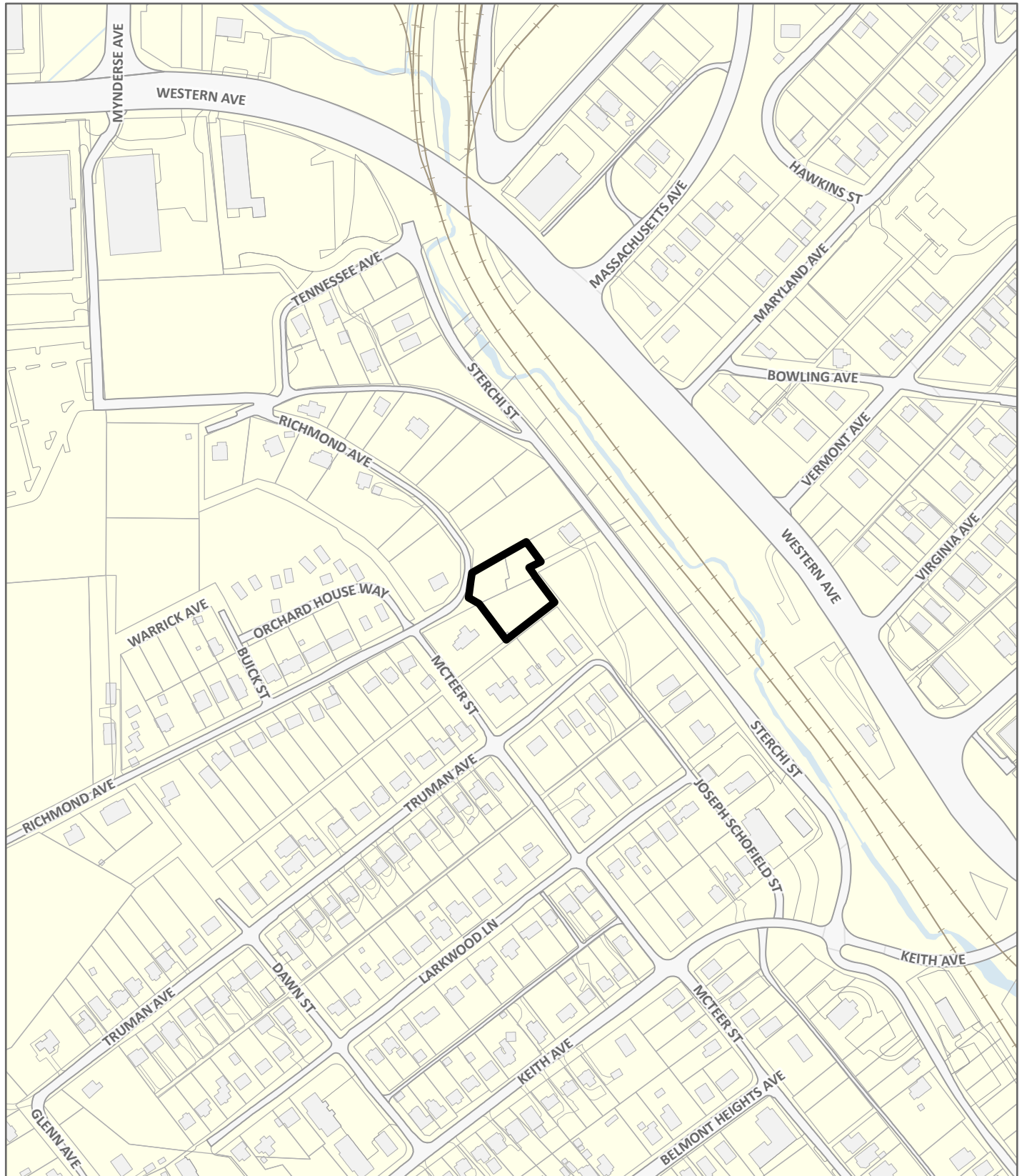
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

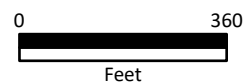


LOCATION MAP

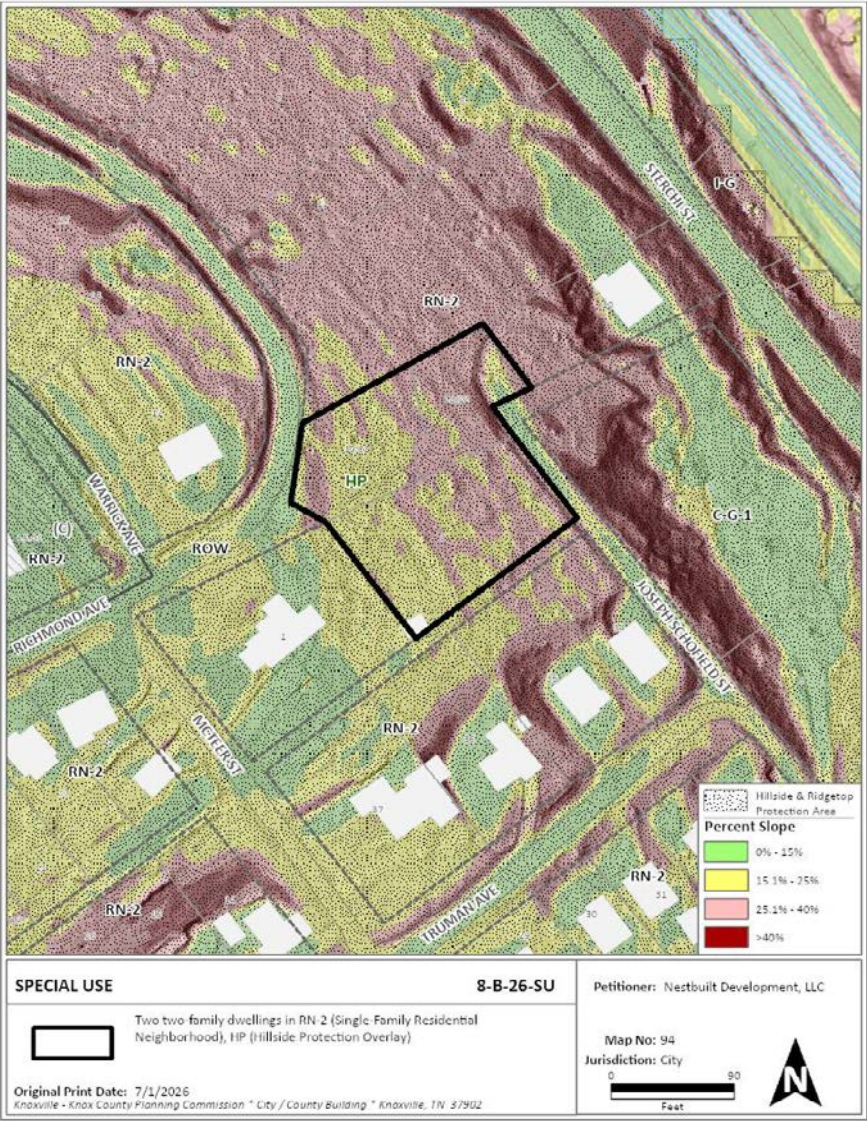
8-B-26-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	27,515.2	0.63			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	319.8	0.01	100%	319.8	0.01
15-25% Slope	13,716.1	0.31	50%	6,858.1	0.16
25-40% Slope	12,979.2	0.30	20%	2,595.8	0.06
Greater than 40% Slope	500.0	0.01	10%	50.0	0.00
Ridgetops					
Hillside Protection (HP) Area	27,515.2	0.63	Recommended disturbance budget within HP Area	9,823.7	0.23
			Percent of HP Area	35.7%	





UNIT AREA	
NAME	AREA
ON RT COVERED PORCH	28
BLAKE COVERED PORCH	32
COVERED PORCH @ AL	60
1 CAR GARAGE	233
GARAGE @ AL	233
STAIR LEVEL LIVING AREA	665
SECOND LEVEL AREA	969
LIVING @ AL	3094
@ AL TRUCK DOCK	3079

