



# APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type:  One Year Plan Amendment  Sector Plan Amendment  Rezoning  Variance  
 Street Name Change  Right-of-Way Closure  
 Certificate of Appropriateness  Other: **Special Use**

Decision by:  Planning Staff  Planning Commission  Other: \_\_\_\_\_ Date of Decision: \_\_\_\_\_  
Jurisdiction:  City 2nd Council District  County \_\_\_\_\_ Commission District

Original Applicant Name: **Maple Lane Homes LLC** Original File Number: **2-G-24-SU**

Name of Owner of Subject Property: **Jack W piper Maple Lane Homes LLC**

Description of Subject Property (Include city block and parcel number or lot number): **Westridge Drive, west of Greg Ruth Way**

Zoning map of all property within 300 feet of the subject property is attached.

## DECISION BEING APPEALED

**Knoxville-Knox County Planning Commission approval of Special Use to build a two-story (street-side, three story rear face) duplex**

## REASON FOR THE APPEAL

Attach additional pages, if necessary. **The Commissions approval ignored the standing 2023 One Year Plan which specifies location criteria for duplexes starting on page 27 and ending on page 28 of the document. The proposed duplex does not satisfy any of the specified conditions as described. Additionally, in the application to rezone (File #: 10-E-23-PA) the property, the applicant indicated the intention to build a single-family residence in harmony with the existing neighborhood.**

## PETITIONER INFORMATION

Name of Petitioner: **West Hills Community Association**

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):  
**The Association represents residents of more than 1,350 homes in the West Hills community including the residents of Westridge Drive and the immediate surrounding area.**

Application Authorization: *I hereby certify that I am the applicant's authorized representative for the above named petitioner.*

Signature: 

All correspondence should be sent to: Name (Print): **Leland C. Hume, President, WHCA**  
**6902 Haverhill Drive Knoxville Tennessee 37909**

Street Address City State Zip

Phone: **865-414-9674** Fax: \_\_\_\_\_ E-mail: **leehume@utk.edu**

### For Planning Staff Use Only

Application Accepted by Planning Staff Member: **Shelley Gray**  
Appeal Fee Amount: **\$500.00** Date Appeal Received: **02/23/2024 @ 12:26 PM**

### BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

<input checked="" type="checkbox"/> City Council - 6 p.m. <b>March 19, 2024</b> Month • Date • Year	<input type="checkbox"/> County Commission - 7 p.m. _____ Month • Date • Year	<input type="checkbox"/> City BZA - 4 p.m. _____ Month • Date • Year	<input type="checkbox"/> Planning Commission - 1:30 p.m. _____ Month • Date • Year
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# SPECIAL USE REPORT

▶ **FILE #:** 2-G-24-SU

**AGENDA ITEM #:** 21

**AGENDA DATE:** 2/8/2024

▶ **APPLICANT:** MAPLE LANE HOMES LLC

OWNER(S): Jack W Piper Maple Lane Homes LLC

TAX ID NUMBER: 106 N K 017 01

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 WESTRIDGE DR

▶ **LOCATION:** North side of Westridge Dr, west of Gregg Ruth Way

▶ **APPX. SIZE OF TRACT:** 19345 square feet

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Westridge Drive, a local road with a pavement width of 22 ft within a 48-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

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

▶ **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: Rezoned from R-1A (Single Family Exclusive Residential) to R-1 (Single Family Residential) in 1999 (7-T-99-RZ).

SURROUNDING LAND USE AND ZONING: North: Public/Quasi Public Land (Church) - RN-1 (Single-Family Residential)

South: Single family residential - RN-1 (Single-Family Residential)

East: Single family residential - RN-1 (Single-Family Residential)

West: Single family residential - RN-1 (Single-Family Residential)

NEIGHBORHOOD CONTEXT: This property is located within the West Hills Community Association. The area contains a church, West Hills Elementary School, and single family residential homes with lots ranging from 8,500 sf to 2 acres.

## STAFF RECOMMENDATION:

▶ **Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 3 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 Department of Plans Review and Inspections Department.

**COMMENTS:**

This request is for a two-family dwelling on a L-shaped vacant lot of 19,345 sf in the RN-1 district. The Planning Commission recently approved Sector Plan and One Year Plan amendments for this property, from the CI (Civic and Institutional) to the LDR (Low Density Residential) land use classification [case file 10-E-23-SP, 10-E-23-PA]. Each unit of the proposed two-storied structure includes three bedrooms and an attached garage.

**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 two-family dwelling is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

B. The proposed use is consistent with the Northwest City Sector Plan's LDR (Low Density Residential) land use classification.

C. The One Year Plan states that duplexes may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area. The proposed duplex meets the principal use standards of the zoning ordinance (Article 9.3.J), which protects neighborhood aesthetics by stipulating design elements for duplexes.

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

A. The RN-1 zoning district is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.

B. The property meets the 15,000-sf minimum lot size requirement for a two-family dwelling in the RN-1 district. The site plan and elevations conform to the dimensional standards for a two-family dwelling in the RN-2 zoning district. The submitted drawings also conform to the principal use standards for a two-family dwelling, as mentioned 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. There are several duplex developments in the West Hills neighborhood. Although there are no duplexes in close proximity to the subject property, the proposed use is compatible with the nearby single family dwellings.

B. The proposed two-story structure will be compatible in size and scale with the surrounding area, which is characterized by one- and two-story houses. The two 'skillion' roofs of the proposed structure have similarities to the 'skillion and lean-to' style roof of an existing house approximately 400 ft west of the subject parcel.

**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 low-density residential uses and are compatible with other residential uses in the vicinity.

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

A. A duplex is not expected to significantly impact traffic on surrounding 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 property that would pose a potential hazard or undesirable environment for the proposed use.

B. Proximity to the West Hills Elementary School, West Hills and Bynon Park, Jean Teague Greenway, and several churches makes this property desirable for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: West Hills 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.

The Planning Commission met in regular session on February 8, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	* Ms. Nancy Barger	Mr. Miles Biggs
* Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
A Ms. Amy Midis	A Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
Ms. Marité Pérez	Mr. Nathaniel Shelso	Mr. Eddie Smith

A – Absent from the meeting, \*\* Left early in the meeting, A – Absent from the meeting

### 31. MAPLE LANE HOMES LLC

2-G-24-SU

0 Westridge Drive / Parcel ID 106 N K 017 01. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

#### 1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

#### 2. MOTION (HIGGINS) AND SECOND (PEREZ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

<b>Account Number:</b>	1331796
<b>Customer Name:</b>	Knox Cty Metro Planning Commission
<b>Customer Address:</b>	Knox Cty Metro Planning Commission 400 W Main ST # 403 ATTN: Tina Piatt Knoxville TN 37902-2427
<b>Contact Name:</b>	Dallas DeArmond
<b>Contact Phone:</b>	
<b>Contact Email:</b>	dallas.dearmond@knoxplanning.org
<b>PO Number:</b>	

<b>Date:</b>	02/27/2024
<b>Order Number:</b>	9897178
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	40.0000
<b>Height in Inches:</b>	0.0000

**Print**

Product	#Insertions	Start - End	Category
KNS Knoxville News Sentinel	1	03/01/2024 - 03/01/2024	Govt Public Notices
KNS knoxnews.com	1	03/01/2024 - 03/01/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$58.00
Service Fee 3.99%	\$2.31
Cash/Check/ACH Discount	-\$2.31
Payment Amount by Cash/Check/ACH	\$58.00
Payment Amount by Credit Card	\$60.31

<b>Order Confirmation Amount</b>	<b>\$58.00</b>
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## Ad Preview

### **PUBLIC NOTICE**

The following item will be considered by the Knoxville City Council on March 19, 2024 at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. Data pertinent to this item may be seen in the Knoxville-Knox County Planning office, Fourth Fl. of the City County Bldg., Main St., Knoxville, TN. and on the Knoxville-Knox County Planning website at [www.knoxplanning.org](http://www.knoxplanning.org). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2104.

### **APPEAL OF DECISION**

Appeal by the West Hills Community Association of the Knoxville-Knox County Planning Commission's approval of the Special Use for Maple Lane Homes LLC for a two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District for property located at 0 Westridge Drive / Parcel ID 106 N K 017 01, Council District 2. Property is located north of Westridge Drive, west of Greg Ruth Way. Planning Commission file no. 2-G-24-SU.



