



SPECIAL USE REPORT

► **FILE #:** 8-B-26-SU

AGENDA ITEM #: 41

AGENDA DATE: 8/13/2026

► **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 on 3 lots to be resubdivided

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:

- **Postpone this special use application for 60 days to the Oct 1, 2026 Planning Commission meeting per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: 29 (average daily vehicle trips)

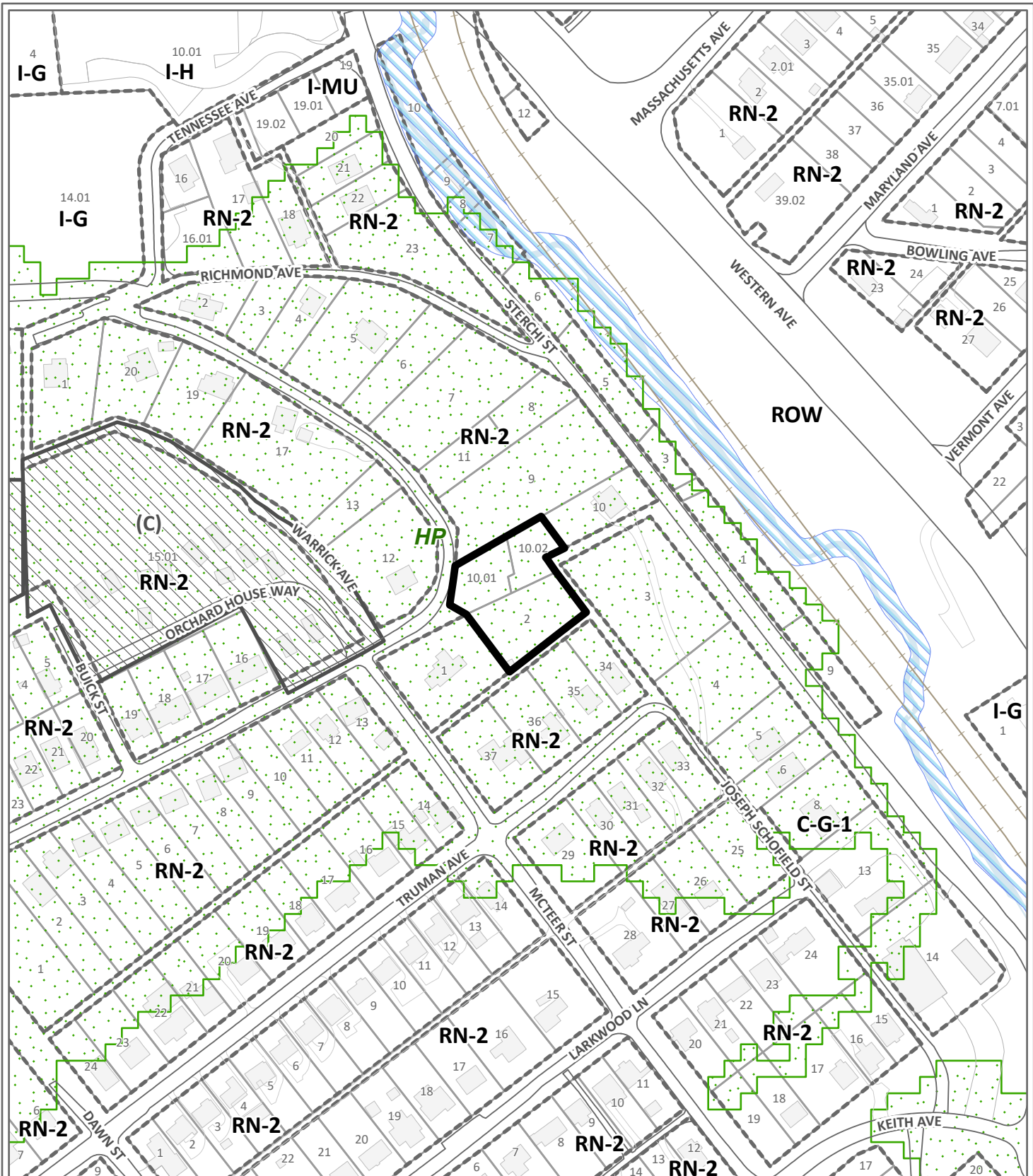
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



Two two-family dwellings in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 7/1/2026

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

Map No: 94

Jurisdiction: City

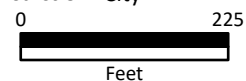


Exhibit A. Contextual Images



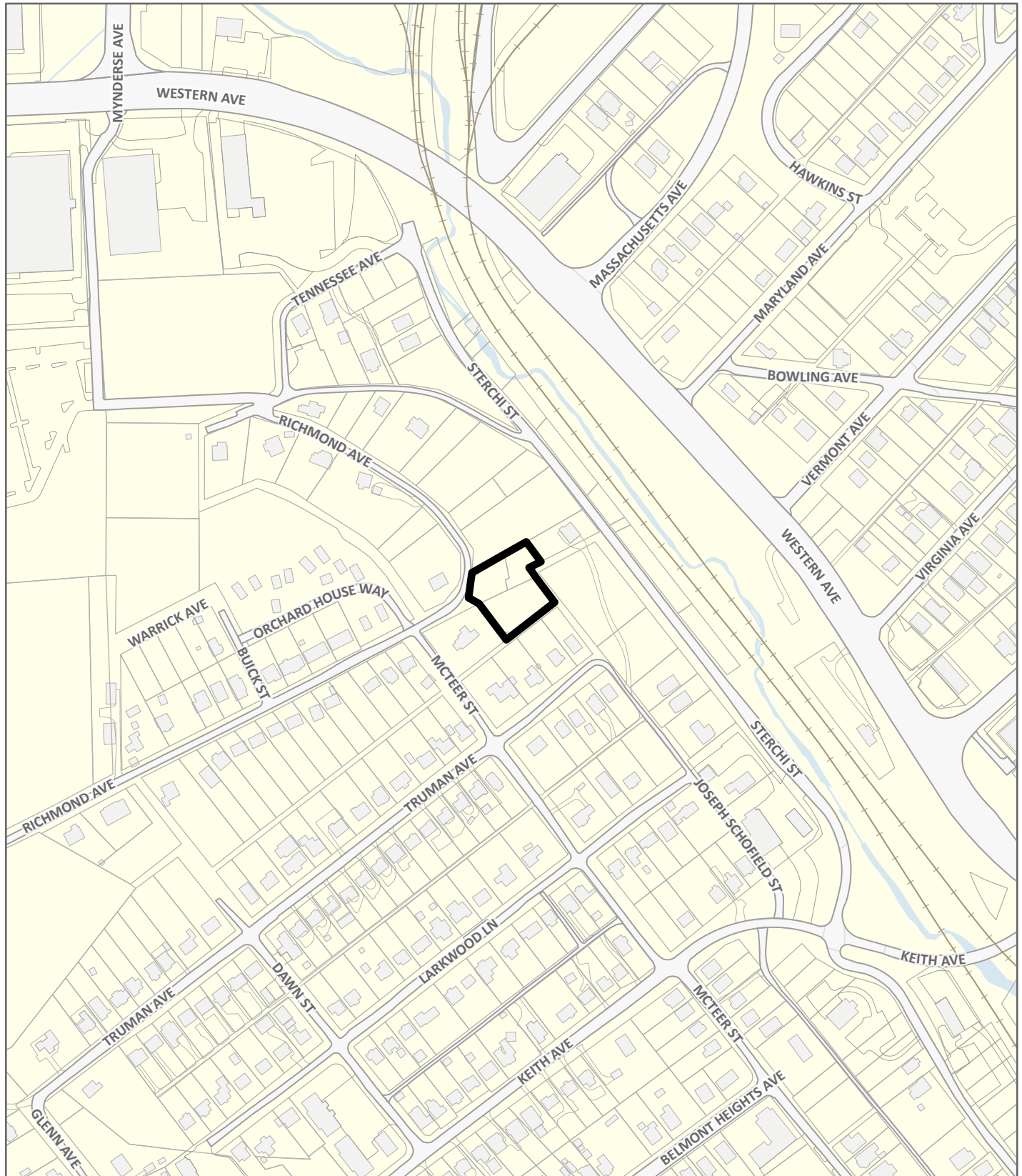
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