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**Nestbuilt
Development, LLC**

EX. ERROR: POSSIBLE: THE MOWS
KNOXVILLE DUPLEX
PLANNING FILE NUMBER: 8-6-26-SU

PROJECT :	Z5026
DRAWING :	TRC
CHECKED :	
ISSUE DA ES.	
02.07.2025	CONCEPT
12.06.2025	REU
09.09.2026	PROFIT
03.07.2026	DESIGN DEVELOPMENT
04.09.2026	CD REVIEW
06.09.2026	CD PROGRESS
06.12.2026	CDING RUC KIN
07.07.2026	REMARKS

G2.1



EXTERIOR PERSPECTIVE - FRONT - LEFT



EXTERIOR PERSPECTIVE - FRONT-RIGHT



EXTERIOR PERSPECTIVE - REAR-RIGHT

UNIT AREA	
NAME	AREA
CEN. BY COVERED PORCH	
FLGR. COVERED PORCH	
COVERED PORCH @ AL	
1 CAR GARAGE	
GARAGE @ AL	
STAIR LEVEL LIVING AREA	
SECOND LEVEL AREA	
LIVING @ AL	
@ AL UNDER ROOF	



EXTERIOR PERSPECTIVE - REAR-LEFT



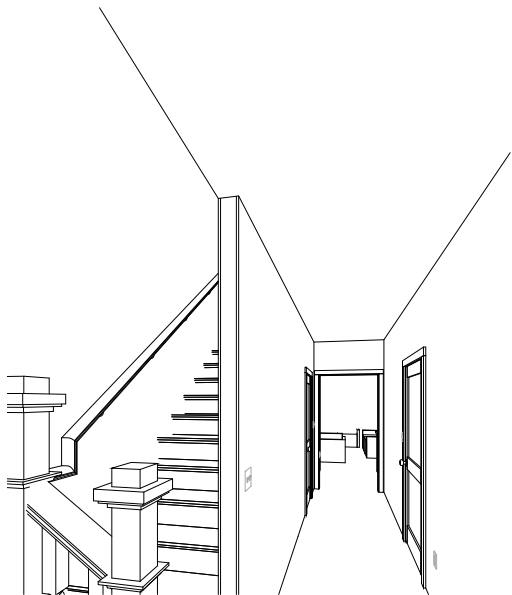
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Development, LLC**

111 CROWN POINT, INDIANAPOLIS, IN 46204	
KNOWVILLE DUPLEX	
PLANNING FILE NUMBER: 6-1-26-50	
PROJECT	2025A
DRAWN	ERIC
CHECKED	
ISSUE DATE	
01.12.2025	CONCEPT
02.06.2025	DEVELOPMENT
03.07.2025	PERMIT
04.08.2025	PERMIT
05.09.2025	PERMIT
06.10.2025	PERMIT
07.11.2025	PERMIT

G3.1



INTERIOR PERSPECTIVE - FOYER 1

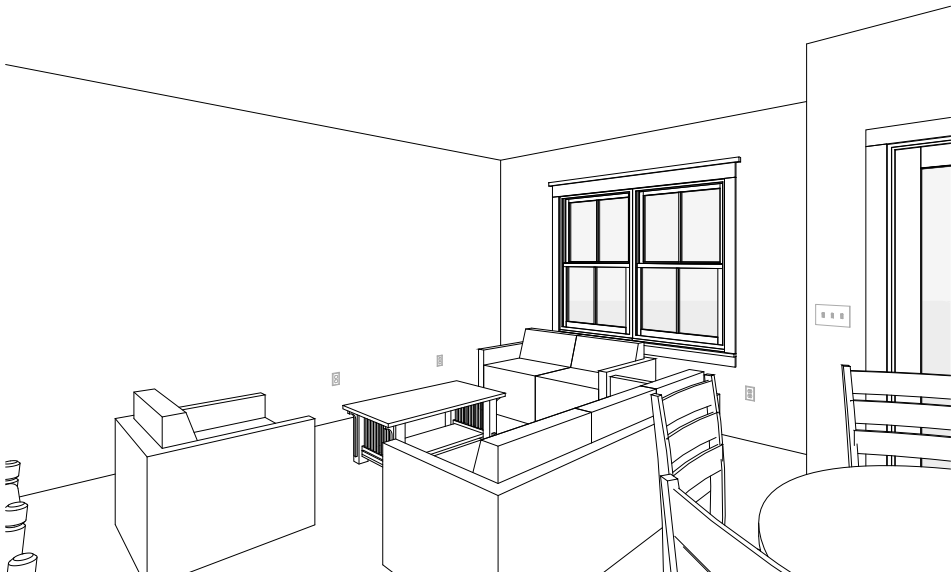


INTERIOR PERSPECTIVE - FOYER 2

INTERIOR PERSPECTIVE - KITCHEN 1



INTERIOR PERSPECTIVE - KITCHEN 2



INTERIOR PERSPECTIVE - LIVING 1



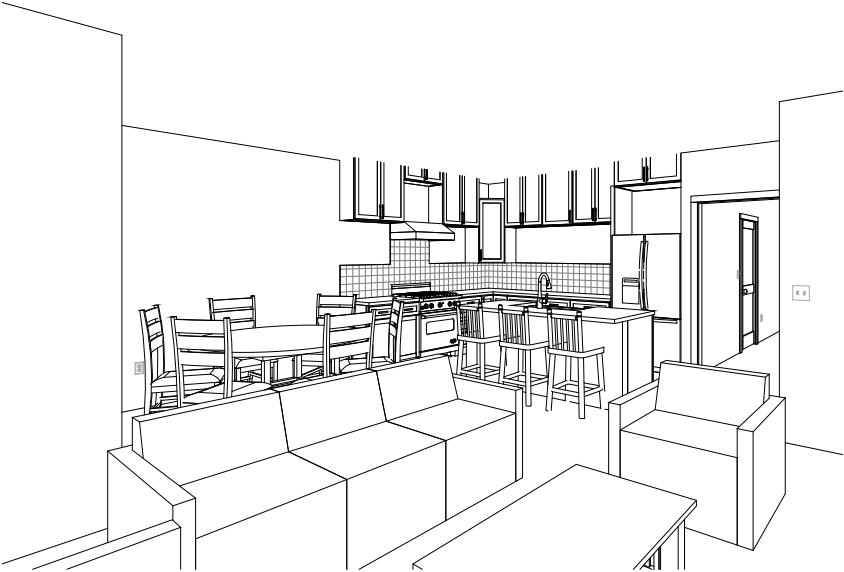
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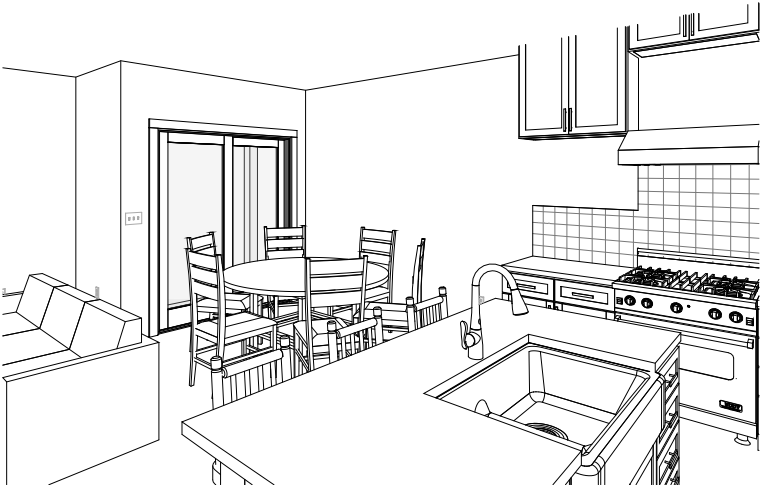
**Nestbuilt
Development, LLC**