February 8, 2024  
Planning Commission meeting

# Public Comments

## 10 Comments for 2-G-24-SU

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**Matt** (37909), January 25, 2024 at 9:01 PM

I am asking that the Planning Commission DENY the request/application to build a duplex on Westridge Dr. We, the residents of Westridge, have been vocal expressing our displeasure over the proposal of a duplex and have endorsed a single family home at the site in question. The developers have continued this pursuit in spite of our disapproval and we will fight this with every resource we have. This is not in line with the character of the neighborhood. Period.

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**Lauren** (37909), January 26, 2024 at 1:35 PM

I'd like to request that the planning commission deny the proposal to build a duplex off Westridge Drive. West Hills is a community of unique, single-family dwellings, and there is no reason for that to change now. A duplex on this lot goes against the fundamental plan of the West Hills community.

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**William** (37909), February 4, 2024 at 3:52 PM

This community is single family home community. I move to not to have a duplex in this community. A single family is what this community is and it should stay that way period. No duplex!!!

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**Charles** (37909), February 5, 2024 at 3:48 PM

I'm strongly opposed to this proposed duplex. We live in a neighborhood of single family homes. This development would be right next to us and would change the character of the neighborhood. A single family home on this lot is fine. How would a duplex benefit the neighborhood? Not at all.

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**Jo** (37909), February 5, 2024 at 8:17 PM

A multi family dwelling is NOT appropriate for the initial intentions of the developer of West Hills area. This is a quiet community of single family homes. To allow a duplex will change the design of the neighborhood. The proposed duplex will be crowding the neighbors on both sides, as the footprint will be longer, setbacks will be tight. Cramming multi families on 1 lot will be lowering the property values, which is a huge concern for all home owners. Extra traffic is also a concern. This street was originally designed as Vanosdale gardens with 2 acre lots. West Hills was built around it and incorporated Westridge. Since then the 2 acre lots have been divided into smaller lots to incorporate single family homes. It needs to stay single family. That is our charm.

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**Dale** (37909), February 5, 2024 at 8:38 PM

I volunteered to do most of the legwork for the petition against this duplex. I knocked on every door on Westridge and Stockton between Vanosdale and Westhills Dr. One person chose not to sign because of their job and a couple never seemed to be at home, but everyone else enthusiastically signed it. Please honor our requests to deny this application to build a duplex in our single family neighborhood. Thank you for this opportunity.

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**Matt** (37909), February 5, 2024 at 8:47 PM

To further demonstrate the pulse of the community, I have attached a petition that was performed on behalf of the residents of Westridge Dr. and support from neighboring streets. This was done out of the courtesy for residents that may not be able to attend a meeting due to work but still wanted to voice their disapproval of this development.

[View Attachment](#)

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**Applicant Correspondence**

February 6, 2024 at 11:24 AM

Please find attached correspondence on behalf of the applicant, Maple Lane Homes LLC.

[View Attachment](#)

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**Sarah** (h Way), February 6, 2024 at 8:33 PM

I strongly oppose the proposal to build a duplex on Westridge. This neighborhood was designed for single family homes, and families choose to live here in part because of this. A duplex would surely devalue the surrounding homes. I also have concerns about the increase in street parking that would likely occur as a result of a duplex and the potential for many many occupants of said duplex. In addition, the proposed style of home does not fit it in at all with any of the surrounding homes.

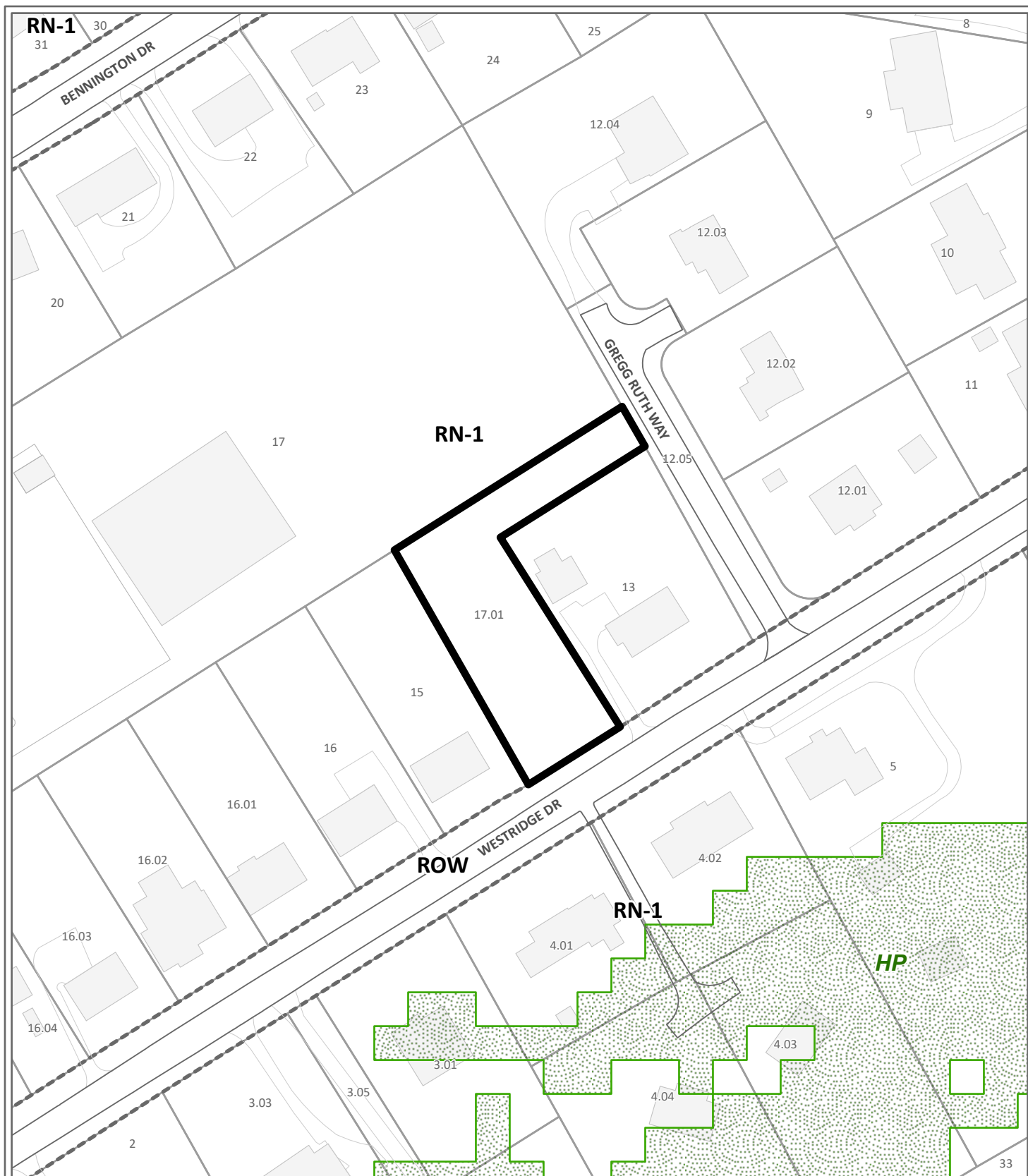
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**Leland** (37996), February 7, 2024 at 3:31 PM

The WHCA Board representing the almost 1,400 residents of West Hills has voted unanimously to oppose the proposed duplex on Westridge Drive and respectfully requests that KKPC do as well. Our opposition is based on several factors too long to list in this limited space. As we review the conditions for approval described in the 2023 OYP, we strongly believe these applications do not satisfy the requirements as outlined and described. The most egregious discrepancy is the disruption of the tranquility and goodwill that currently exists among neighbors in the immediate vicinity. There is a duplex close to the site. It could have been a single-family home that was converted to a duplex. It has been there probably long before most homeowners along Westridge purchased their homes. The Planning Commission staff should have records about the history of that duplex and why it was created in a Single-Family Residential Zone. To allow a new duplex to be built on Westridge violates the current protections of RN-1 afforded to every home purchased along Westridge and the immediate vicinity. To approve the applications for a variance of the OYP and approval of Special Use will cause great harm and distress to our neighbors in Westridge area. Therefore, the WHCA respectfully requests that the Planning Commission votes NO on both applications. [Please see attached PDF for full comments]

[View Attachment](#)

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**SPECIAL USE**

**2-G-24-SU**

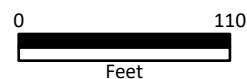
**Petitioner:** Maple Lane Homes LLC



Duplex in RN-1 (Single-Family Residential Neighborhood)