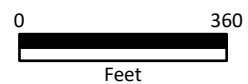


LOCATION MAP

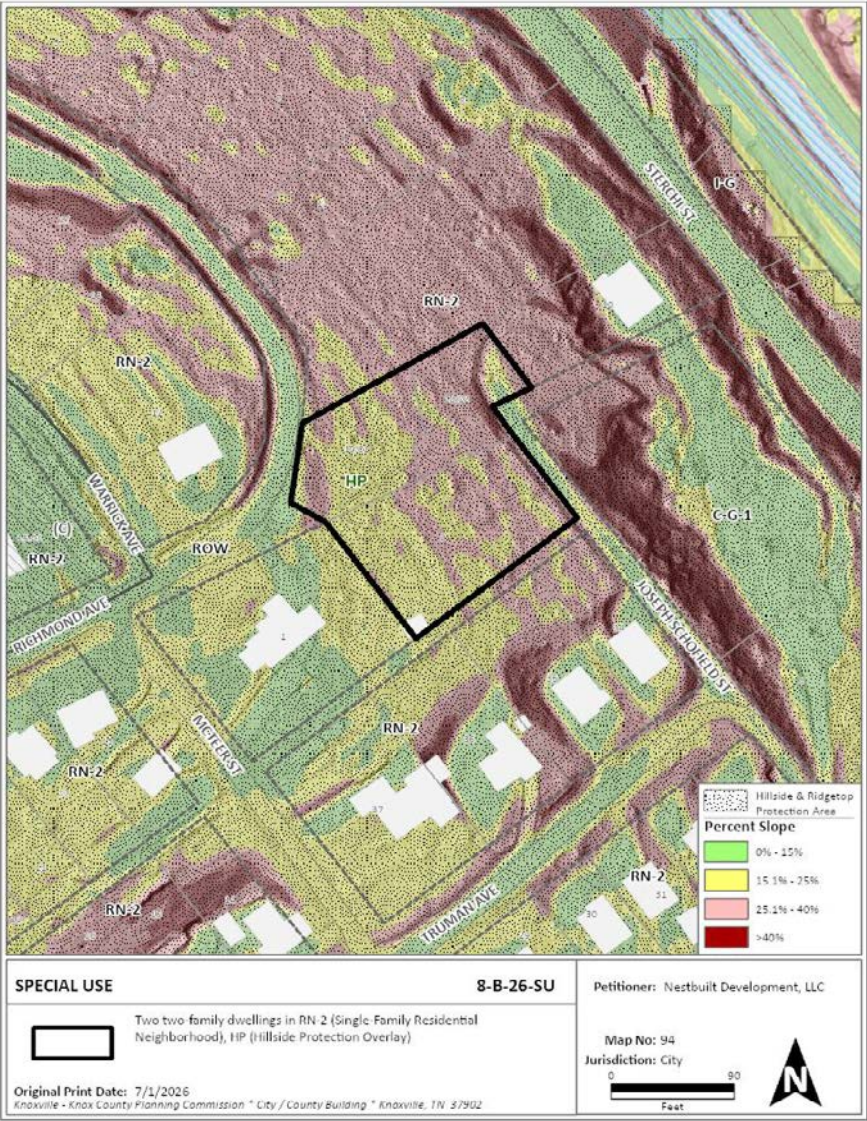
8-B-26-SU

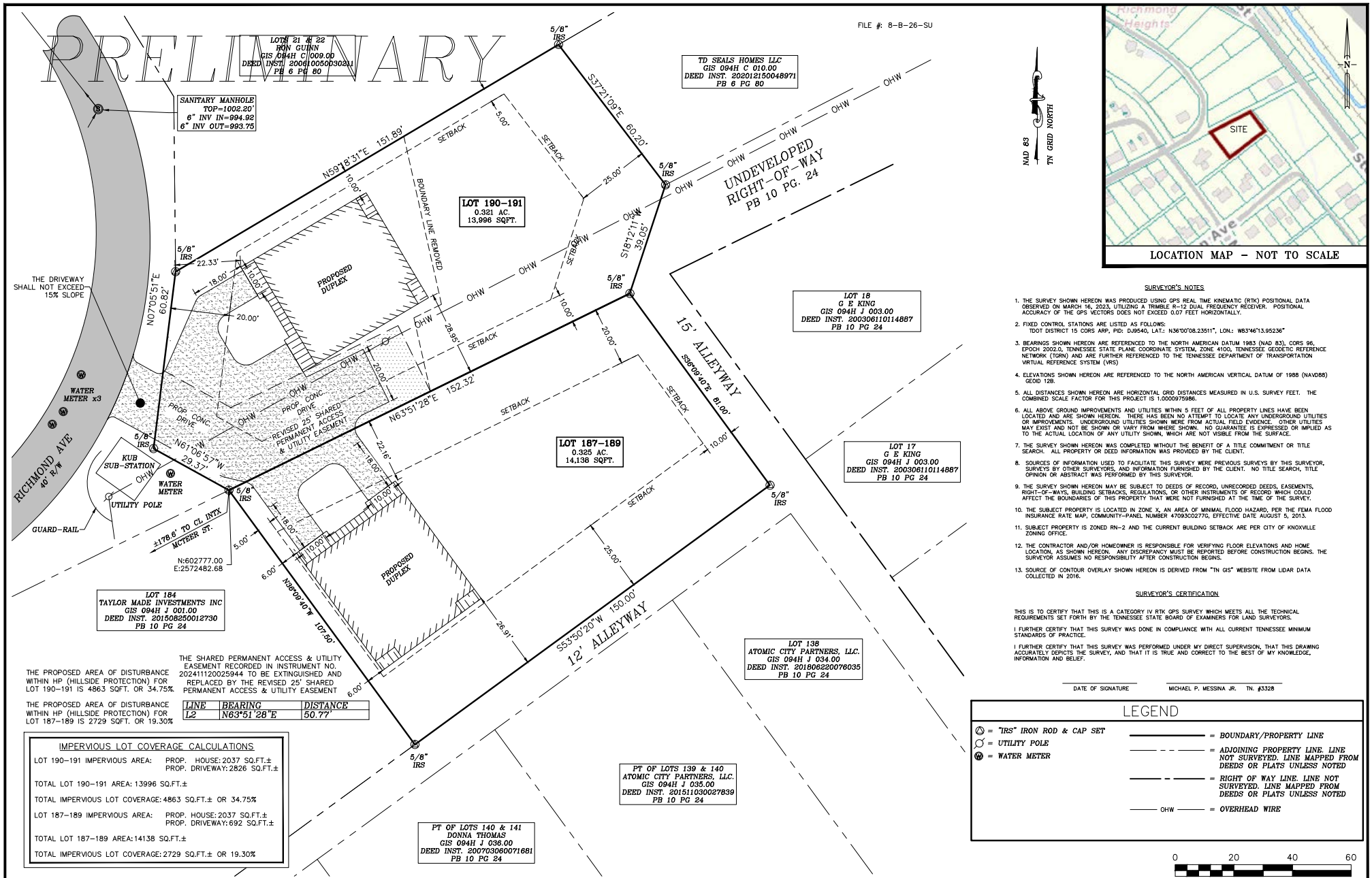


Case boundary



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%	





- SURVEYOR'S NOTES
- THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON MARCH 16, 2023, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALITY.
 - FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
TDOT DISTRICT 15 CORRS ARP, PID: D09540, LAT: N36°00'08.2351"N, LON: W83°46'13.95236" (2011)
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORRS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 400, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (2011).
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000975886.
 - ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
 - THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
 - SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
 - THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47093002776, EFFECTIVE DATE AUGUST 5, 2013.
 - SUBJECT PROPERTY IS ZONED RN-2 AND THE CURRENT BUILDING SETBACK ARE PER CITY OF KNOXVILLE ZONING OFFICE.
 - THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR VERIFYING FLOOR ELEVATIONS AND HOME LOCATION, AS SHOWN HEREON. ANY DISCREPANCY MUST BE REPORTED BEFORE CONSTRUCTION BEGINS. THE SURVEYOR ASSUMES NO RESPONSIBILITY AFTER CONSTRUCTION BEGINS.