111 CROWN DRIVE, KNOXVILLE, TN 37923	
KNOXVILLE DUPLEX	
PLANNING FILE NUMBER: 6-1-26-50	
PROJECT	2/2024
DRAWN	THC
CHECKED	
ISSUE DATE	
01.17.2025	CONCEPT
02.26.2025	SCHEMATIC
03.07.2025	PERMIT
04.15.2025	ARCHITECTURAL DEVELOPMENT
05.27.2025	3D RENDERING
06.09.2025	3D RENDERING
06.17.2025	CONCEPT ART
07.07.2025	REVISIONS

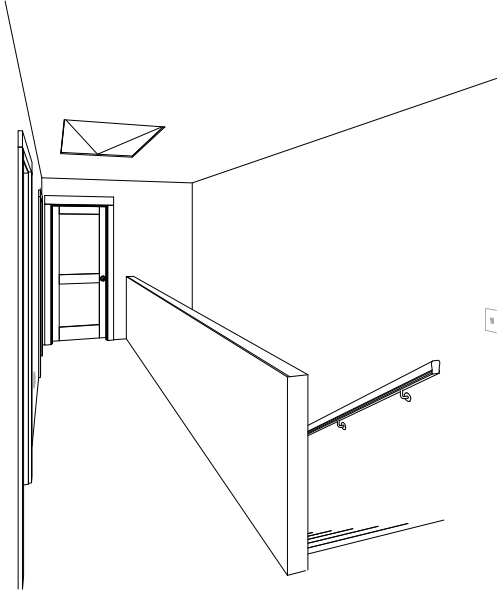
G3.2



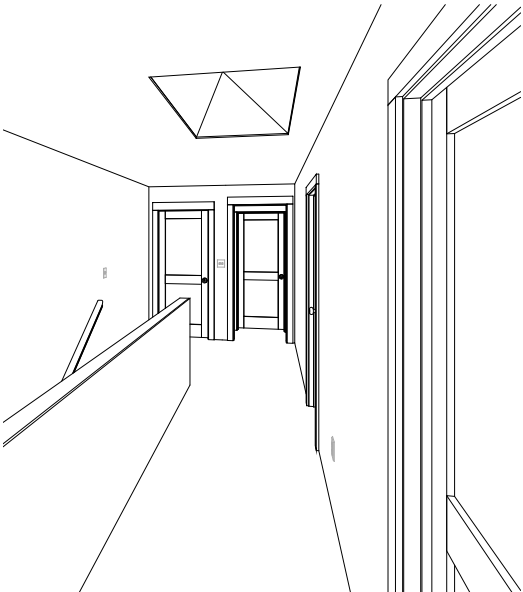
INTERIOR PERSPECTIVE - LIVING 2



INTERIOR PERSPECTIVE - DINING



INTERIOR PERSPECTIVE - LANDING 1



INTERIOR PERSPECTIVE - LANDING 2



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**Nestbuilt
Development, LLC**

111 CROWN POINT, W. JACKSONVILLE, FL 32218	
KNOWLEDGE COPY	
PLANNING FILE NUMBER: 6-1-26-50	
PROJECT	2025A
DRAWN	ERIC
CHECKED	
ISSUE 04 15	
01 11 2025	CONCEPT
02 06 2025	IDEA
03 07 2025	PHASE 1
04 10 2025	DESIGN DEVELOPMENT
05 07 2025	2D SKETCH
06 07 2025	3D RENDERING
06 10 2025	CONCEPT ART
07 07 2025	REVISIONS

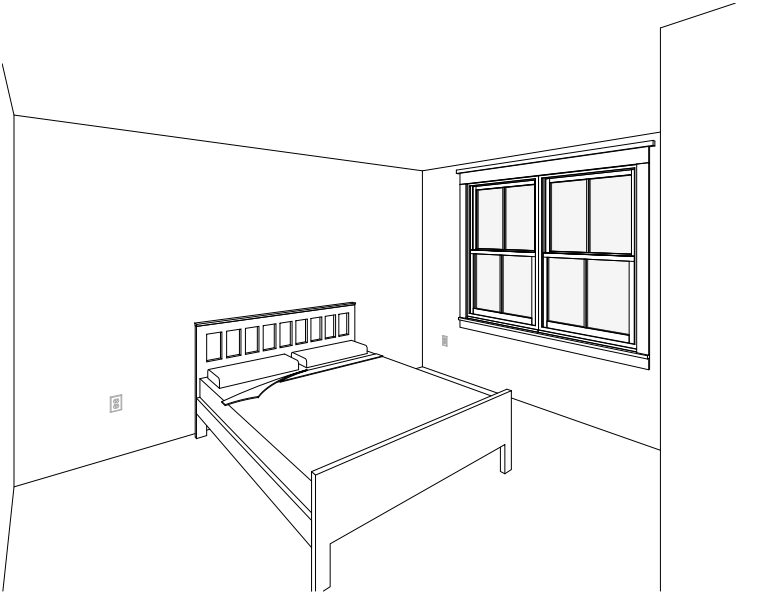
G3.3



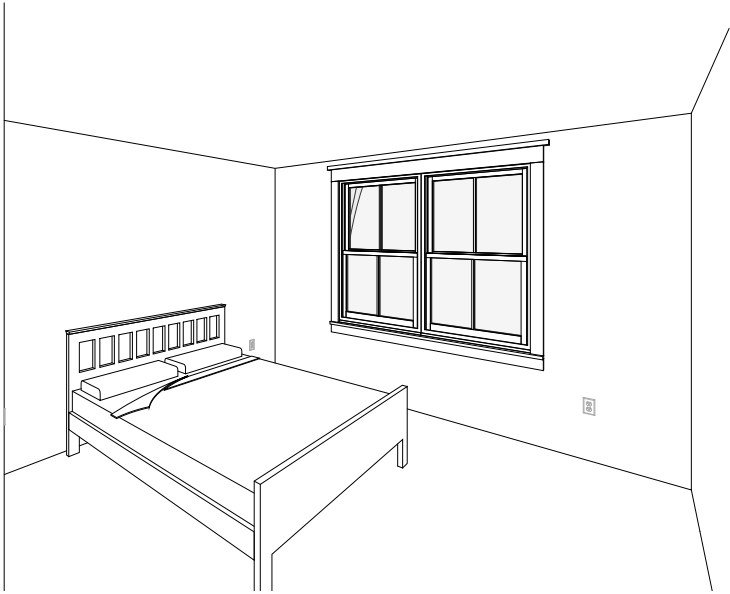
INTERIOR PERSPECTIVE - MASTER BEDROOM



INTERIOR PERSPECTIVE - MASTER BEDROOM 2



INTERIOR PERSPECTIVE - BEDROOM #2



INTERIOR PERSPECTIVE - BEDROOM #3

[illegible]



SECOND LEVEL FLOOR SUPPORT MEMBERS			
MARK	MEMBER	PLACEMENT	MIN. BEARING
2.1	PRE-ENG. LVL OR FLOOR TRUSS GIRDER. SEE ENGINEER OR TRUSS MFR.	GIRDER	
2.2	PRE-ENGINEERED LVL. HEADER. SEE MANUFACTURER OR ENGINEER	DROPPED	
2.3	PRE-ENGINEERED LVL. BEAM. SEE MANUFACTURER OR ENGINEER	HEADER	

[illegible]

DIMENSION NOTES

1. DIMENSIONS ARE FROM EXTERIOR FACE OF STUD FOUNDATION WALL FOR EXTERIOR WALLS AND TO CENTERLINE OF STUD FOR INTERIOR WALLS.
2. SEE WALL TYPE SCHEDULE FOR ADDITIONAL WALL INFORMATION.
3. COORDINATE ALL DIMENSIONS ADJACENT TO WINDOWS, DOORS, PARTIALS, CASCETS, SLOTTING AND ETC. WITH MANUFACTURER'S SPECIFICATIONS/ INSTALLATION INSTRUCTIONS.
4. SEE ANNOTATION FLOOR PLANS FOR ADDITIONAL INFORMATION.
5. SEE ANNOTATION PLANS FOR DOOR AND WINDOW SIZE INFORMATION.
6. COORDINATE ROOM TRIM DIMENSIONS WITH ELECTRICAL SCHEDULES. SEE ELECTRICAL PLAN. ADJUST ROOM/ SWITCH LOCATIONS OR TRIM AS REQUIRED.