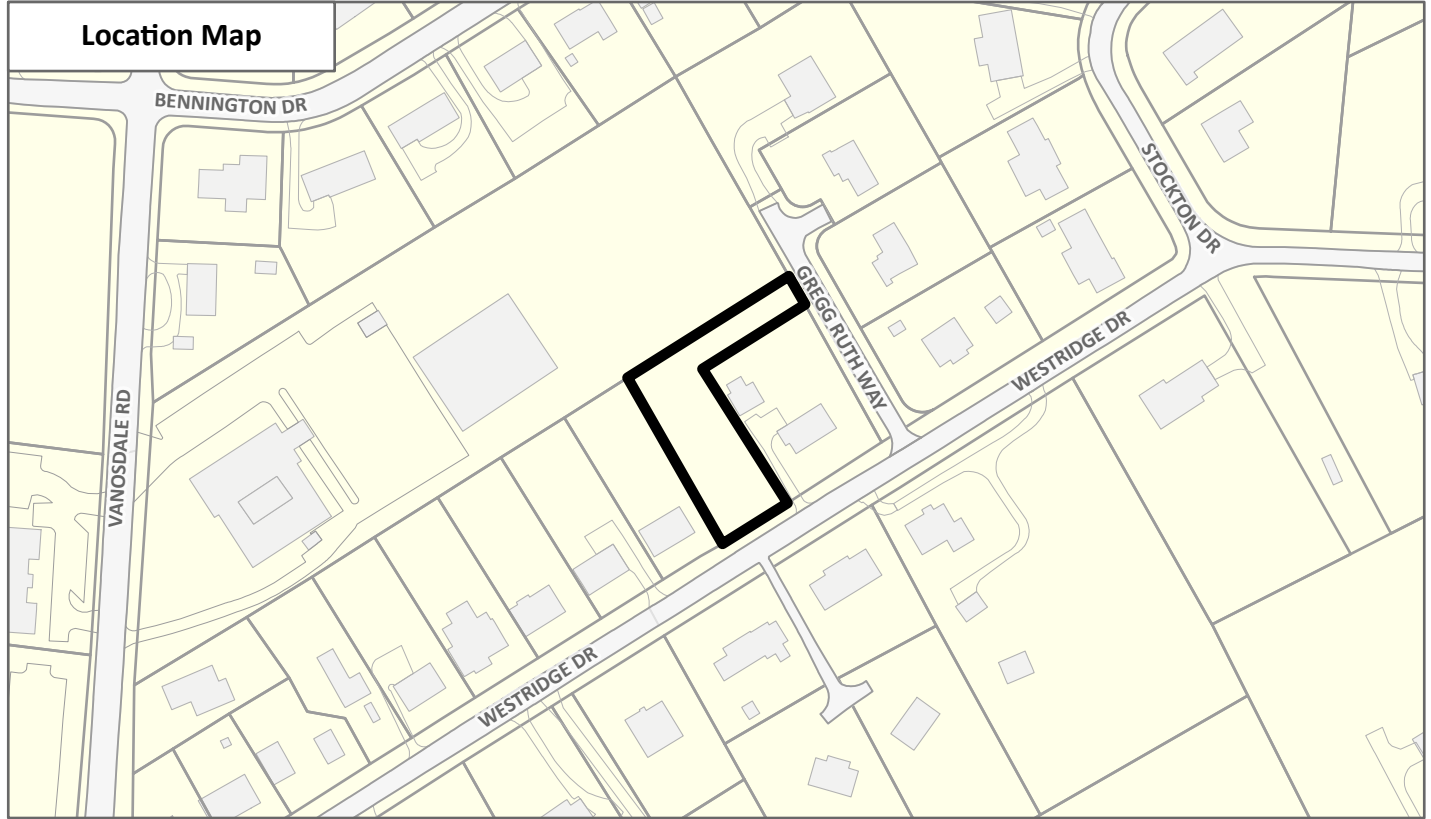
**Map No:** 106  
**Jurisdiction:** City

**Original Print Date:** 1/8/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

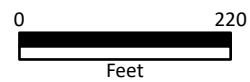


CONTEXTUAL MAPS 1

2-G-24-SU



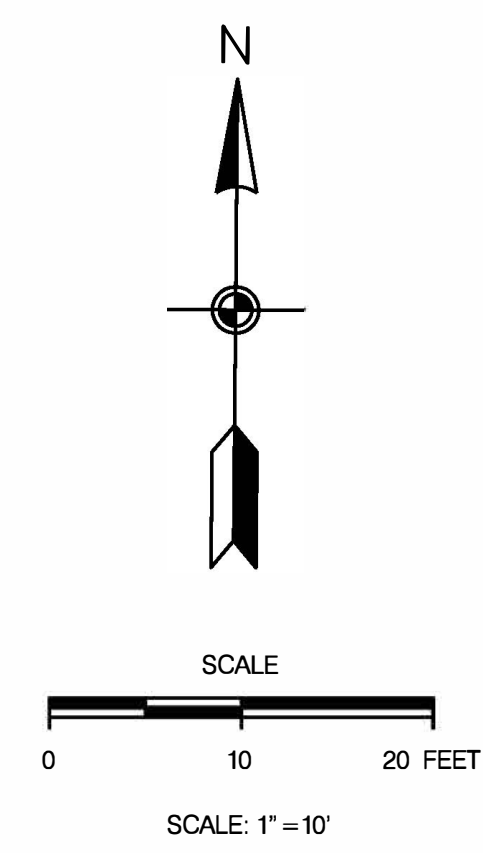
Case boundary



2-G-24-SU  
01/18/2024

LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP



TDEC MANUAL TABLE 7.9-1 PREFERRED SEED MIXTURES USING NATIVES OR NATURALIZED PLANTS AND PLANTING DATES

ZONE	BEST	MARGINAL	RATE/MIX (LB/ACRE)	
REGION III	< 2500 FT ELEV.; HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	SEPT 1 - SEPT 15 APR 1 - JUNE 10	15 BROWNTOP MILLET (NURSE CROP) 45 RED FESCUE 45 HARD FESCUE 25 CHEWING FESCUE