 - SOURCE OF CONTOUR OVERLAY SHOWN HEREON IS DERIVED FROM "TN GIS" WEBSITE FROM LIDAR DATA COLLECTED IN 2016.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SITE PLAN SURVEY FOR:
OVERBROOK ADDITION - LOTS 187-191
SHOWING A SURVEY REQUESTED BY ANDREW BYRD
CIVIL DISTRICT 8, COUNTY OF KNOX, STATE OF TENNESSEE

SHEET 1
OF 1



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Nestbuilt Development, LLC

C:\DRIVE\DESIGN\16\1606	
KNOWVILLE DUPLEX	
PROJECT	2/2024
DRAWN	TRC
CHECKED	
ISSUE 04 15	
01.17.2025	CONCEPT
02.26.2025	MEET
03.07.2025	MEET
04.10.2025	ARCHITECTURAL DEVELOPMENT
05.27.2025	3D RENDER
06.07.2025	3D RENDERING
06.12.2025	CONCEPT ART

G2.1



EXTERIOR PERSPECTIVE - FRONT - LEFT



EXTERIOR PERSPECTIVE - FRONT-RIGHT

UNIT AREA	
NAME	AREA
ENTRANCE PORCH	28.57
REAR PORCH	31.25
REAR PORCH - 1/2 AC.	40.00
1ST GARAGE	230.57
2ND GARAGE	230.57
1ST FLOOR AREA	643.57
2ND FLOOR AREA	643.57
1ST AC. AREA	294.57
2ND AC. AREA	294.57

UNIT AREA		
NAME	AREA	
CON BY CONNECTED PORCH	20	
FLGR, CONNECTED PORCH	3	
CONNECTED PORCH @ AL	6	
1 CAR GARAGE	25	
GARAGE @ AL	25	
STAIR LEVEL, LIVING AREA	60	
SECOND LEVEL AREA	90	
BEDRM @ AL	90	
@ AL UNICO BDRM	192	

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[illegible]

**Nestbuilt
Development, LLC**

KNOWVILLE DUPLEX

PROJECT :	25026
DRAWN :	PMC
CHECKED:	PMC
ISSUE DA ES:	
12 17 2025	CONCEPT
12 26 2025	REU
01 09 2026	PROFIT
03 13 2026	DESIGN DEVELOP
04 29 2026	CD REVIEW
06 04 2026	CD PROGRESS
06 12 2026	CONC RAC KIN

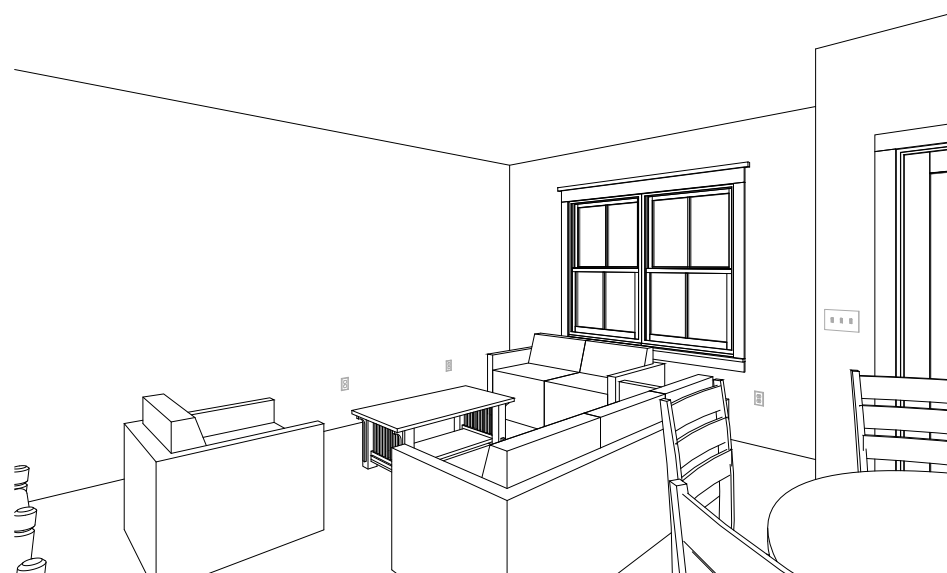
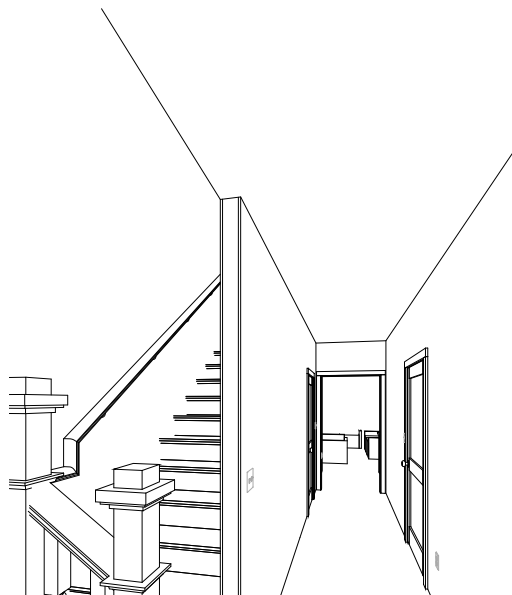
G2.2