WALL TYPE SCHEDULE							
MARK	ROUGH THICKNESS	FIRE RATING	EXTERIOR SHEATING	WALL CONSTRUCTION	INSULATION	INTERIOR CLADDING	COMMENTS
W1	5 1/2"	1 1/2"	OSB SHEATING	2" X 4 WOOD STUDS @ 16" O.C.	R-5 (CELFATT)	1/2" GYPSUM BOARD	
W2	5 1/2"	1 1/2"	1/2" GYPSUM BOARD	2" X 4 WOOD STUDS @ 16" O.C.	R-5	1/2" GYPSUM BOARD	
W3	5 1/2"	1 1/2"	1/2" GYPSUM BOARD TYPE II	2" X 4 WOOD STUDS @ 16" O.C.	R-5 (CELFATT)	1/2" GYPSUM BOARD TYPE II	
W4	5 1/2"	1 1/2"	1/2" GYPSUM BOARD	2" X 4 WOOD STUDS @ 16" O.C.	R-5	1/2" GYPSUM BOARD	
W5	10 1/2"	1 HOUR (TYP)	1/2" GYPSUM BOARD	SEE DETAILS	SEE DETAILS	1/2" GYPSUM BOARD	

1. KEYSITE WALL: CONSTRUCTION WITH CHANGES

2. AT FRONTS, ELAYS AND OTHER CHASES, KEYSITE REQUIRED INTERIOR FINISH OF CHASE.

3. SUEP ROOF WALL: CONSTRUCTION THAT MUST NOT BE SHOWN IN SCHEMATIC. COORDINATE WITH OWNER AND ENGINEER. APPROVE DETAILING AS REQUIRED.

4. VAPOR BARRIERS AND ADJACENT KEYSITE BARRIERS ARE REQUIRED AT EXTERIOR WALLS, WALLS BETWEEN Kitchens AND BATHS AND OTHER LOCATIONS. COORDINATE WITH CORE CONSTRUCTORS.

5. TENSILE ORIENTATION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCALITY NOTED ABOVE. SEE LOCAL SUEPS FOR LOCATION. VARIOUS CONDITIONS THAT REQUIRED DIFFERENT ASSEMBLIES. KEYSITE ALL DETAILS AND VERTICALS AS COMPLIANCE. PROVIDE PROTECTION.



R.3	PRE-ENGINEERED LVL BEAM. SEE ENGINEER	FLUSH	
R.4	PRE-ENGINEERED LVL HEADER. SEE MANUFACTURER OR ENGINEER	HEADER	



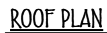
UNIT AREA		
NOTE	AREA	
SKY TO CONCRETE FLOOR		28.37
SLAB CONCRETE FLOOR		31.37
CONCRETE FLOOR + D.A.		59.74
C.A. BALCONY		23.17
MAINT. + D.A.		23.17
DATA LEVEL LIVING AREA		64.57
SECOND LEVEL AREA		64.57
WALLS + D.A.		76.74
D.A. BALCONY		102.91

DIMENSION NOTES

1. INTERIOR AREA TO CENTERLINE OF EACH FORMATION WALL FOR EXTERIOR WALLS TO CENTERLINE OF EACH FOR EXTERIOR WALLS
2. WALL 1/2 WALL, EXCEPT FOR ARBITRARY WALL DIMENSIONS
3. CORNER/45 DEGREE CUTTING TO CORNER, CORNERS, FEATURES, GABLETS, ETC. ARE TO BE WITH APPROXIMATE PROPORTIONATELY REDUCED DIMENSIONS
4. INTERIOR FINISH FLOOR FOR DIMENSIONING INFORMATION
5. FINISH FINISH FLOOR FOR FLOOR AND WINDOW SIZE INFORMATION
6. DIMENSIONING FOR TOP FLOORING AND CEILING/CEILING HEIGHTS SEE ELECTRICAL PLAN AND WINDOW SCHEDULE INFORMATION FOR TOP FLOORING

WALL TYPE NOTES

1. VERIFY WALL CONSTRUCTION WITH CHAIRS
2. AT PROTRUSION CONTACTS AND OTHER CASES, VERIFY REQUIRED INTERFERE FINISH OF CLASH.
3. LAKE WOOD WALL CONSTRUCTION MAY VARY FROM THAT IS SHOWN IN SCHEDULE. COORDINATE WALLS WITH OWNED AND EXISTING. ADJUST DECISIONS AS REQUIRED.
4. VARIOUS MATERIALS AND RELATED RESISTIVE MATERIALS ARE LISTED AT EXISTING WALLS WALLS BETWEEN HALLS AND AREAS AND OTHER LOCATIONS. COORDINATE WITH CIVIL REQUIREMENTS.
5. TYPICAL TREATMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCALLY ADOPTED DEC. 102 RETAIL SIZES FOR OPTIONS. VARIOUS CONDITIONS MAY REQUIRE DIFFERENT ASSEMBLIES. VERIFY ALL DETAILS AND PERSONAL WALLS IN COMPLIANCE. REFER TO CONSTRUCTION.



UNIT AREA	
NAME	AREA
EN BY COVERED PORCH	
REAR COVERED PORCH	
COVERED PORCH @ AL	
1 CAR GARAGE	2
GARAGE @ AL	2
STAIN LEVEL LIVING AREA	
SECOND LEVEL AREA	9
LIVING @ AL	16
@ AL DRUGS ROOF	

ROOF PLAN NOTES

- 1 PROVIDE CONTINUOUS EDGE GUT OR CAP VENTS AND VENTED SOFFIT PANELS AS REQUIRED. PROVIDE VENT CAPS COVER ALL PERIMETER INSULATION TO UNDERLIE OF ROOF FOR UNVENTED ROOF SYSTEM. SEE SEE SECTION 0605 AND ROOFING/ INSULATION FOR MORE DETAILS.
- 2 PROVIDE ROOF TO WALL FLASHING AS REQUIRED. SEE ROOFING MANUFACTURER'S DETAILS.
- 3 SEE FLOOR PLAN FOR DIMENSIONS.
- 4 ALL CAVE OVERHANGS SHALL BE 4'-0". ALL GABLE TRIMMED OVERHANGS SHALL BE 1'-0". MARK EXTERIOR CORNER OR ROOF VENTER PLETS THE SLOPE AND VENTER TECHNIQUES TO OVERHANG DEPTH TO MAINTAIN CONTINUOUS FINISH OVERHANG. TYPICAL UNLESS NOTED OTHERWISE.
- 5 PROVIDE PRE-FINISHED INFER CORING AT ALL ROOF EDGES.
- 6 PROVIDE UNDERLAYMENT PER ROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS AND PER ALL APPLICABLE BUILDING CODES.

ROOF SCHEDULE

MARK	TYPE COMMENTS	AREA
R.1	GRANULE SURFACED ASPHALT SHINGLES	1225
R.2	GRANULE SURFACED ASPHALT SHINGLES	1225
GRAND TOTAL		2450



EXTERIOR ELEVATION KEYNOTES

1. CONCRETE/MAJOR WATER/DRYING BAY COLOR AS SELECTED BY OWNER. BROWN OR PURPLE/TEAL TINT COLOR CAN PLAYSING AT DISCRETE/PAINT, BAY/BEAMS.
2. 1.8.4 COMPOSITE CORNER BOARD TYP. TYPICAL.
3. 1.8.3 COMPOSITE OR PVC TYP. TYPICAL. TYPICAL AT GABLES AS SHOWN.
4. RECREATING COMPOSITE TYP. AT WINDOWS AND DOORS. TYPICAL.
5. STRUCTURAL WOOD CORNER WRAP AND PAINT OR TYPICAL WOOD. RED WOODS. DISCRETE/PAINT.
6. RECREATING WOOD. WOODING. SEE DISCRETE/PAINT FOR INSTALLATION INSTRUCTIONS. WOODING. PLAYSING IS REQUIRED.
7. REPAIRED/REPAIRED - COLOR AS SELECTED BY OWNER.
8. STAINING/STAIN. REPAIRING - STAIN AS TYPICAL AS SELECTED BY OWNER.
9. COMPOSITE. BAYS. TYP. WITH PAINT PLAYSING. TYPICAL.
10. EXPOSED FOUNDATION. BAY - BAY/BEAMS OR AS TO EXPOSED FOUNDATION. BAY/BEAMS IS NOT GREATER THAN 4" ON STRENGTH PLAYSING.