TDEC MANUAL TABLE 7.9-2 ALLOWABLE SEED MIXES AND PLANTING DATES

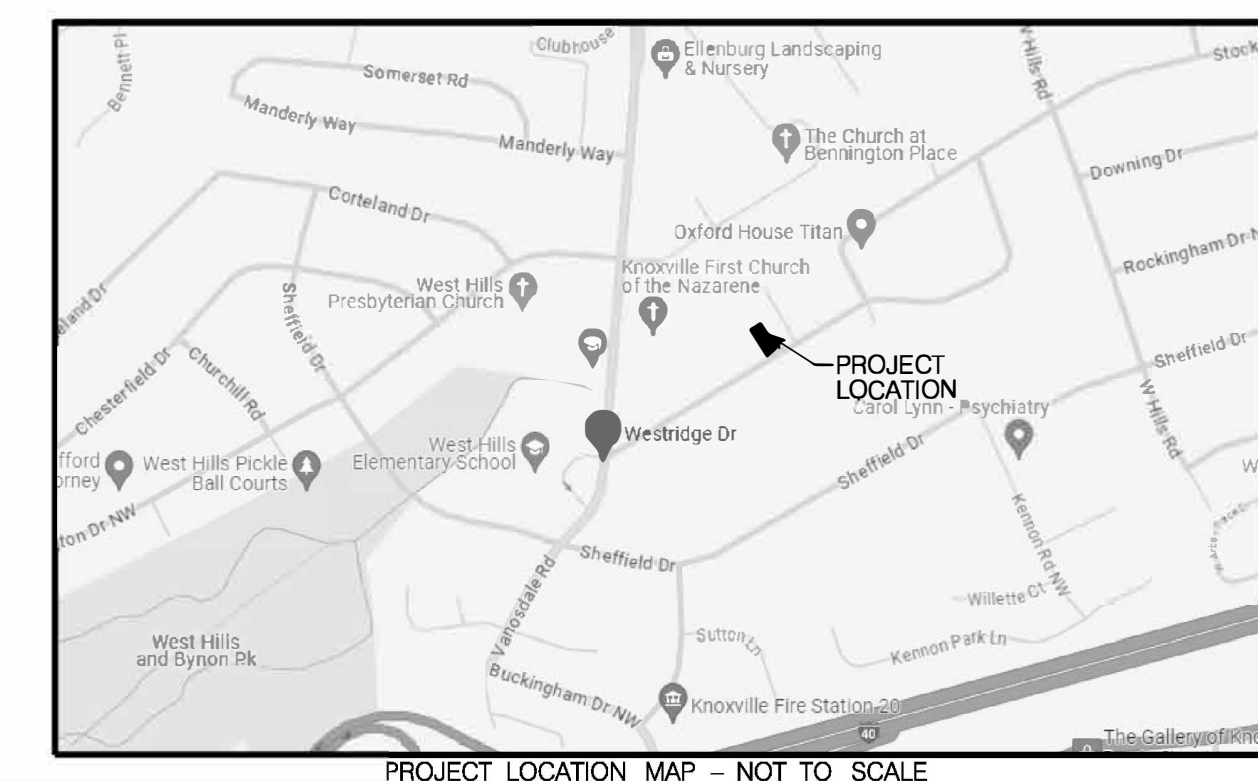
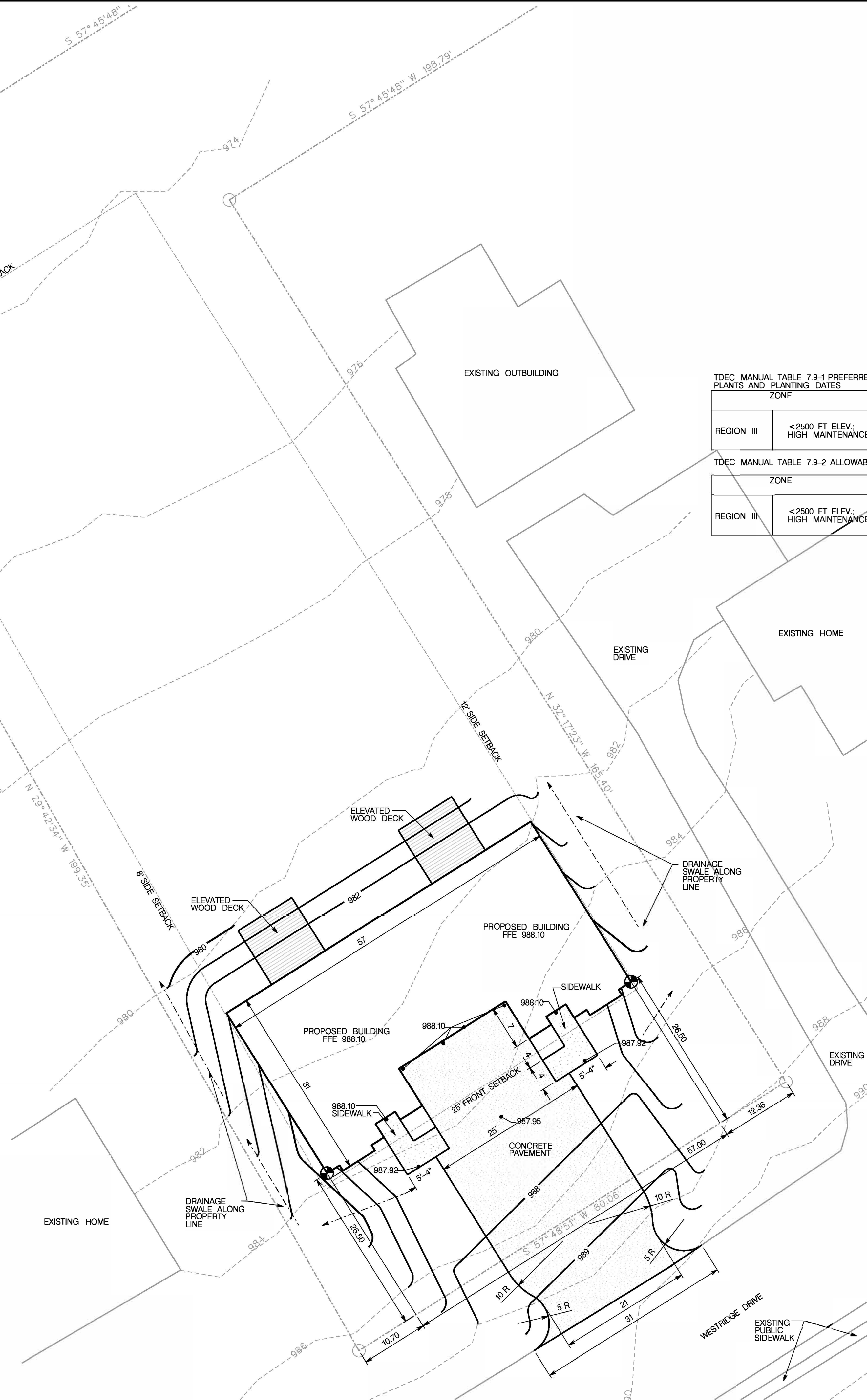
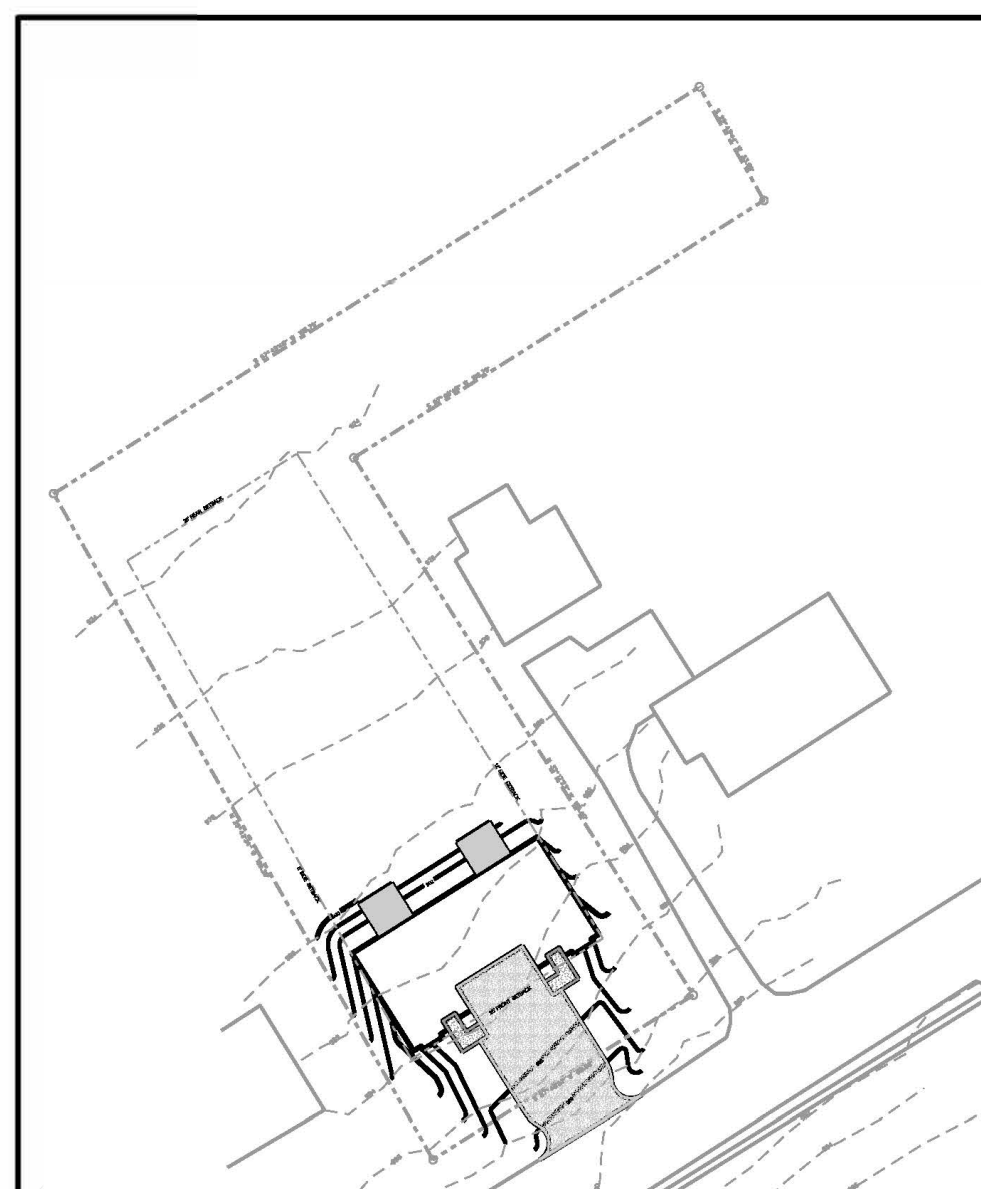
ZONE	BEST	MARGINAL	RATE/MIX (LB/ACRE)	
REGION III	< 2500 FT ELEV.; HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	JULY 25 - AUG 15 SEPT 1 - SEPT 15 APR 1 - MAY 10	200 KY 31 FESCUE

SITE LAYOUT NOTES

- USE: RESIDENTIAL, ZONING: RN-1, PARCEL 106NK01701
- TOTAL BUILDING AREA:
- TOTAL SITE: 0.44 AC, TOTAL DIST AREA: 0.12 AC, TOTAL NEW IMPERV: .07 AC
- DEED REFERENCE: 20230727-0004669 WARD: 47 BLOCK: 47130
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- SETBACKS:  
FRONT: 25'  
SIDE: 8' (NOT LESS THAN 20' COMBINED)  
REAR: 25'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE 'MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION' ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED.