EXTERIOR PERSPECTIVE - REAR-RIGHT



EXTERIOR PERSPECTIVE - REAR-LEFT





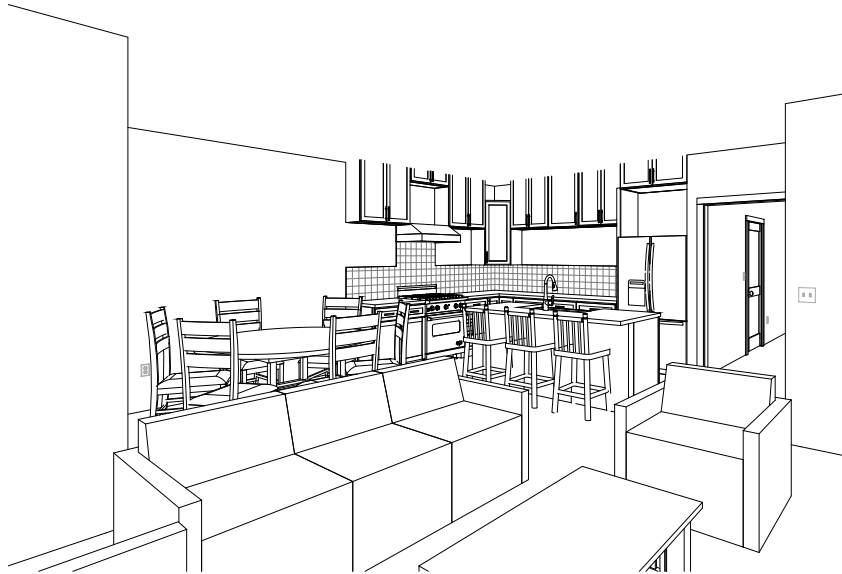
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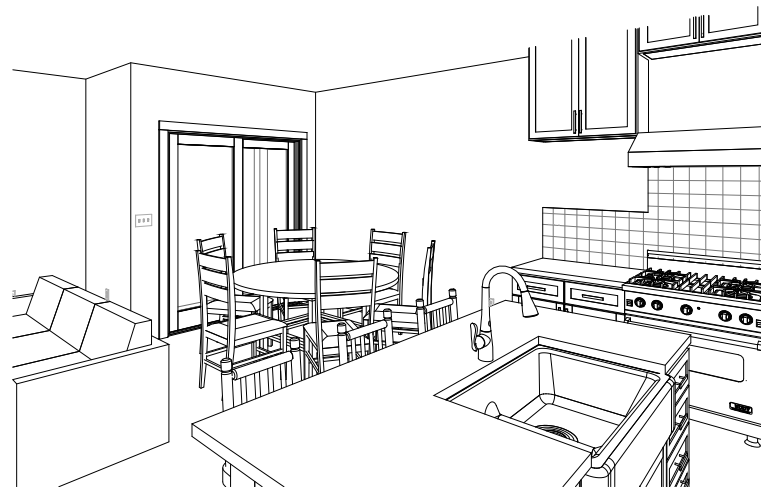
**Nestbuilt
Development, LLC**

111 CROWN DRIVE, KNOXVILLE, TN 37924	
KNOXVILLE DUPLEX	
PROJECT	2/2024
DRAWN	THC
CHECKED	
ISSUE DATE	
02-17-2025	CONCEPT
02-26-2025	SCHEMATIC
03-07-2025	PERMIT
03-15-2025	ARCHITECTURAL
03-27-2025	CONSTRUCTION
04-09-2025	CONSTRUCTION
04-17-2025	CONSTRUCTION