EXTERIOR ELEVATION NOTES

1. SEE ROOF PLAN FOR ROOF SLOPES.
2. SEE ELEVATION LEGEND FOR MATERIAL NOTES.
3. FLASHING WINDOWS AND DOORWAYS NOT SHOWN. INSTALL GUTTER & DOWNSPOUTS IF REQUIRED. PROVIDE UNDERDRAIN DRAINAGE IF AS REQUIRED BY SITE TOPOGRAPHY.
4. SEE SECTIONS FOR ROOF DRAINAGE CONNECTIONS.
5. OPERABLE WINDOWS IN WALLS THE OPENING IS LOCATED OVER 72" ABOVE GRADE SHALL HAVE A MINIMUM 2" ROOF DRAIN PITCH TO THE ROOF. THE WINDOW IS LOCATED IN. ALTERNATIVELY PROVIDE A WINDOW FALL PREVENTION DEVICE OR WINDOW OPERATING CONTROL DEVICE PER SEC 1302.1.
6. GUTTERS SHALL BE PROVIDED WHERE A BUILDING SURFACE IS OPEN TO A GRADE OR FLOOR BELOW A VERTICAL SLOPE OF 30° OR HIGHER. GUTTERS SHALL BE 36" AT MINIMUM HEIGHT AT STAIRS WHERE THE GUTTER SHALL BE 36" - 38" ABOVE THE LANDING ORCE OF THE STAIRS. SEE SEC 1302.
7. GUTTERS AND DOWNSPOUTS NOT SHOWN. STEEL GUTTER, COPPER GUTTERS AND DOWNSPOUTS ARE ALLOWED. SEE SEC 1302.

STREET FACADE TRANSPARENCY

ACADE AREA:	892.8 S
TRANSPARENCY AREA:	148.6 S
TRANSPARENCY PERCENTAGE:	16.6%

FRONT LOADING ATTACHED GARAGES

GARAGES WIDTH:	16' TOTAL
ALLOWABLE WIDTH (60% OR 24" WHICHEVER IS GREATER):	25'

NOTE: GARAGE WALL IS SETBACK 5'-0" FROM
FRONT-MOST FACADE WALL.

EXPOSED FOUNDATION

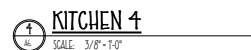
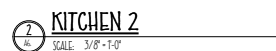
FRONT ACADE SHALL NOT HAVE MORE THAN 6" HEIGHT OR FOUNDATION EXPOSED.



UNIT AREA	
NAME	AREA
IN BY CONCRETE PORCH	
FLAR CONCRETE PORCH	
CONCRETE PORCH @ AL	
1 CAR GARAGE	2
GARAGE @ AL	2
FLAT LEVEL LIVING AREA	6
SECOND LEVEL AREA	9
LIVING @ AL	16
@ AL UNDER ROOF	

1	COSMETIC/CONCRETE BOARD FINISH: CORNER COLOR AS SELECTED BY PROVIDER. 90% CONCRETE/10% POLYURETHANE CORNER CAP PLACING AT VERTICAL BAY DIVIDES.
2	1.1.3 COSMETIC CORNER BOARD FINISH: TYPICAL.
3	1.1.3 COSMETIC OR PVC TRIM FINISH BOARD: TYPICAL AT 64BLES & 64C.
4	RECREATIVE COSMETIC TRIM AT WINDOWS AND DOORS: TYPICAL.
5	STRUCTURAL WOOD COLUMN WRAP AND PAINT OR FINISH WOOD PER LOCAL/STATE REQUIREMENTS.
6	RECREATIVE WOOD HANDRAIL: MANUFACTURER FOR INSTALLATION INSTRUCTIONS. FINISHES: FINISHES AS SELECTED BY OWNER.
7	ARCHITECT FINISHES: COLOR AS SELECTED BY OWNER.
8	STAINLESS STEEL FLOOR FINISHING - STYLE FINISH AS SELECTED BY OWNER.
9	COSMETIC BASE TRIM WITH CAP PLACING: TYPICAL.
10	EXPOSED FORMATION BOARD: EXPOSED GRADE TO 2" ABOVE FORMATION. BOARD IS NOT RELATED TO THE 8" ST. ON STREET FACED SIDE.

[illegible]

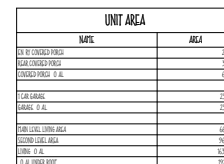


UNIT AREA	
NAME	AREA
EN BY CONCRET PORCH	
REAR CONCRET PORCH	
CONCRET PORCH @ AL	
FRONT GARAGE	
GARAGE @ AL	
MAIN LEVEL LIVING AREA	
SECOND LEVEL AREA	
LIVING @ AL	
NO. AL SQUARE FOOT	

1. NOMINAL CABINET DIMENSIONS ARE SHOWN. CABINET SUPPLIER SHALL ADJUST DESIGN AS REQUIRED TO ALLOW FOR THE CABINETS OR THEIR MANUFACTURING METHODS. VERIFY DIMENSIONS WITH DIMENSIONS ON FLOOR PLANS. PROVIDE CABINET FILLERS REQUIRED TO ALLOW FOR CONSTRUCTION TOLERANCES AND TO ALLOW FOR SCRUBING AT WALLS.