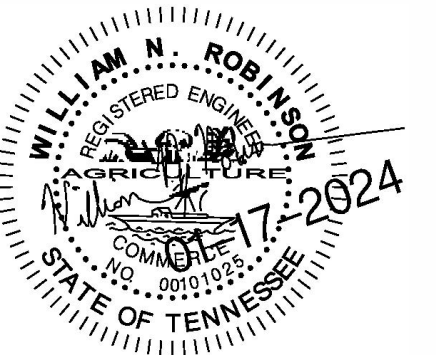
SITE GRADING NOTES

- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
- THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
- THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
- ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
- NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- ADEQUATE DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
- CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE SITE INSPECTOR.



**WILL ROBINSON  
& ASSOCIATES**

1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
will@wrractivill.com



2-G-24-SU  
A Site Plan for:  
**Maple Lane Homes  
Duplex**  
7413 Westridge Drive  
Knoxville, Tennessee

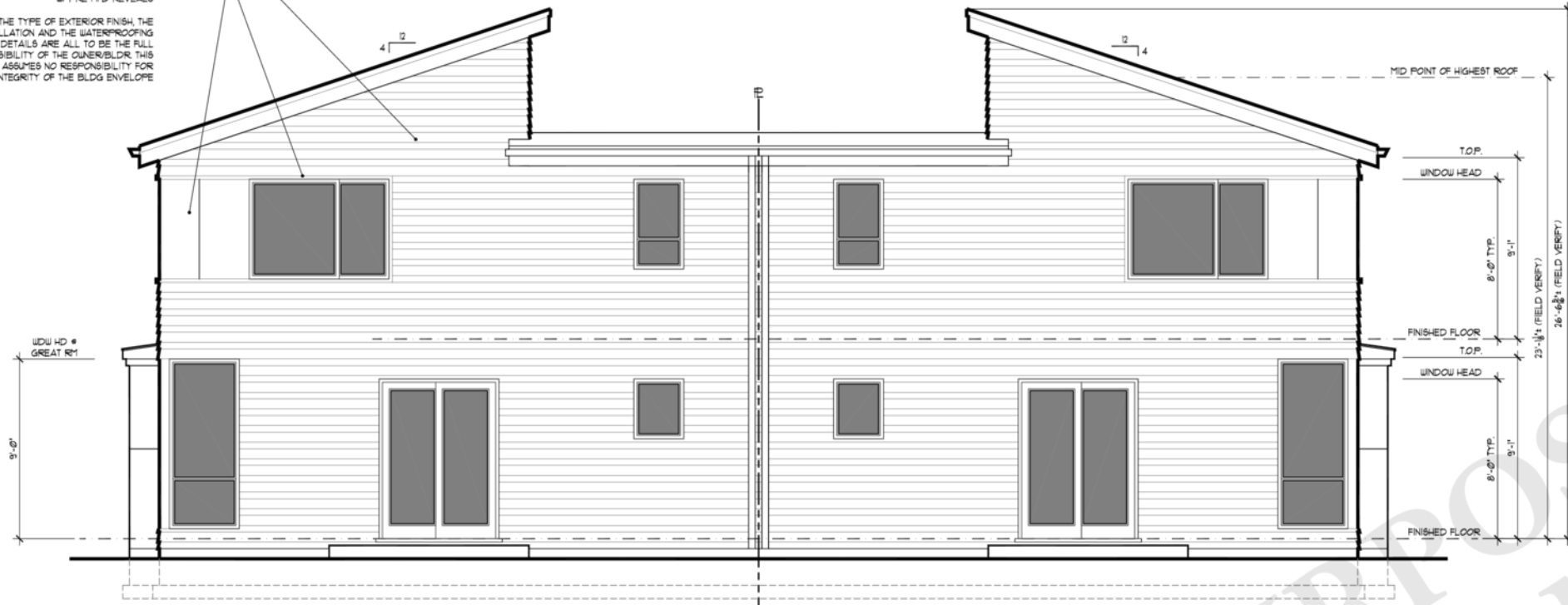
REVISIONS:  
01-17-2024 PLANNING COMM

DRAWN: WNR  
CHECKED: WNR  
DATE: 12/20/2023  
FILE NAME:  
PROJECT NO:

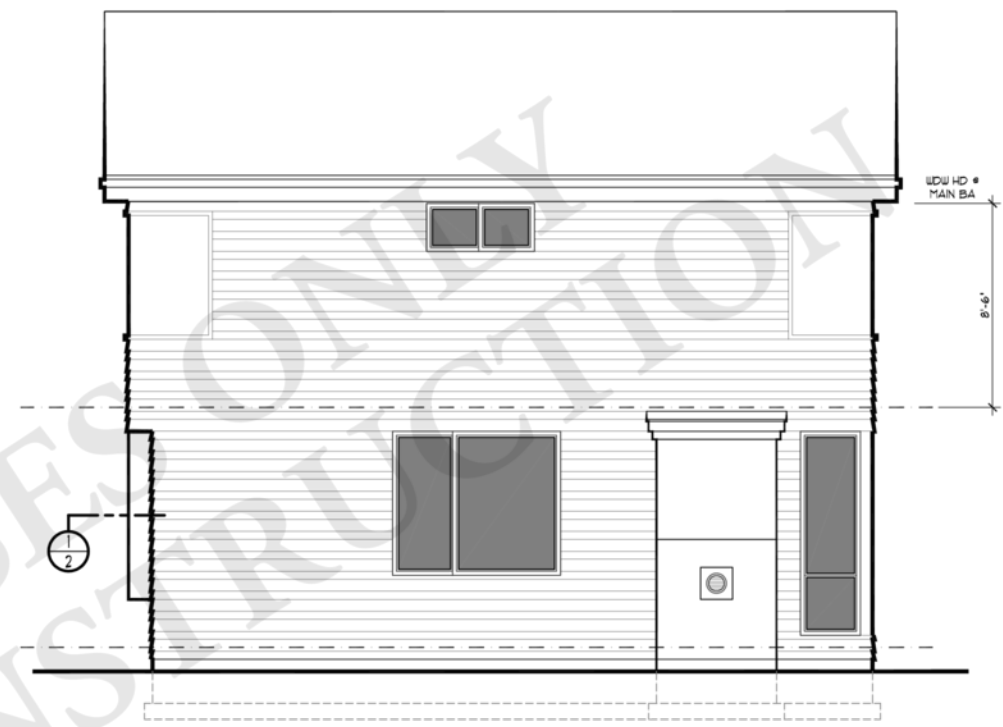
**C1.1**  
SITE PLAN  
DRAWING

HORIZONTAL LAP SIDING  
 5/4 X CEDAR TRIM BDS.  
 PAINTED FIBER CEMENT PANELS  
 W/ PRE FTD REVEALS

THE TYPE OF EXTERIOR FINISH, THE  
 INSTALLATION AND THE WATERPROOFING  
 DETAILS ARE ALL TO BE THE FULL  
 RESPONSIBILITY OF THE OWNER/BLDR. THIS  
 DESIGNER ASSUMES NO RESPONSIBILITY FOR  
 THE INTEGRITY OF THE BLDG ENVELOPE