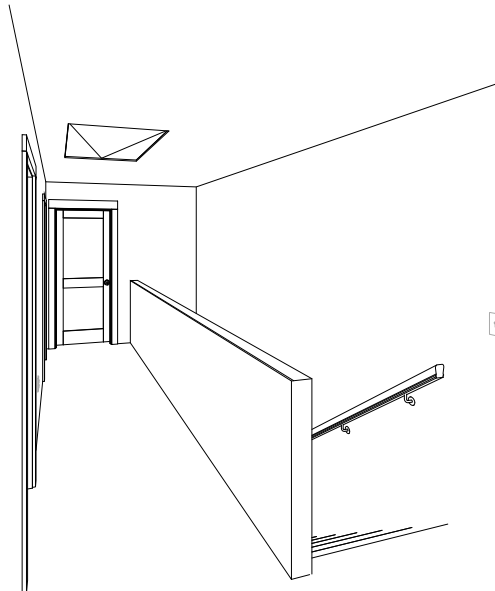
G3.2



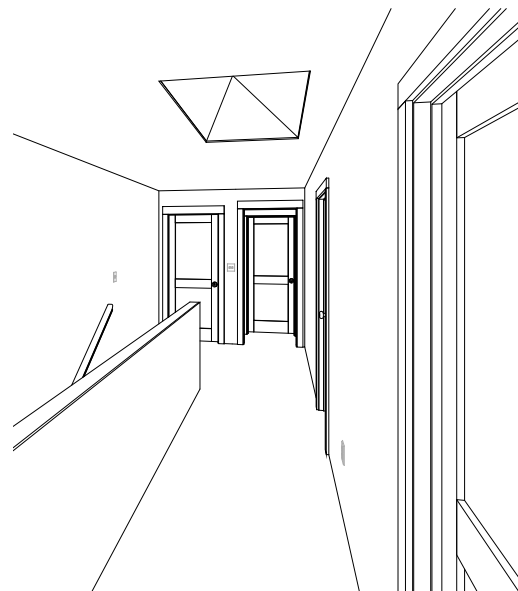
INTERIOR PERSPECTIVE - LIVING 2



INTERIOR PERSPECTIVE - DINING



INTERIOR PERSPECTIVE - LANDING 1



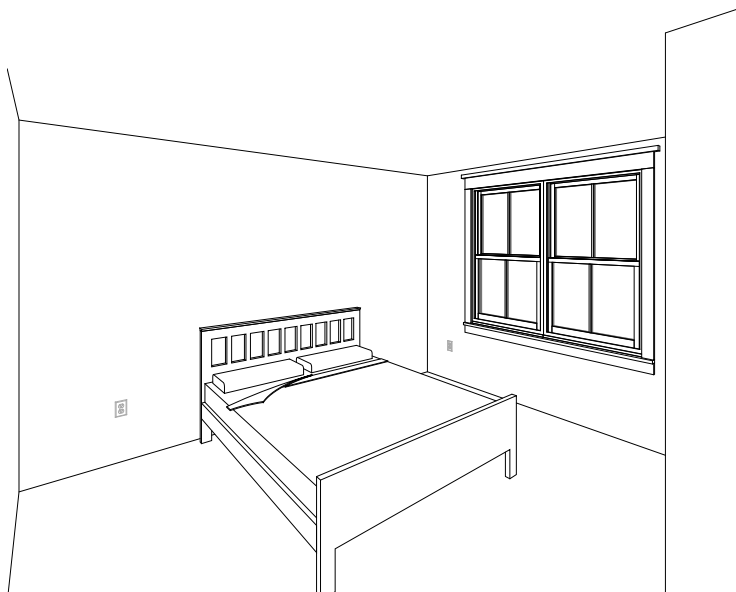
INTERIOR PERSPECTIVE - LANDING 2



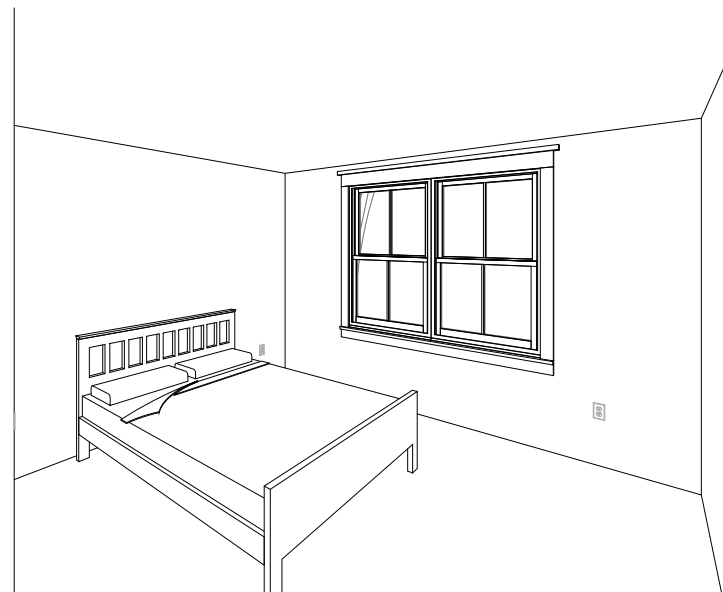
INTERIOR PERSPECTIVE - MASTER BEDROOM



INTERIOR PERSPECTIVE - MASTER BEDROOM 2



INTERIOR PERSPECTIVE - BEDROOM #2



INTERIOR PERSPECTIVE - BEDROOM #3



FOUNDATION PLAN KEY NOTES

- #### FOUNDATION PLAN NOTES

- STRUCTURAL NOTES

- [illegible]



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

[illegible]

UNIT AREA	
NAME	AREA
1N RY CONCRETE PORCH	28.5'
FLAT CONCRETE PORCH	50.9'
CONCRETE PORCH @ AL	60.9'
FEAR GARAGE	225.17'
GARAGE @ AL	225.17'
MAIN LEVEL LIVING AREA	665.97'
SECOND LEVEL AREA	96.97'
LIVING @ AL	625.94'
@ AL UNDER ROOF	95.97'

- 1 DIMENSIONS ARE FROM EXTERIOR FACE OF STUDY 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, FIXTURES, CABBINETS, EQUIPMENT, 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 THICK DIMENSIONS WITH ELECTRICAL NOTICES SEE ELECTRICAL PLAN, ABSTRACT ROOM / SUITE/ LOCATIONS OR TEXT AS REQUIRED

WALL TYPE SCHEDULE							
MARK	ROUGH THICKNESS	FIRE RATING	EXTERIOR SHEATING	WALL CONSTRUCTION	INSULATION	INTERIOR CLADDING	COMMENTS
W1	1/2"		1/2" OSB SHEATHING	2 X 4 WOOD STUDS @ 16" O.C.	R-5 (REFLECT)	1/2" EPSWIM BOARD	
W2	1/2"		1/2" EPSWIM BOARD	2 X 4 WOOD STUDS @ 16" O.C.	R-5		
W3	1/2"		1/2" EPSWIM BOARD TYPE II	2 X 4 WOOD STUDS @ 16" O.C.	R-5 (REFLECT)	1/2" EPSWIM BOARD TYPE II	
W4	1/2"		1/2" EPSWIM BOARD	2 X 4 STUDS @ 16" O.C.	R-5		
W5	100 1/2"	1 HOUR (MUR)	1/2" EPSWIM BOARD	SEE DETAILS	SEE DETAILS	1/2" EPSWIM BOARD	

- VERIFY WELL CONSTRUCTION WITH ENGINEER
- AT PROBLEMS, CEMENTS AND OTHER CHARGES, VERIFY REQUIRED INSURING PRICES OF CHARGES
- SAFE ROOF WELL CONSTRUCTION MAY HAVE PROOF THAT IS SLOW IN SCHEDULE, COORDINATE WITH OWNER AND ENGINEER, AFFECT PERFORMANCES AS REQUIRED
- TEMPERATURE BARRELS AND RELATED ACCESSORIES ARE REQUIRED AT EXTERIOR WALLS, WALLS BETWEEN GARAGE AND DRIVE AND OTHER LOCATIONS, COORDINATE WITH CODE REQUIREMENTS
- TEMPERATURE BARRELS ARE NOT TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCALS' ADOPTED FOR OTHERS, VARIOUS CONDITIONS NOT REQUIRED DIFFERENT ASSEMBLIES, VERIFY ALL DETAILS AND PERSPECTIVE WALL AS COMPLIANCE

[illegible]

UNIT AREA	
NAME	AREA
1ST FL CONC'D PORCH	287.1
REAR CONC'D PORCH	32.1
CONC'D PORCH @ AL	687.0
1 CAR GARAGE	233.1
GARAGE @ AL	233.1
PAVED LEVEL DRIVE AREA	645.3
SECOND LEVEL AREA	769.7
LAND @ AL	36.94
@ AL DRIVE ROOF	790.7

[illegible]

ROOF REPETITIVE MEMBERS			
MARK	NUMBER	PLACEMENT	SPACING
R.4	PRE-ENGINEERED WOOD ROOF TRUSSES		SEE TYPE

ROOF SUPPORT MEMBERS			
MARK	NUMBER	PLACEMENT	FIN. BEARING
R.1	PRE-ENGINEERED I.V. BEAM, SEE ENGINEER		FLUSH
R.3	PRE-ENGINEERED I.V. BEAM, SEE MANUFACTURER OR ENGINEER		HALDER