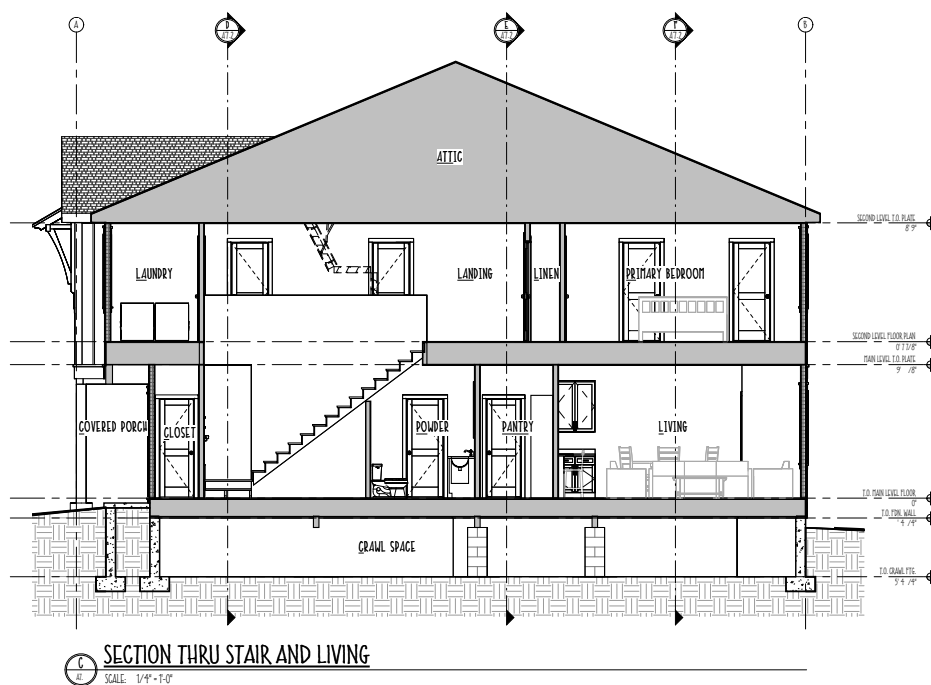
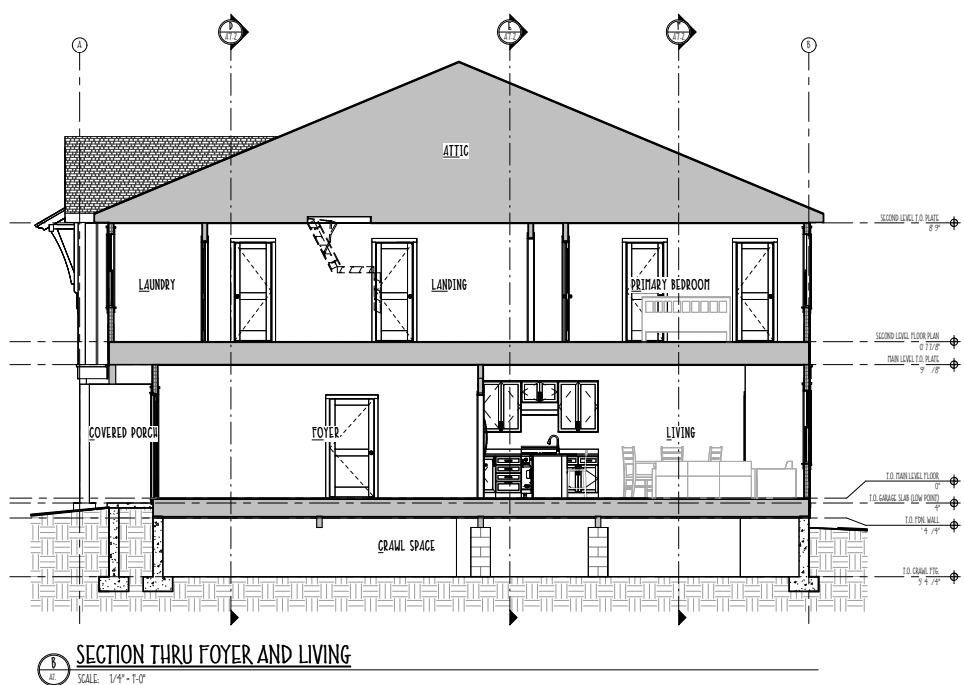
2. SPECIALTY EQUIPMENT AND APPLIANCES SHOWN FOR CLARITY. COORDINATE WITH OWNER AS MAJOR ITEMS ARE PART OF CONTRACT AND MINOR ITEMS SHALL BE BY OTHER OR NOT IN CONTRACT.
3. COORDINATE WITH CABINET SUPPLIER FOR ADDITIONAL OPTIONS. NUMBER AND SIZES OF PRAGERS, POOR STYLE, HARDWARE, FUNCTION, CABINET SIZE, LOCATION AND EASY ACCESS TO CHAIRING. CABINET SUPPLIES' DRAWINGS WILL TAKE PRECEDENCE OVER WHAT IS SHOWN HERE.
4. CABINET AND HARDWARE FINISHES SHALL BE COORDINATED THROUGH CABINET SUPPLIES.
5. CABINET TASKS ARE TO BE READ AS FOLLOWS:
FIRST LETTER INDICATES TYPE OF CABINET OR: BASE, UC, WALL, WC, WALL CORNER OR: HANGAR BASE OR: TOP MOUNT. THE PARENTHESIS INDICATES IN EIGHTH ORDER LENGTH IS HEIGHT IN INCHES.
6. COORDINATE CABINET SIZES WITH OWNER, ATTACHMENT APPLIANCES AND ANY OTHER OR OTHER DECORATIVE ITEMS SELECTED BY OWNER. ADJUST CABINET SIZES AS REQUIRED.

1. COUNTERTOP W/ 1" THK. 1/2" H. 1/2" B. BACKSPLASH, COUNTERTOP MATERIAL, END PROFILE FINISH, ETC. AS COORDINATED WITH OWNER / COUNTERTOP SUPPLIER. SPECIFICATIONS BY COUNTERTOP SUPPLIER.
2. WALL BACKSPLASH, POINT OF TILE, PAINT, TILE COLOR, STYLE, ETC. AS SELECTED BY OWNER. INSTALL TILE PER ANSI A108 / A109 / A110 AND AS SPECIFIED BY MANUFACTURER'S WRITTEN INSTRUCTIONS. COORDINATE BACKSPLASH STYLE, SIZE, & INSTALLATION WITH CABINET MANUFACTURER. WINDOW SINKETS, WINDOW PANE GLASSING, ACCEPTABLE MOUNTING HANG / ETC.
3. ISLAND COUNTERTOP PROVIDES SUPPORTS AS NEEDED AT OVERHANGS. PROVIDE RECESSED SUPPORT WITH COUNTERTOP MANUFACTURER.
4. INSTALL TOILETRY TRIM SEE COUNTERTOP MANUFACTURER.
5. CABINET FILLER PANEL, SINKING TO WALL. VERIFY AND COORDINATE WITH CABINET MANUFACTURER FOR LOCATIONS OF FILLER PANELS IF REQUIRED.



SECTION NOTES

1. COORDINATE ALL STRUCTURAL INFORMATION WITH PRE-ENGINEERED TRUSSES & LUMBER SUPPLIERS AND/OR ENGINEER. COORDINATE FOUNDATION WITH SITE/ SOIL CONDITIONS. MAKE ADJUSTMENTS AS REQUIRED.
2. SEE FLOORPLANS FOR DIMENSIONS.
3. SEE ROOF PLAN FOR ROOF SLOPES. FOR INTERIOR CEILING SLOPES WHERE ROOF TRUSSES ARE USED, SEE ROOF TRUSSES DETAIL.
4. SEE FOUNDATION PLAN AND DETAILS FOR ALTERNATE FOUNDATION OPTIONS.