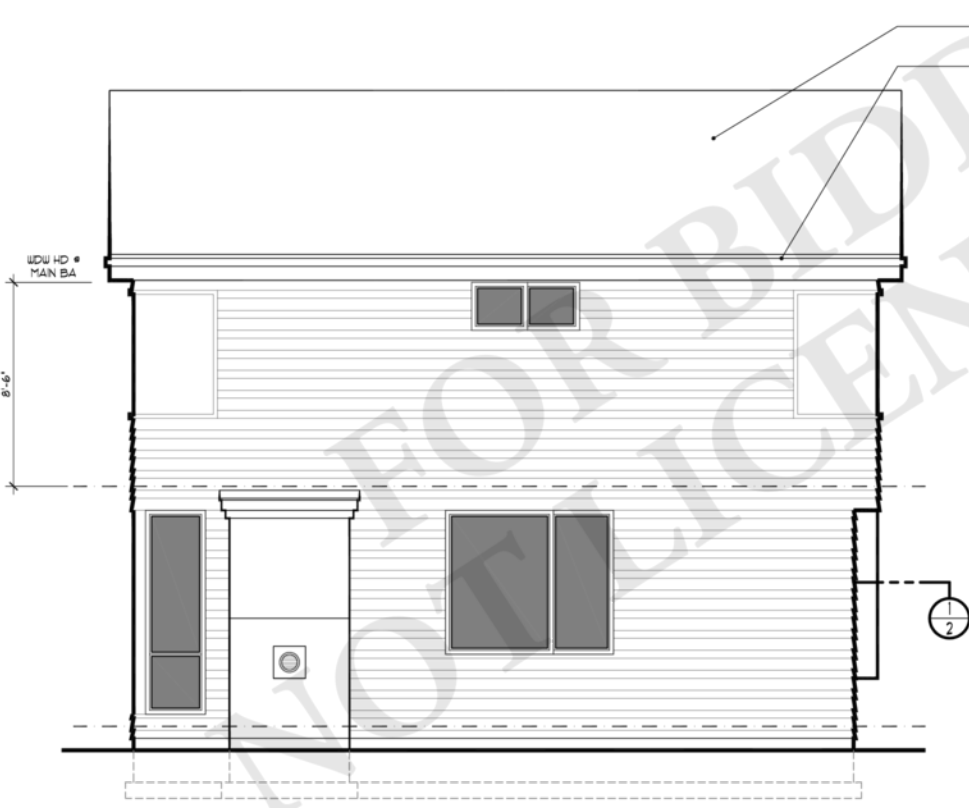


REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION UNIT-2  
 SCALE: 1/4" = 1'-0"

The front facade contains approximately 1250 sf.  
 Utilizing only the windows (excluding any transparency in the front door or garage door) the  
 front facade contains 215 sf of transparency equating to 17.2%

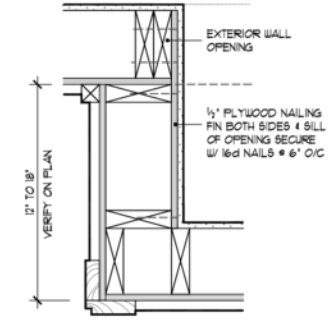
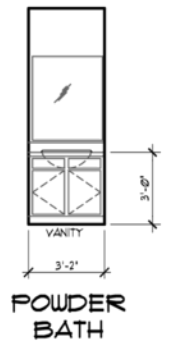
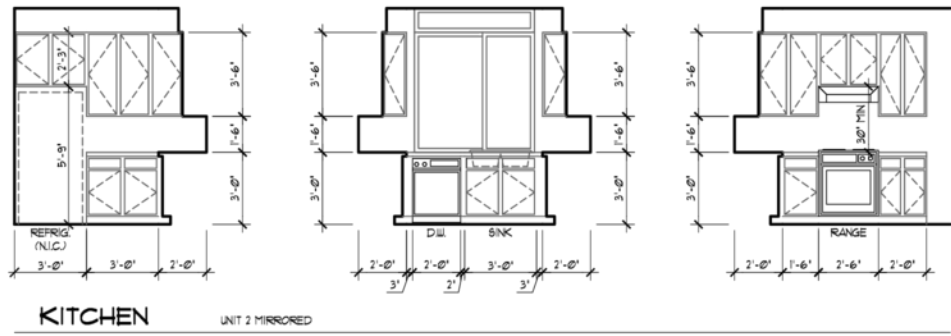


LEFT SIDE ELEVATION UNIT-1  
 SCALE: 1/4" = 1'-0"



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

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY  
 FOR THE CORRECT INSTALLATION OF ALL  
 EXTERIOR FINISHES AND WEATHERPROOFING.



**LEGEND**

RECESSED LIGHT	DUPLEX OUTLET	BEARING POINT LOCATION (PROVIDE SOLID BEARING - MIN. OF MEMBER WIDTH UNO.)
RECESSED DIRECTIONAL LIGHT FIXTURE	CEILING MOUNTED DUPLEX OUTLET	4 X 4 POST FROM ROOF HIP VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45" FROM VERT.)
WALL MOUNTED LIGHT	220V OUTLET	BEARING WALL SUPPORTING STRUCTURE ABOVE
SURFACE-MOUNT LIGHT	FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)	4 X 10 HDR. # BEARING WALL INT. DOOR # OPENINGS W/ MIN (2) X 2 SUPPORT EA END (UNO.)
FLOOD LIGHT	TELEPHONE OUTLET	DROPPED STRUCT. MEMBER BEARING # WALL
SURFACE-MOUNT FLUORESCENT	DATA OUTLET	
RECESSED EXHAUST FAN VENTED TO THE EXTERIOR	TELEVISION OUTLET	
CEILING FAN	SPEAKER LOCATION	
	SMOKE / CO DETECTOR (SEE GENERAL NOTES FOR OTHER SPECS)	
	POINT LOAD FROM ABOVE	

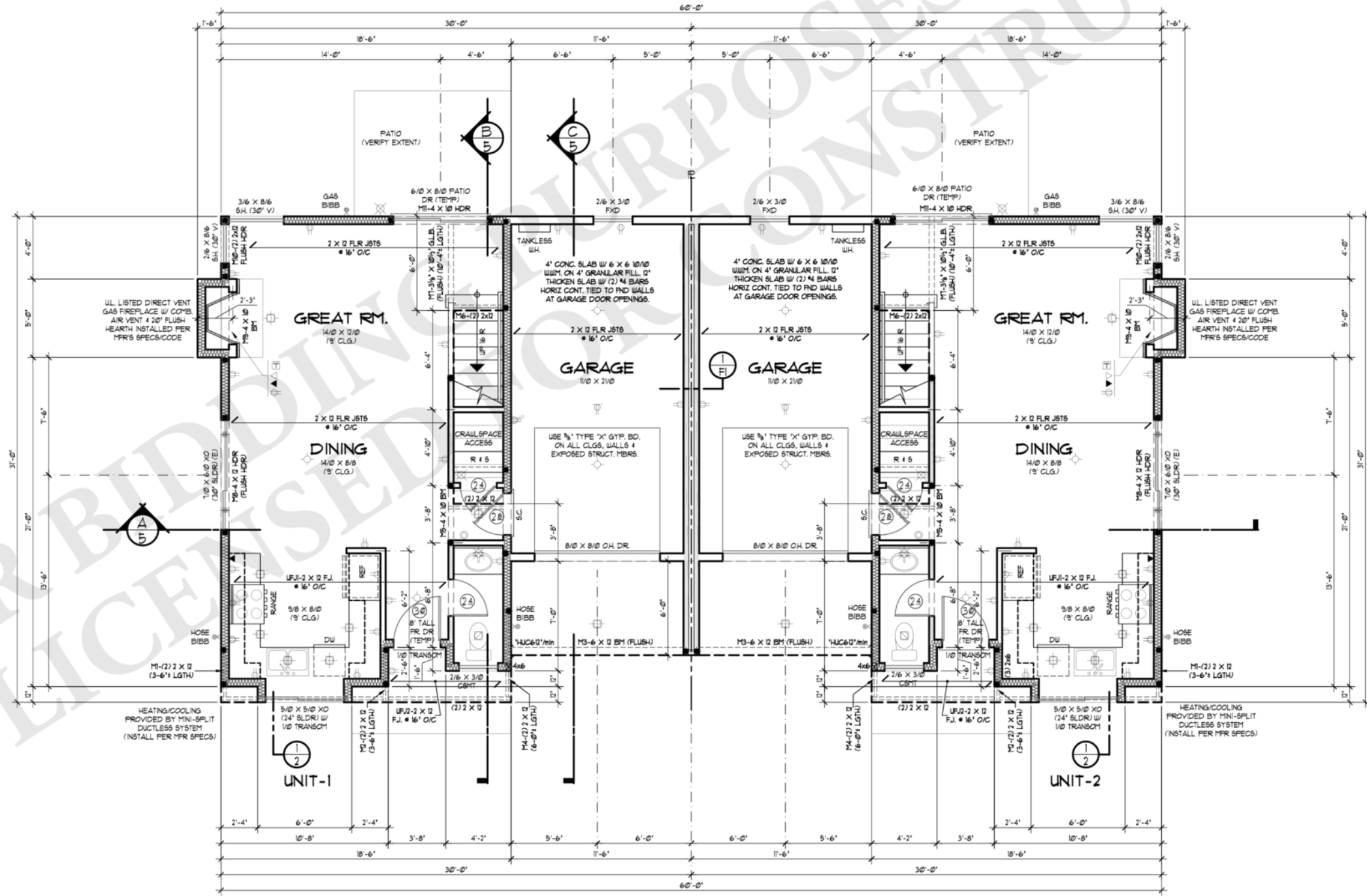
S-FLORENDA 07/18/2016

**ENERGY ENVELOPE KEY**

WALL, FLR, CLG. INSUL.
FOUNDATION INSUL.
(SEE SHEET 'S' FOR INSULATION VALUES)