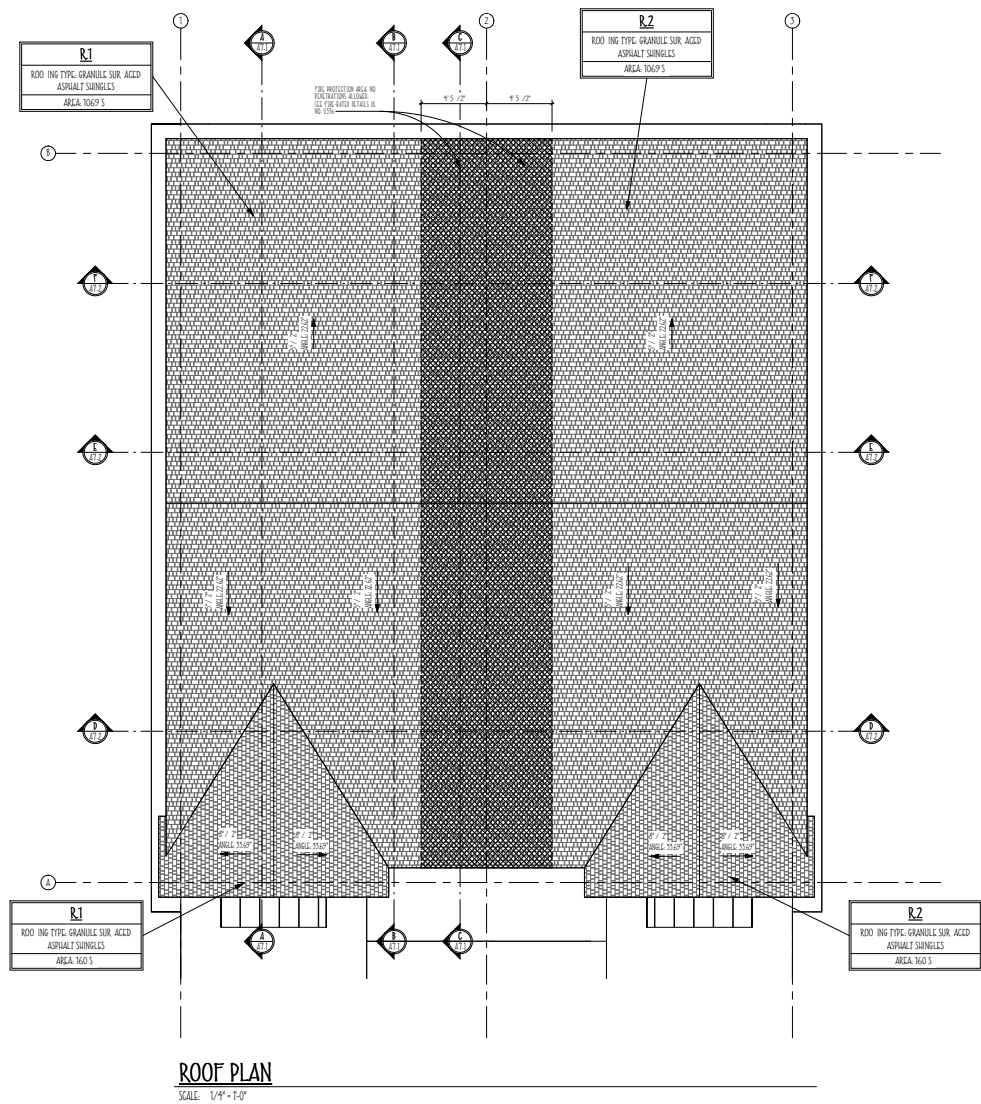
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Nestbuilt Development, LLC

PROJECT	
PROJECT	2025A
DRAWN	ERIC
CHECKED	
ISSUE DA LS	
01.11.2025	DESIGN
01.16.2025	REV
01.27.2025	REV
02.10.2025	DESIGN DEVELOPMENT
03.27.2025	IN REVIEW
04.09.2025	IN PROGRESS
04.12.2025	CONC. REC. OK

A4.1



UNIT AREA	
MARK	AREA
ENTR. TO GARAGE PORCH	28.97
GALE GARAGE PORCH	32.97
CONCRETE PORCH TO BL	40.97
CLAR GARAGE	239.97
DRIVWAY TO BL	239.97
GALE LEVEL TERR. AREA	665.97
GALE LEVEL AREA	769.97
CONCR. PLAT	809.97
TO BL UNDER ROOF	1929.97

- ROOF PLAN NOTES**
1. PROVIDE CONTINUOUS DRAINAGE ON ALL ROOFS AND GUTTERS. ROOFS SHALL BE SLOPED TO DRAIN TO THE OUTSIDE. PROVIDE DRAINAGE TO THE OUTSIDE OF THE ROOF. PROVIDE DRAINAGE TO THE OUTSIDE OF THE ROOF. PROVIDE DRAINAGE TO THE OUTSIDE OF THE ROOF.
 2. PROVIDE ROOF TO MATCH EXISTING. AS REQUIRED, SEE ROOFING MANUFACTURER'S DETAILS.
 3. SEE FLOOR PLAN FOR ELEVATIONS.
 4. ALL GABLE ENDWALLS SHALL BE 1/2\"/>

ROOF SCHEDULE		
MARK	TYPE COMMENTS	AREA
R1	GRANULE SURFACED ASPHALT SHINGLES	3229.97
R2	GRANULE SURFACED ASPHALT SHINGLES	3229.97
GRAND TOTAL		6459.97



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	

[illegible]

1. SET ROOF PLAN FOR ROOF SLOPE.
2. SET ELEVATION LEGEND FOR MATERIAL NOTES.
3. STANDARD GUTTERS AND DOWNSPOUTS NOT SHOWN. INSTALL FITTED 1" DOWNSPOUTS IF REQUIRED. PROVIDE UNDERGUT DRAINAGE IF REQUIRED BY SITE TOPOGRAPHY.
4. SET SECTIONS FOR ROOF OVERHANG EXTENSIONS.
5. ORIGINAL WINDHOLE IN WHICH OPENING IS LOCATED OVER 27" ABOVE SILL HAS A MINIMUM OF 36" OF FREE FLOOR OF THE ROOM AND 12" OF FREE SPACE ABOVE IT. EXCEPTED: 1. PROVIDE A WINDSTOP WALL PRESENTATION OR AN IN-WIND OPENING CONTROL (NORMS FOR FRIEZE).
6. GUTTERS SHALL BE PROVIDED WHERE A HANGING STRUT, IN ORDER TO AVOID FLOOR KICKING A BATTING OF 36" OF WIND. GUTTERS SHALL BE 34" - 36" AND AT MINIMUM CATCH AT 12" ABOVE THE GROUND SHALL BE 34" - 36" AND THE LEAVING SIDE OF THE TRAILER. SEE 34.3.
7. GUTTERS AND DOWNSPOUTS NOT SHOWN. FELL LOCATIONS FOR UNDERGUT DRAINAGE. PLACES TO BE DRILLED AND TO COVER WITH:

STREET FACADE TRANSPARENCY	
ACADE AREA:	878.8 S
TRANSPARENCY AREA:	134.9 S
TRANSPARENCY PERCENTAGE:	15.4%

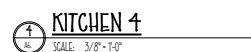
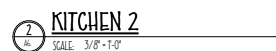
FRONT LOADING ATTACHED GARAGES	
GARAGES WIDTH:	16' TOTAL
ALLOWABLE WIDTH (60% OR 24', WHICHEVER IS GREATER):	25'
NOTE: GARAGE WALL IS SETBACK 5'-0" FROM FRONT-MOST FACADE WALL.	



UNIT AREA	
NAME	AREA
EN RY CONCRETE PORCH	24.97
REAR CONCRETE PORCH	32.57
CONCRETE PORCH @ AL	68.97
1 CAR GARAGE	235.33
GARAGE @ AL	235.33
FRONT LEVEL LOTUSV AREA	645.53
SECOND LEVEL AREA	962.93
LOTUSV @ AL	1634.93
@ AL STOKER ROOF	992.53

[illegible]

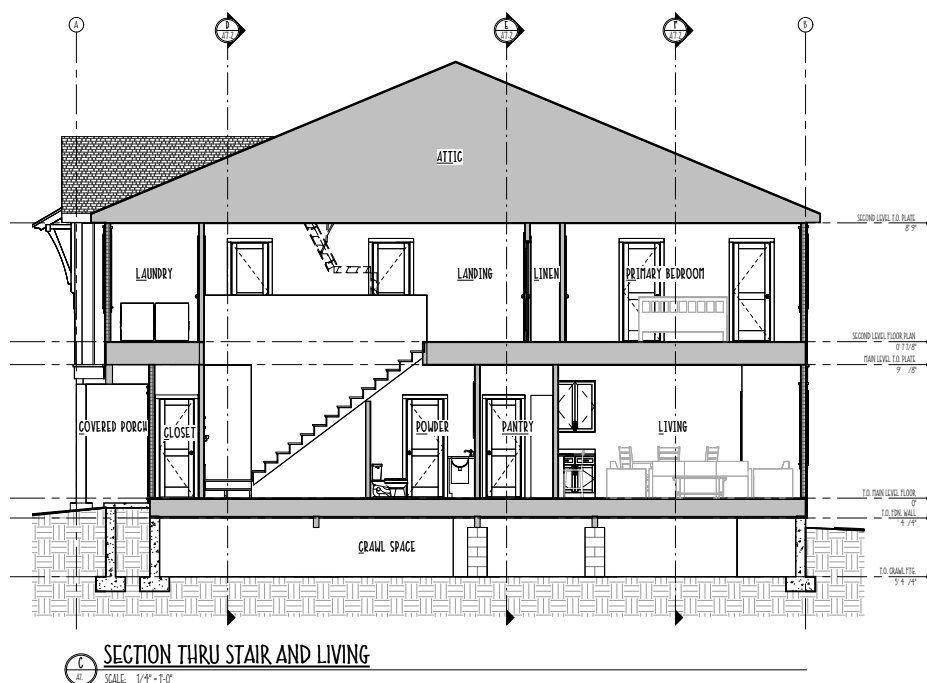
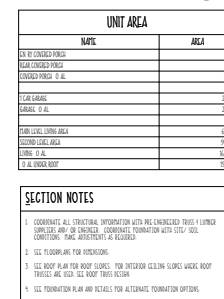
1. SEE ROOF PLAN FOR ROOF SLOPES.
2. SEE ELEVATION LEGEND FOR MATERIAL NOTES.
3. STANDARD GUTTERS AND DOWNSPOUTS NOT SHOWN. INSTALL EITHER A DOWNSPOUT OR GUTTER AS REQUIRED. PROVIDE UNDERGROUND DRAINAGE IF AS SPECIFIED BY SITE TOPOGRAPHY.
4. SEE SECTIONS FOR ROOF DRAINAGE DETAILS.
5. OPERABLE WINDOWS IN WALKED THE OPENINGS IS LOCATED OVER 72" ABOVE GRADE SHALL HAVE A MINIMUM OF 20" FROM FINISH FLOOR OF THE ROOF TO THE WINDOW SILL. AS ALTERNATIVE, PROVIDE A WINDOW FALL PREVENTION DEVICE OR WINDOW OPERATOR CONTROL DEVICE FOR THE W352-1.
6. GLASS SHALL BE INSTALLED WITH A WINDSHOCK STRIP. IT IS OPEN TO A RADE OR FLOOR SHALL A VERTICAL FINISHING OF 30" OR TOWER. GLASS SHALL BE 36" AT MINIMUM EXCEPT AT STAIRS WHERE THE GLASS SHALL BE 39" - 36" ABOVE THE LANDING FLOOR OF THE STAIRS. SEE R6-630.
7. GUTTERS AND DOWNSPOUTS NOT SHOWN. FOLLOW LOCAL CODES FOR GUTTERS AND DOWNSPOUTS. MATCH TO SPECIFICATIONS OR TO UNDERGROUND DRAIN.

CASEWORK NOTES

1. NORMAL TIGHTENING ARE SHOWN. CABINET SUPPLIER SHALL DESIGN AS REQUIRED TO ALLOW FOR THE CABINETS FOR THEIR MANUFACTURING PRACTICES. TIGHTENING REQUIREMENTS ON FLOOR PLANS. PROVIDE CABINET TIGHTENING REQUIREMENTS TO ALLOW FOR DIMENSIONAL TOLERANCES AND TO ALLOW FOR SETBACKS AT THE CABINET TO WALL JOINTS.
2. SPECIALLY EQUIPPED AND/OR CONTRACTORS SHALL CLIMB. COORDINATE WITH OWNER AS GREAT TIMES ARE PART OF CONTRACT AND WHICH TIMES SHALL BE BY OTHER OR NOT IN CONTRACT.
3. COORDINATE WITH CABINET SUPPLIER FOR ADDITIONAL OPTIONS: NUMBER AND SIZES OF HANGERS, PORTS, SIZES, HANGING, FUNCTION, CABINET SIZES, LOCATION AND USE. OWNER TO CLARIFY. CABINET SUPPLIER'S HANGINGS WILL TAKE PRECEDENCE OVER WHAT IS SHOWN HERE.
4. CABINET AND HANGING/FINISHES SHALL BE COORDINATED THROUGH CABINET SUPPLIER.
5. CABINET TYPES ARE TO BE REVEAL AS FOLLOWING:
THE FIRST LETTER IDENTIFIES TYPE OF CABINET (C = CASE, B = WALL, WC = WALL CORNER, IN = IN-RANGE, RE = ISLAND REEL). THE SUBSEQUENT LETTERS, IN EIGHTH LETTER, IDENTIFY THE CABINET'S FINISH TYPE.
6. COORDINATE CABINET TYPES WITH OWNER, ARCHITECT, CABINET MAKERS AND ANY CHAIR OR SEAT. COORDINATE WITH SUPPLIER REGARDING ADDITIONAL CABINET SIZES AS REQUIRED.

- ### INTERIOR ELEVATION KEYNOTES

1. COUNTERTOP W/ TIE IN & IS BACKLASH. COUNTERTOP MATERIAL, ENDS PROFILE, FINISH & ETC. AS COORDINATED WITH OWNER / COUNTERTOP SUPPLIER. SPECIFICATIONS FOR COUNTERTOP SUPPLIER.
2. WALL BACKLASH: POINT ON TILE, PAINT, TILE COLOR, JOINT & ETC. AS SELECTED BY OWNER. INSTALL TILE PER ANSI A108 & A108.4 AND AS REQUIRED BY MANUFACTURER'S WRITTEN INSTRUCTIONS. SPECIFICATION COORDINATE BACKLASH STYLE, ETC. AS INSTALLATION WITH CABINET MANUFACTURER. WINDOW HEADS, WINDOW PANE, ELECTRICAL, ACCEPTABLE MOUNTING HEIGHT & ETC.
3. ISLAND COUNTERTOP PROVIDES SUPPORTS AS NEEDED AT OVERHANGS. VERIFY REQUIRED SUPPORT WITH COUNTERTOP MANUFACTURER.
4. INSTALL TOXECORE TRIM SIZE COORDINATION MANUFACTURER.
5. CABINET FILLER PANEL, ISOLING TO WALL. VERIFY AND COORDINATE WITH CABINET MANUFACTURER FOR LOCATIONS OF TIE IN BARS, AS REQUIRED.

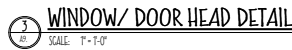




UNIT AREA	
NAME	AREA
COR. OF CONCRETE PORCH	
FLGR. CONCRETE PORCH	
CONCRETE PORCH @ AL	
T. CAR. GARAGE	2
GARAGE @ AL	2
STAIN LEVEL LIVING AREA	
SECOND LEVEL AREA	5
LIVING @ AL	5
@ AL UNDER ROOF	

SECTION NOTES

1. COORDINATE ALL STRUCTURAL INFORMATION WITH PRE-ENGINEERED TRUSS 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 TRUSS DESIGN.
4. SEE FOUNDATION PLAN AND DETAILS FOR ALTERNATE FOUNDATION OPTIONS.



DETAIL NOTES

- [illegible]



UL DESIGN NO. U347

Design No. **U347**

January 29, 2024

Manufacturing Wall Rating = 2 1/2 (due to 5, SA and 100) (operational wall, due to 5, SA and 100)

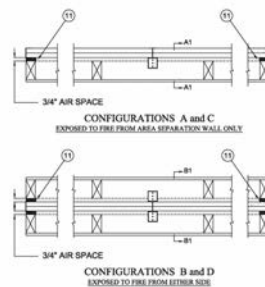
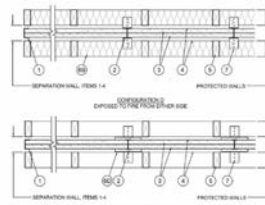
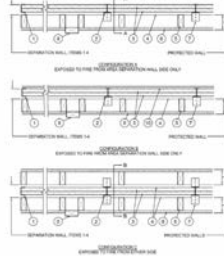
Roofing Wall Rating = 2 (in Photovoltaic Wall, due to 5 and 100)

Roofing Wall Rating = 2 (in Photovoltaic Wall, due to 5, SA and 100)

Fixed Panel Rating = 100 (due to 100)

IPC Rating = 21, 65, 70 (due to 5, SA and 100)

* Indicates each product will have the SA, an air circulation, and a carbonation process for SA, an air circulation (such as Carbonic concrete)



CONCLUSION: While the hearing loss might not be related to the

- [illegible]

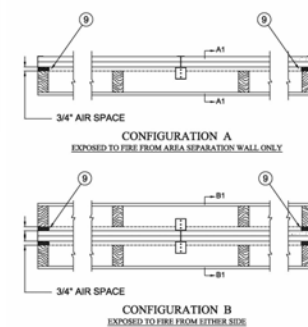
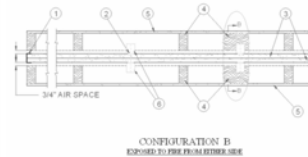
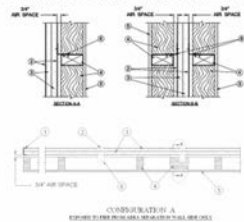
UNIT AREA	
NAME	AREA
EN BY CONCRETE PORCH	28
REAR CONCRETE PORCH	32
CONCRETE PORCH - 0 AL	60
1 CAR GARAGE	233
GARAGE - 0 AL	233
STAIR LEVEL LINING AREA	665
SECOND LEVEL AREA	969
LINING - 0 AL	36.94
0 AL UNDER ROOF	99.07

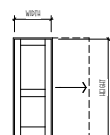
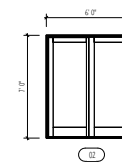
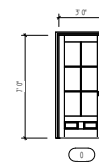
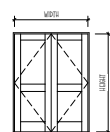
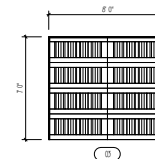
DETAIL NOTES

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UL DESIGN NO. U373

February 16, 2022



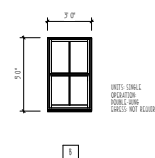
[illegible][illegible][illegible]

NOTES:

- 1. DOOR OPERATION SYMBOL ONLY INDICATES GENERAL DOOR OPERATION. SEE FLOOR PLANS FOR DOOR OPERATION DIRECTION.
- 2. SEE DOOR PLANT ACTUATOR FOR DOOR OPENING INSTRUCTIONS/ALLEGATIONS.
- 3. DOOR STYLE SHOWN IS MERELY A REPRESENTATION. OWNER MAY SELECT ALTERNATE DOOR STYLE. COORDINATE OPTIONS WITH OWNER AND DOOR PLANT ACTUATOR.

Diagram of a double-hung window. The overall width is 6'0" and the overall height is 5'0". The window is divided into two main sections: a top section with two 3'0" wide panes and a bottom section with two 3'0" wide panes. A label 'PULL SIZE HERE' points to the right side of the window frame. Below the window, a small box labeled 'A' is shown.

UNITS: 2-WK
OPERATION: DOUBLE-HUNG
GLASS: DOUBLE
IN CODE
LOCATIONS: SEE
FLOOR PLANS



NOTES:

1. GENERAL WINDOW MEET CASE: COORDINATE MANUFACTURER FOR STOCK WINDOW SIZES. COORDINATE SIZE WITH CLEARANCES TO ADJACENT STRUCTURE. ALLOW SPACE FOR PROPER FINISHING AT ALL SIZES OF WINDOW. SEE WINDOW MANUFACTURER FOR WINDOW OPENING DIMENSIONS.
2. COORDINATE GLAZING SPECIFICATION WITH OWNER AND WINDOW MANUFACTURER.
3. COORDINATE ALL WINDOW OPTIONS INCLUDING HINGES, CHECKS AND ETC. WITH OWNER AND WINDOW MANUFACTURER.
4. COORDINATE WINDOW OPERATION SYSTEMS WITH PLUMB, OWNER & APPLICABLE BUILDING CODES.
5. WINDOW MANUFACTURER TO VERIFY THAT WINDOW MEET CASES COMPLY WITH ALL APPLICABLE PROTECTION REQUIREMENTS FOR ALL INSTANCES. IF WINDOW MANUFACTURER'S WINDOW DOES NOT MEET CODE REQUIREMENTS, PROVIDE ALTERNATE WINDOW AFTER COORDINATING WITH OWNER.

UNIT AREA	
NAME	AREA
CON BY COVERED PORCH	
REAR COVERED PORCH	
COVERED PORCH - 0 AL	
TGAR GARAGE	
GARAGE - 0 AL	
STORY LEVEL UNITING AREA	
SECOND LEVEL AREA	
ENTRANCE - 0 AL	
0 AL UNDER ROOF	



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

[illegible][illegible]

[illegible]

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