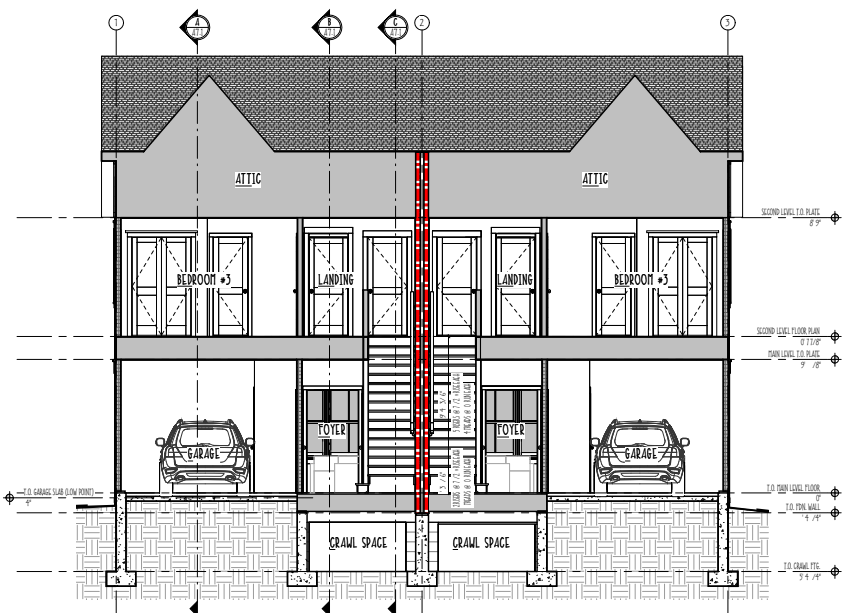




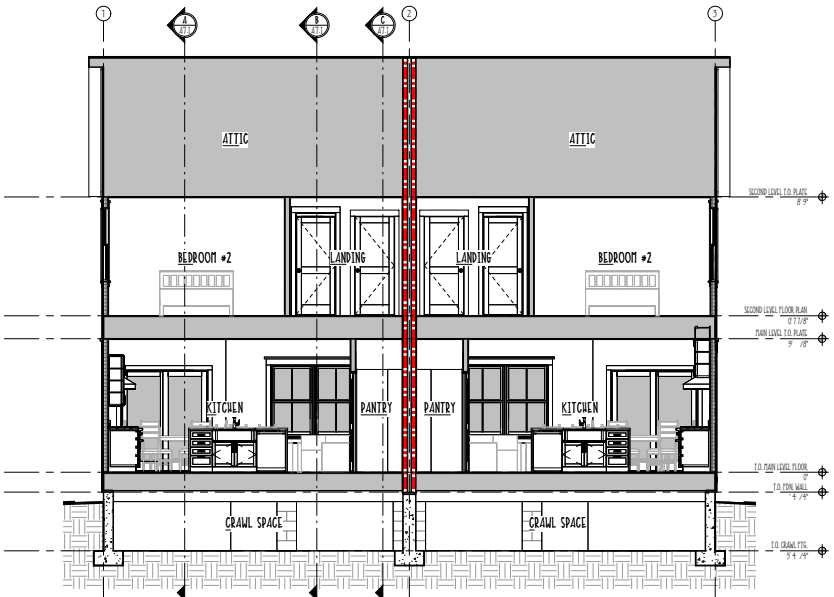
Matthew K. Cummins
phone: 931.284.2115
matthew@matthewshomedesign.com
www.matthewshomedesign.com

UNIT AREA	
SPACE	AREA
GR. TO COVERED PORCH	28.57
FRONT COVERED PORCH	36.37
COVERED PORCH, 2nd FL.	16.07
1st FL. GARAGE	220.57
GARAGE, 2nd FL.	220.57
1st FL. LEVEL LIVING AREA	146.57
2nd FL. LEVEL AREA	790.57
LOBBY, 1st FL.	14.17
2nd FL. LOBBY ROOF	192.57

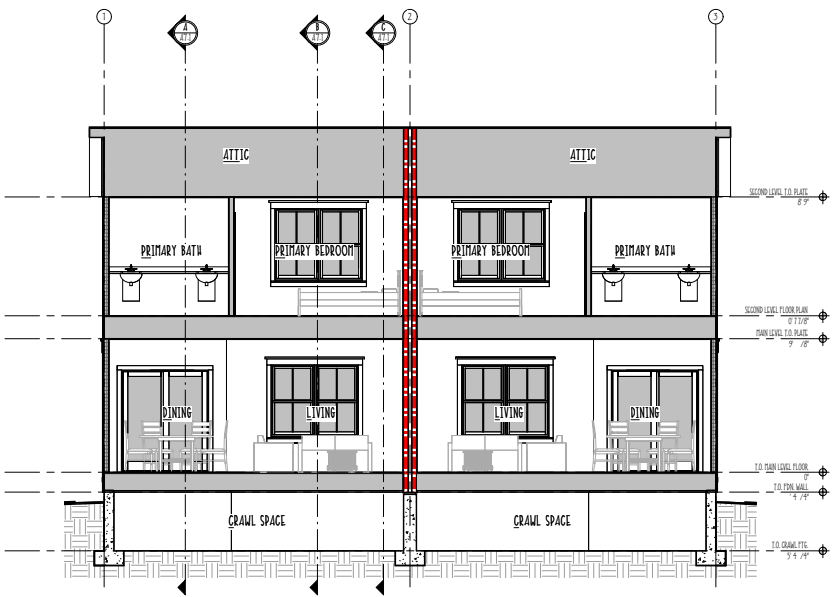
- SECTION NOTES**
- COORDINATE ALL STRUCTURAL INFORMATION WITH THE COVERED PORCH & LOBBY COVERED PORCH, 2nd FL. ROOF STRUCTURE, COORDINATE FOUNDATION WITH 1st FL. WALL.
 - USE FLOORING FOR INTERIORS.
 - SEE ROOF PLAN FOR ROOF SLOPES, TOP INTERIOR CEILING SLOPES, ROOF TRUSSES, AND ROOF TRUSS DESIGN.
 - SEE FOUNDATION PLAN FOR DETAILS FOR ALTERNATE FOUNDATION OPTIONS.



SECTION THRU GARAGE AND STAIR
SCALE: 1/4" = 1'-0"



SECTION THRU KITCHEN AND PANTRY
SCALE: 1/4" = 1'-0"

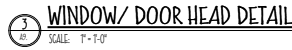


SECTION THRU DINING AND LIVING
SCALE: 1/4" = 1'-0"

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Nestbuilt Development, LLC

WILLIAMS, LLC, DWS	KNOWLEDGE DIXLEY
PLANNING FILE NUMBER: 68-26-50	
PROJECT	2020A
DRAWN	ERIC
CHECKED	
ISSUE DATE	
01.17.2025	OWNER
01.26.2025	REV
01.27.2025	PHOTO
01.27.2025	REVISIONS
01.27.2025	01-REVISION
01.27.2025	02-REVISION
01.27.2025	03-REVISION
01.27.2025	04-REVISION
01.27.2025	05-REVISION

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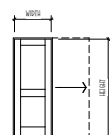
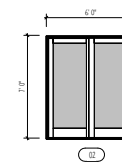
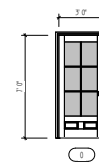
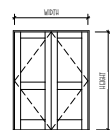
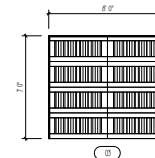
18. Selection provides the specification of the material contained in Product ID subject to the following conditions: 1. The basic information: Abstracts, Conclusions, Designs, Systems, and/or Combinations. This must be presented in their entirety and in a non-redundant manner without any truncation of the data or omissions; 2. The substance: References from Section 12 with permission from the Selection; must appear subject to the relevant material; in addition, the reported material must include a copyright notice in the following format: "XXXXX © 19XX".

[illegible]

3/4" AIR SPACE

CONFIGURATION B
EXPOSED TO FIRE FROM EITHER SIDE

INTERIOR SWANNING DOORS															
MARK	00	001	002	004	005	006	007	008	009	010	0	0.1	0.2	0.3	0.4
0075	1'0"	1'0"	1'4"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'4"	1'0"	1'0"	1'0"	1'0"	1'0"
0.0447	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"
PSK 04121	0/4	0/4	0/4	0/4	20 PPS 00 50.0 0.01	0/4	20 PPS 00 50.0 0.01	0/4	0/4	0/4	0/4	0/4	20 PPS 00 50.0 0.01	0/4	20 PPS 00 50.0 0.01

[illegible][illegible]

NOTES:
1. DOOR OPERATION SYMBOL ONLY SHOWS GENERAL DOOR OPERATION. SEE FLOOR PLANS FOR DOOR OPERATION DIRECTION.
2. SEE DOOR MANUFACTURER FOR DOOR OPENING INSTRUCTIONS/RECOMMENDATIONS.
3. DOOR STYLE SHOWN IS MERELY A REPRESENTATION. OWNER MAY SELECT ALTERNATE DOOR STYLE. COORDINATE OPTIONS WITH OWNER AND DOOR MANUFACTURER.

6' 0"

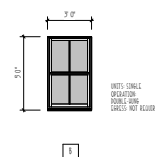
3' 0" 3' 0"

3' 0"

MULL. SEE INT.