**C.O. DET LOCATION**  
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 8 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET 'S' FOR ADD'L INFO)

**CABINET ELEVATIONS**  
SCALE: 1/4" = 1'-0"



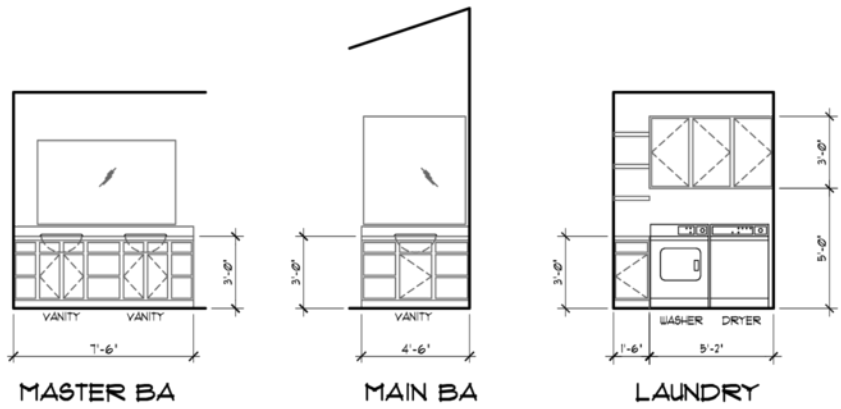
IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS



25# SNOW LOAD

EACH UNIT	859 SQ. FT.
UPPER FLOOR	548 SQ. FT.
MAIN FLOOR	1408 SQ. FT.
TOTAL AREA	2815 SQ. FT.
GARAGE AREA	253 SQ. FT.

**4046**  
**2**



**CABINET ELEVATIONS**

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

**LEGEND**

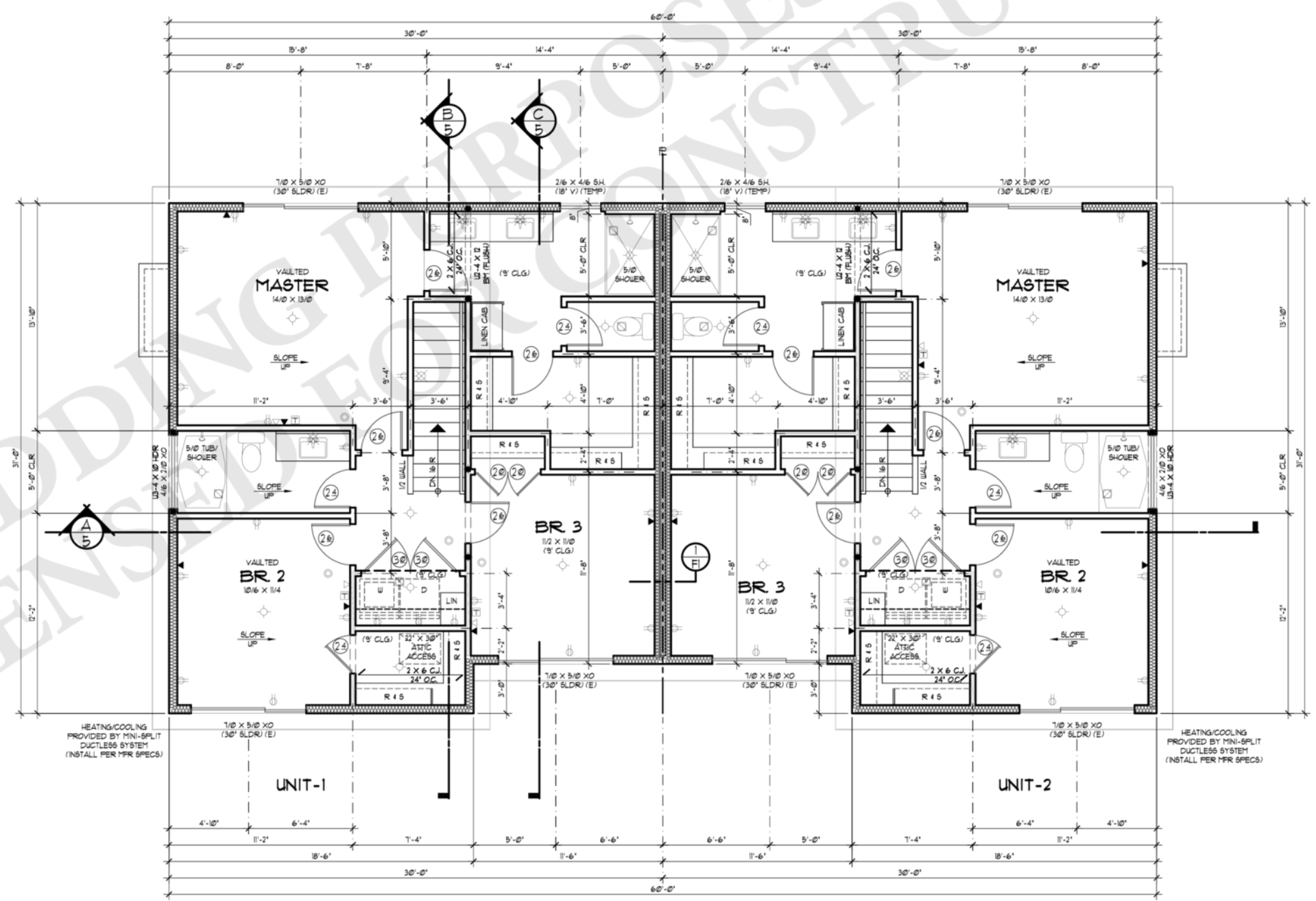
RECESSED LIGHT	DUPLEX OUTLET	BEARING POINT LOCATION (PROVIDE SOLID BEARING - MIN. OF MEMBER WIDTH UNDO.)
RECESSED DIRECTIONAL LIGHT FIXTURE	CEILING MOUNTED DUPLEX OUTLET	4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45° FROM VERT.)
WALL MOUNTED LIGHT	220V OUTLET	BEARING WALL SUPPORTING STRUCTURE ABOVE
SURFACE-MOUNT LIGHT	FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)	4 X 10 HDR. # BEARING WALL INT. DOOR 4 OPENINGS W/ MIN (2) 2 X SUPPORT EA END (UNDO.)
FLOOD LIGHT	TELEPHONE OUTLET	DROPPED STRUCT. MEMBER BEARING # WALL
SURFACE-MOUNT FLUORESCENT	DATA OUTLET	
RECESSED EXHAUST FAN VENTED TO THE EXTERIOR	TELEVISION OUTLET	
CEILING FAN	SPEAKER LOCATION	
	SMOKE / CO DETECTOR (SEE 'GENERAL NOTES' FOR OTHER SPECS.)	
	POINT LOAD FROM ABOVE	

5-FLORIDA 07/18/2018

**ENERGY ENVELOPE KEY**

WALL, FLR./CLG. INSUL.
FOUNDATION INSUL.
(SEE SHEET 'S' FOR INSULATION VALUES)

**C.O. DET LOCATION**  
 CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET 'S' FOR ADD'L INFO)



**UPPER FLOOR PLAN**

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

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS



PROJECT MANAGER  
 DRAWN: 08/16/19  
 LAW

**25# SNOW LOAD**

EACH UNIT	859 SQ. FT.	253 SQ. FT.
UPPER FLOOR	548 SQ. FT.	
MAIN FLOOR	1408 SQ. FT.	
TOTAL AREA		253 SQ. FT.
GARAGE AREA		

**4046**  
**3**





**Jack Piper** <maplelanehomesllc@gmail.com>

to Samiul Haque, Applications, Megan Piper

Dec 27, 2023, 1:33:26 PM



I have attached two photos.

The first is an example of my selected house plan that was recently built in North Carolina.

The second photo is more similar to the color palate I would likely select.

Jack "Jay" Piper  
865.660.8748  
Maple Lane Homes



February 8, 2024

Planning Commission meeting

# Public Comments

## 10 Comments for 2-G-24-SU

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**Matt** (37909), January 25, 2024 at 9:01 PM

I am asking that the Planning Commission DENY the request/application to build a duplex on Westridge Dr. We, the residents of Westridge, have been vocal expressing our displeasure over the proposal of a duplex and have endorsed a single family home at the site in question. The developers have continued this pursuit in spite of our disapproval and we will fight this with every resource we have. This is not in line with the character of the neighborhood. Period.

---

**Lauren** (37909), January 26, 2024 at 1:35 PM

I'd like to request that the planning commission deny the proposal to build a duplex off Westridge Drive. West Hills is a community of unique, single-family dwellings, and there is no reason for that to change now. A duplex on this lot goes against the fundamental plan of the West Hills community.

---

**William** (37909), February 4, 2024 at 3:52 PM

This community is single family home community. I move to not to have a duplex in this community. A single family is what this community is and it should stay that way period. No duplex!!!

---

**Charles** (37909), February 5, 2024 at 3:48 PM

I'm strongly opposed to this proposed duplex. We live in a neighborhood of single family homes. This development would be right next to us and would change the character of the neighborhood. A single family home on this lot is fine. How would a duplex benefit the neighborhood? Not at all.

---

**Jo** (37909), February 5, 2024 at 8:17 PM

A multi family dwelling is NOT appropriate for the initial intentions of the developer of West Hills area. This is a quiet community of single family homes. To allow a duplex will change the design of the neighborhood. The proposed duplex will be crowding the neighbors on both sides, as the footprint will be longer, setbacks will be tight. Cramming multi families on 1 lot will be lowering the property values, which is a huge concern for all home owners. Extra traffic is also a concern. This street was originally designed as Vanosdale gardens with 2 acre lots. West Hills was built around it and incorporated Westridge. Since then the 2 acre lots have been divided into smaller lots to incorporate single family homes. It needs to stay single family. That is our charm.

---

**Dale** (37909), February 5, 2024 at 8:38 PM

I volunteered to do most of the legwork for the petition against this duplex. I knocked on every door on Westridge and Stockton between Vanosdale and Westhills Dr. One person chose not to sign because of their job and a couple never seemed to be at home, but everyone else enthusiastically signed it. Please honor our requests to deny this application to build a duplex in our single family neighborhood. Thank you for this opportunity.

---

**Matt** (37909), February 5, 2024 at 8:47 PM

To further demonstrate the pulse of the community, I have attached a petition that was performed on behalf of the residents of Westridge Dr. and support from neighboring streets. This was done out of the courtesy for residents that may not be able to attend a meeting due to work but still wanted to voice their disapproval of this development.

[View Attachment](#)

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**Applicant Correspondence**

February 6, 2024 at 11:24 AM

Please find attached correspondence on behalf of the applicant, Maple Lane Homes LLC.

[View Attachment](#)

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**Sarah** (h Way), February 6, 2024 at 8:33 PM

I strongly oppose the proposal to build a duplex on Westridge. This neighborhood was designed for single family homes, and families choose to live here in part because of this. A duplex would surely devalue the surrounding homes. I also have concerns about the increase in street parking that would likely occur as a result of a duplex and the potential for many many occupants of said duplex. In addition, the proposed style of home does not fit in at all with any of the surrounding homes.

---

**Leland** (37996), February 7, 2024 at 3:31 PM

The WHCA Board representing the almost 1,400 residents of West Hills has voted unanimously to oppose the proposed duplex on Westridge Drive and respectfully requests that KKPC do as well. Our opposition is based on several factors too long to list in this limited space. As we review the conditions for approval described in the 2023 OYP, we strongly believe these applications do not satisfy the requirements as outlined and described. The most egregious discrepancy is the disruption of the tranquility and goodwill that currently exists among neighbors in the immediate vicinity. There is a duplex close to the site. It could have been a single-family home that was converted to a duplex. It has been there probably long before most homeowners along Westridge purchased their homes. The Planning Commission staff should have records about the history of that duplex and why it was created in a Single-Family Residential Zone. To allow a new duplex to be built on Westridge violates the current protections of RN-1 afforded to every home purchased along Westridge and the immediate vicinity. To approve the applications for a variance of the OYP and approval of Special Use will cause great harm and distress to our neighbors in Westridge area. Therefore, the WHCA respectfully requests that the Planning Commission votes NO on both applications. [Please see attached PDF for full comments]

[View Attachment](#)

---



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Maple Lane Homes LLC**

Applicant Name

Affiliation

**12/27/2023**

Date Filed

**2/8/2024**

Meeting Date (if applicable)

**2-G-24-SU**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Jack W Piper Maple Lane Homes LLC**

Name / Company

**7100 Westland Dr Knoxville TN 37919**

Address

**865-660-8748 / maplelanehomesllc@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Jack W Piper Maple Lane Homes LLC**

Owner Name (if different)

**7100 Westland Dr Knoxville TN 37919**

Owner Address

**865-660-8748 / maplelanehom**

Owner Phone / Email

**0 WESTRIDGE DR**

Property Address

**106 N K 017 01**

Parcel ID

Part of Parcel (Y/N)?

**19345 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Westridge Dr, west of Gregg Ruth Way**

General Location

City

**Council District 2**

**RN-1 (Single-Family Residential Neighborhood)**

**Public/Quasi Public Land**

Count

District

Zoning District

Existing Land Use

**Northwest City**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) <b>Duplex</b>			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review	<b>\$450.00</b>	
<input type="checkbox"/> Planning Commission	Fee 2	
<b>ATTACHMENTS</b>	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Maple Lane Homes LLC	12/27/2023
	Please Print	Date

Phone / Email	Jack W Piper Maple Lane Homes LLC	12/27/2023
Property Owner Signature	Please Print	Date



# Development Request

**DEVELOPMENT**

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

**SUBDIVISION**

- Concept Plan
- Final Plat

**ZONING**

- Plan Amendment
  - SP  OYP
- Rezoning

Maple Lane Homes LLC

Applicant Name

12/26/23

February 8, 2024

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

**CORRESPONDENCE**

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Jack W Piper

Maple Lane Homes LLC

Name

7100 Westland Drive

Company

Knoxville

TN

37919

Address

865-660-8748

City

maplelanehomesllc@gmail.com

State

ZIP

Phone

Email

**CURRENT PROPERTY INFO**

Same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Westridge Dr.

106NK01701

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

**STAFF USE ONLY**

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_  
**To build a duplex on this lot**

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels   
  Divide Parcel   
 \_\_\_\_\_  
 Unit / Phase Number   
 Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change   
 \_\_\_\_\_  
 Proposed Zoning

Plan Amendment Change   
 \_\_\_\_\_  
 Proposed Plan Designation(s)

Proposed Density (units/acre)    Previous Rezoning Requests

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

I declare under penalty of perjury the foregoing is true and correct:

**1)** He/she/it is the owner of the property **AND** **2)** The application and all associated materials are being submitted with his/her/its consent

  
 Applicant Signature  
 865-660-8748

Maple Lane Homes LLC

12/26/23

Please Print

Date

maplelanehomesllc@gmail.com

Phone Number

Email

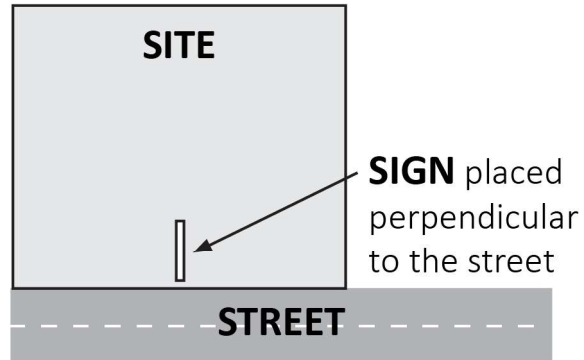
Jack W Piper III

Property Owner Signature

Please Print

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ January 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ February 9, 2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Maple Lane Homes LLC

Date: 12-27-2023

File Number: 2-G-24-SU

- Sign posted by Staff
- Sign posted by Applicant