UNITS: 2-WOOD
OPERATOR: DOUBLE-HUNG
GLASS: DOUBLE
IN CASE LOCATIONS SEE FLOOR PLANS

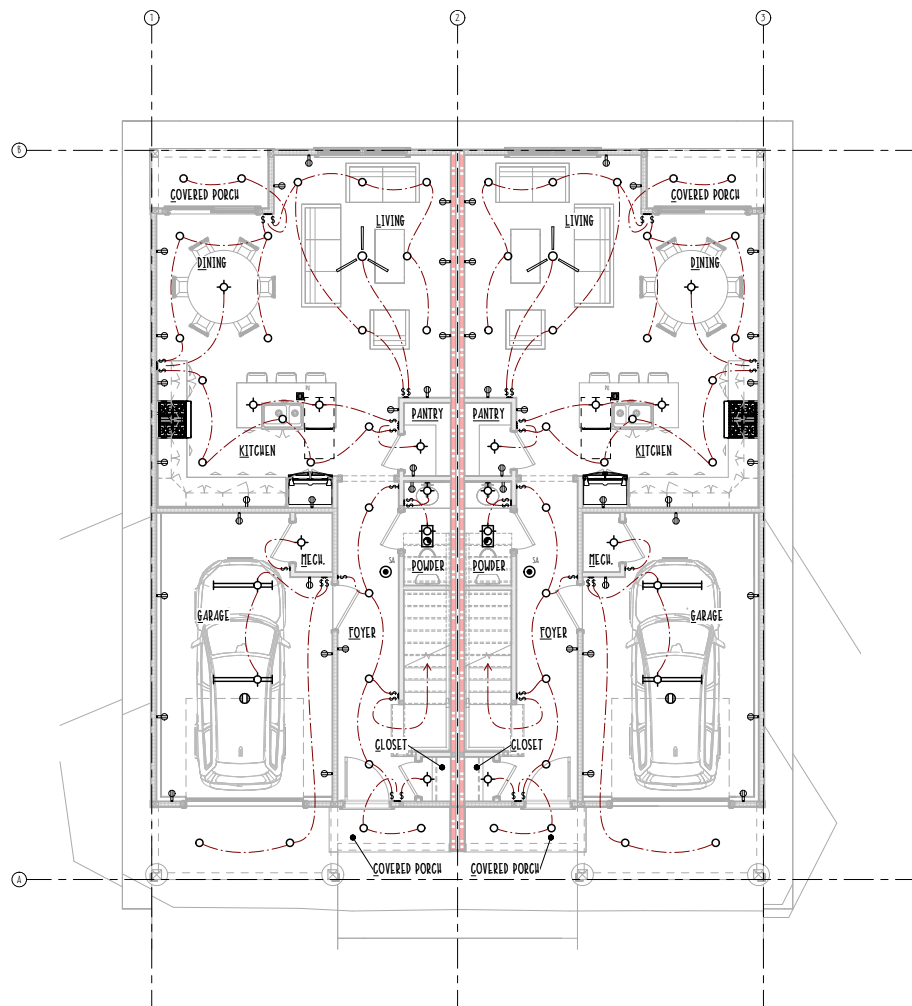
A



NOTES:

1. RESEARCH WINDOW MUST BE 24" CLEAR. SEE MANUFACTURER FOR OTHER WINDOW SIZES. COORDINATE SIZE WITH CLEARANCES TO ADJACENT STRUCTURE. ALLOW SPACE FOR PROPER PLACING AT ALL SIZES OF WINDOW. SEE WINDOW MANUFACTURER FOR WINDOW OPENING DIMENSIONS.
2. COORDINATE EXISTING PRECIPITATION WITH OWNER AND WINDOW MANUFACTURER.
3. COORDINATE ALL WINDOW OPTIONS INCLUDING HORIZONTAL, VERTICALS AND ETC. WITH OWNER AND WINDOW MANUFACTURER.
4. COORDINATE WINDOW OPERATION OPTIONS WITH PLUMB, OWNER & APPLICABLE BUILDING CODES.
5. WINDOW MANUFACTURER TO VERIFY THAT WINDOW MEET ALL LOCAL, STATE, FEDERAL, AND APPLICABLE BUILDING CODES. IF WINDOW MANUFACTURER'S WINDOW DOES NOT MEET CODE REQUIREMENTS, PROVIDE ALTERNATE WINDOW AFTER COORDINATING WITH OWNER.

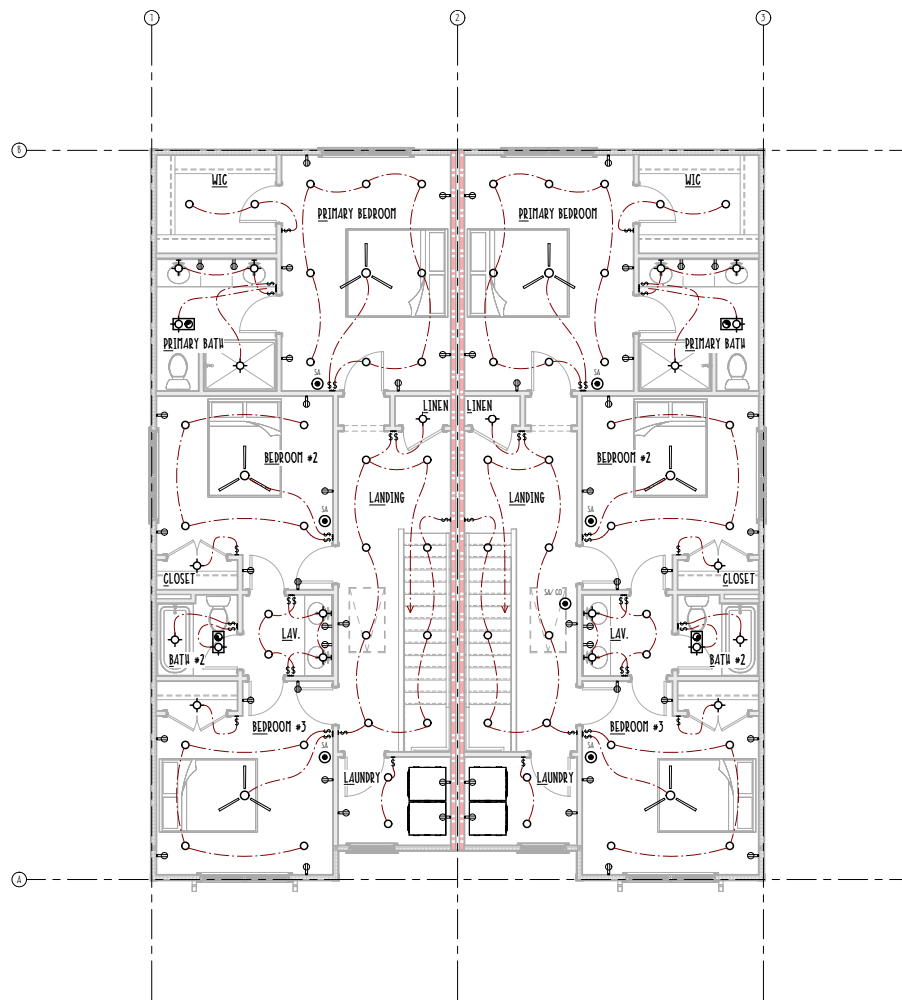
UNIT AREA	
NAME	AREA
ON BY COVERED PORCH	
REAR COVERED PORCH	
COVERED PORCH - 0 AL	
TGAR GARAGE	2
GARAGE - 0 AL	2
STERN LEVEL UNITING AREA	4
SECOND LEVEL AREA	7
ENTRANCE - 0 AL	10
0 AL UNDER ROOF	



ELECTRICAL PLAN - MAIN LEVEL

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

[illegible][illegible]



ELECTRICAL PLAN - SECOND LEVEL

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

[illegible]

UNIT AREA	
NAME	AREA
ON RT CONCRETE PORCH	28.50
REAR CONCRETE PORCH	92.50
CONCRETE PORCH @ AL	40.50
1 CAR GARAGE	235.00
GARAGE @ AL	235.00
MAIN LEVEL LIVING AREA	645.00
SECOND-LEVEL AREA	949.00
LIVING @ AL	949.00
@ AL UNDER ROOF	1902.00

ELECTRICAL NOTES

- [illegible]



Exhibit B: Replantation Area

9-B-26-HPA

Petitioner: Nestbuilt Development, LLC



Case Boundary



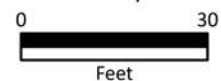
Area to be replanted (10871.78 Sq. Ft.)

Original Print Date: 9/1/2026

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

Map No: 94

Jurisdiction: City



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.

8/1/26

8/14/26

Date to be Posted

Date to be Removed



Applicant Signature

Applicant Name

Date

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

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting