

# EXHIBIT A: SUMMARY OF EXCEPTIONS TO THE RN-1 USES

## USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	RN-1	C-N	PD	USE STANDARD (Section)
Animal Care Facility—Small Animal		P	P	9.3.A
Art Gallery		P	P	
Arts and Fitness Studio		P	P	
Bed and Breakfast	P			9.3.B
Body Modification Establishment		S	S	
Broadcasting Facility— No Antennae		P	P	
Community Center	P	P	P	
Cultural Facility		P	P	
Day Care Center		P	P	9.3.E
Day Care Home	P			9.3.E
Domestic Violence Shelter	P			
Dwelling— Above the Ground On Any Floor		P	P	See note 1
Dwelling—Manufactured Home	P			9.3.H
Dwelling—Multi-Family		P	P	9.3.I
Dwelling—Townhouse		P	P	9.3.I
Dwelling—Single-Family	P	P	P	
Dwelling—Two-Family	S	P	P	9.3.J
Eating and Drinking Establishment		S	P	
Educational Facility— Primary or Secondary	P		P	
Educational Facility— University or			P	
Financial Institution		P	P	
Food Bank			P	
Food Truck Park		S	S	9.3.L
Garden, Community	P	P	P	9.3.N
Garden, Market	S	P	P	9.3.N
Garden, Personal	P	P	P	9.3.N
Government Office / Facility		P	P	
Greenhouse/Nursery - Retail	S	S	S	
Group Home	P			
Independent Living Facility		P	P	
Industrial—Craft			P	9.3.Q
Industrial Design		P	P	
Live Entertainment - Secondary Use			S	See note 2
Live/Work		P	P	9.3.R
Lodge/Meeting Hall		P	P	9.3.S
Medical/Dental Office/Clinic		S	S	
Micro-Brewery/Distillery/Winery		S	P	9.3.U
Neighborhood Nonresidential Reuse	S			9.3.V
Office		P	P	
Personal Service Establishment		P	P	
Place of Worship	S	P	P	
Pre-School/Kindergarten	S	P	P	9.3.W
Public Park	P	P	P	
Public Safety Facility	S	P		
Reception Facility			P	9.3.X
Retail Goods Establishment		P	P	
Wireless Telecommunications	S	P		9.3.FF

TEMPORARY USE	RN-1	C-N	PD	USE STANDARD (Section)
Animals for Control of Invasive Species	T	T	T	9.4.A
Farmers' Market		T	T	9.4.B
Farmstand	T	T	T	9.4.C
Mobile Food Units (MFUs)/Mobile Food Vendors		T	T	9.4.D
Real Estate Project Sales Office/Model Unit	T	T	T	Sec. 9.4.E
Temporary Contractor Office and Contractor Yard	T	T	T	9.4.F
Temporary Outdoor Entertainment	T	T	T	9.4.G
Temporary Outdoor Sales	T	T	T	9.4.H
Temporary Outdoor Storage Container	T	T	T	9.4.I
Temporary Recreational Vehicle Park				9.4.J
Temporary Warehouse Sales (Indoor)				9.4.K
Tent	T	T	T	9.4.L

## KEY:

RN-1	Current Zone
C-N	Precedent Zone
PD	Proposed Planned Development

## EXCEPTIONS TO USE MATRIX

	No change
	Add Permitted Use (P) or Temporary Use (T)
	Add Special Use (S)
	Change Special Use (S) to Permitted Use (P)
	Remove use

## NOTES:

1) **Dwelling - On Any Floor:** Dwelling units within a single multi-story building that can be located on any floor.

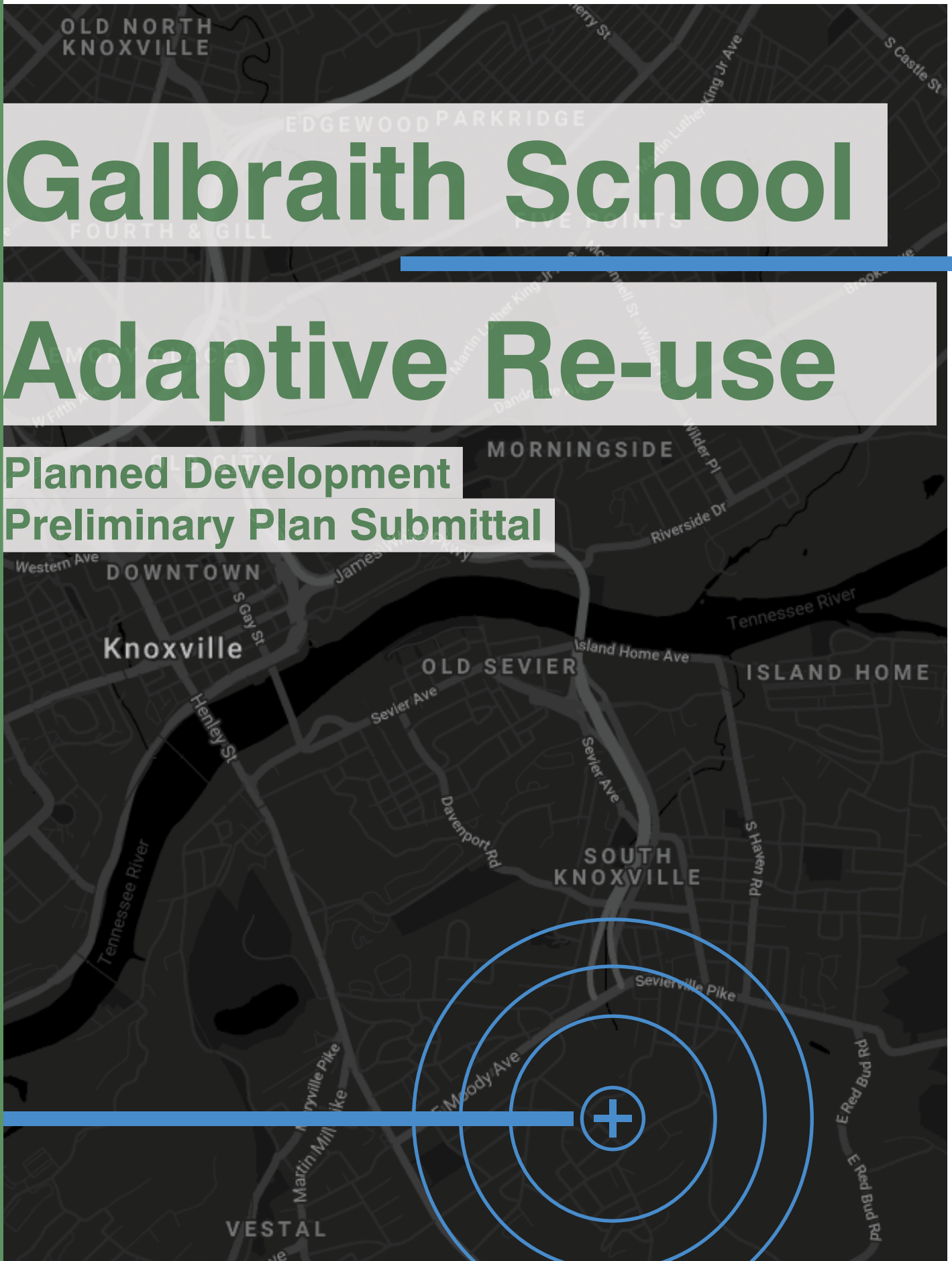
2) **Live Entertainment - Secondary Use:** Live Entertainment shall not be permitted outdoors after 8 PM. Live Entertainment, (Indoors or Outdoors, Amplified or Non-Amplified), shall not be audible for a distance of 50 ft or more from the property line from which the noise emanates between the hours of 8 PM and 8 AM.

**NOTE:** See the plan document for a full list of uses, including those that are prohibited.

# Galbraith School

## Adaptive Re-use

Planned Development  
Preliminary Plan Submittal





## Overview

The plan is to redevelop the old Galbraith School at 4333 Galbraith School Road into a multi-use building that benefits the neighborhood by strengthening the economy with key tenant spaces such as office space, artist studios, day care facility, restaurant, brewery, art galleries, and/or retail. Providing space for businesses like these creates a space for the community of South Knoxville/South Woodlawn to come together. This building currently sits vacant, and though the owners have worked to maintain it, an empty building of this size does not provide to its community in the way that it truly can.

Because the building is currently zoned as Single-Family Residential Neighborhood (RN-1), it cannot become what it needs to be. In fact, the owners have not been able to get commitments from any realtors or tenants and have received comments such as “come talk to us when you have the zoning in place”. To take care of this, we are submitting the Galbraith School as a Planned Development (PD), which allows for more creative and flexible development.

Our steps to achieve the Planned Development will be:

- Step 1 - Achieve approval of the Preliminary Plan by both the Knox County Planning Commission and the City Council
- Step 2 - Find tenants or partners who agree to sign on to move in
- Step 3 - Adjust plan to fit the needs of these tenants/partners, while maintaining alignment with the Preliminary Plan and conditions provided by the Planning Commission and City Council
- Step 4 - Achieve approval of the Final Plan with the Knox County Planning Commission
- Step 5 - Complete the necessary updates to the Galbraith School and have tenants move in

In the next section, we will demonstrate the benefits of Planned Development for the Galbraith School Building.

## Planned Development

The following seven statements (in black) are the intentions of Planned Developments according to the Knoxville City Zoning Code. Our comments on how we plan to achieve each of these are below each line (in blue).

1. Encourage flexibility in the development of land and in the design of structures.
  - Because this is an older building, we are mostly proposing to keep the building footprint as is and to allow for flexibility within the walls of the building and on the grounds.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Code.



- The existing Commercial Districts we could seek to rezone to either provide too many or not enough restrictions. Because this building is in a residential area, we want to tailor the uses to this neighborhood while prohibiting use that would be disturbing to neighbors.
- 3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
  - Architecturally, we are proposing to work with the existing architecture and enhance it's charm. Environmentally, reviving this old building and its grounds will save cost, material, and environmental harm.
- 4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
  - Because this building is of such a size and has many different entrances and exits, it is already in a great place to allow mixing of different uses. The revitalization will come through enhancing materials, and provided comfortable, sustainable spaces for tenants.
- 5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
  - The proposition of new uses for the courtyard, ground gardens, and parking area provide for a more efficient site, as seen on the plan and site plan.
- 6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
  - The South Woodlawn Neighborhood Association (SWNA) already has a thriving wildlife habitat program and the Galbraith School is proposing to become a part of that by revitalizing the gardens and complying with the criteria provided by SWNA.
- 7. Facilitate the implementation of the adopted Knoxville-Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents, particularly with respect to areas planned for potential redevelopment.
  - We believe the revitalization of the Galbraith School to provide space for community, local retail, artist exposure, and respite to local hikers/mountain bikers is in keeping with the General Plan's Vision Statement that "Knoxville and Knox County are attractive places to live, work and play"!

To concisely reiterate, our main goals for this Planned Development are:

- To become a key part of commerce in South Knoxville by becoming a satellite to the existing commercial corridor of Chapman Hwy and to the proposed site of Baker Creek Bottoms.
- To serve the community by promoting spaces for key tenants such as artist studios, art galleries, a community center, and/or a day care (the possibilities are endless!).
- To preserve and grow the natural landscape and become a Wildlife Habitat Certified member of the South Woodlawn Neighborhood Association.

In order to accomplish the above goals, we are proposing that the Zoning Uses and Dimensional Standards be altered as part of this Planned Development. Under the current zoning of RN-1, the Galbraith School Building is limited to a single-family residence, a duplex, and a few community uses. Because of the size of the existing building and lot, this use is unrealistic. We are very aware that the Galbraith School building is neighbored by many single-family residences and we would like to be cognizant of that. The most strict commercial zoning would be C-N or Neighborhood Commercial. This prohibits many uses that would be disturbing to residential areas. However, the maximum gross floor area restriction of 5,000 SF does not allow the Galbraith School to accommodate the commercial uses it has potential for. For this reason, we are using the C-N zone as a "precedent". On the next two pages, you can see the Use and Dimensional Standard charts of the existing zone (RN-1), the precedent zone (C-N), and of our proposed Planned Development zone (PD). The maps and plans on the remaining pages help to narrate the potential the Galbraith School Building has.





## Uses

PRINCIPAL USE	RN-1	C-N	PD
Agriculture			
Airport			
Alternative Correctional Facility			
Amusement Facility—Indoor			
Amusement Facility—Outdoor			
Animal Care Facility—Large Animal			
Animal Care Facility—Small Animal	P		P
Animal Breeder			
Art Gallery	P		P
Arts and Fitness Studio	P		P
Bed and Breakfast	P		
Body Modification Establishment		S	S
Broadcasting Facility—With Antennae			
Broadcasting Facility—No Antennae	P		P
Campground			
Car Wash			
Cemetery			
Community Center	P	P	P
Conservation Area			
Crematory			
Country Club			
Cultural Facility		P	P
Day Care Center		P	P
Day Care Home	P		
Domestic Violence Shelter	P		
Drive-Through Facility			
Drug/Alcohol Treatment Facility, Residential			
Drug Treatment Clinic			
Dwelling—Above the Ground Floor		P	P*
Dwelling—Manufactured Home	P		
Dwelling—Multi-Family		P	P
Dwelling—Townhouse		P	P
Dwelling—Single-Family	P	P	P
Dwelling—Two-Family	S	P	P
Eating and Drinking Establishment		S	P
Educational Facility—Primary or Secondary	P		P
Educational Facility—University or College/Vocational			P
Financial Institution		P	P
Financial Service, Alternative			
Food Bank			P

PRINCIPAL USE	RN-1	C-N	PD
Food Truck Park		S	S
Fraternity/Sorority			
Funeral Home			
Garden, Community	P	P	P
Garden, Market	S	P	P
Garden, Personal	P	P	P
Gas Station		S	
Golf Course/Driving Range			
Government Office/Facility		P	P
Greenhouse/Nursery—Retail	S	S	S
Group Home	P		
Halfway House			
Healthcare Facility			
Heavy Retail, Rental, and Service			
Heliport			
Homeless Shelter			
Hotel			
Impound Lot			
Independent Living Facility		P	P
Industrial—Craft			P
Industrial—General			
Industrial—Heavy			
Industrial Design		P	P
Kennel			
Live Entertainment—Secondary Use			S*
Live Performance Venue			
Live/Work		P	P
Lodge/Meeting Hall		P	P
Marina			
Medical/Dental Office/Clinic		S	S
Micro-Brewery/Distillery/Winery		S	P
Neighborhood Nonresidential Reuse	S		
Nightclub			
Office		P	P
Parking Lot			
Parking Structure			
Personal Service Establishment		P	P
Place of Worship	S	P	P
Pre-School/Kindergarten	S	P	P
Public Park	P	P	P
Public Safety Facility	S	P	
Public Works Facility			
Reception Facility			P
Research and Development			
Residential Care Facility		S	
Retail Goods Establishment		P	P
Retail Liquor Stores			
Salvage Yard			

PRINCIPAL USE	RN-1	C-N	PD
Self-Storage Facility: Enclosed			
Self-Storage Facility: Outdoor			
Social Service Center			
Solar Farm			
Storage Yard, Outdoor			
Storage Yard, Outdoor—Secondary Use			
Vehicle Dealership			
Vehicle Operation Facility			
Vehicle Rental—Indoor			
Vehicle Rental—With Outdoor Storage/Display			
Vehicle Repair/Service			
Warehouse and Distribution			
Waste Transfer Station			
Wholesale Establishment			
Wind Energy System			
Wireless Telecommunications	S	P	

### Key:

**RN-1** = Current Zone  
**C-N** = Precedent Zone  
**PD** = Proposed Planned Development  
**P** = Permitted Use  
**S** = Special Use

### \*Exceptions/Additions:

**Dwelling - Above the Ground Floor:** to be changed to Dwelling - On Any Floor

**Live Entertainment - Secondary Use:** Live Entertainment shall not be permitted outdoors after 8 PM. Live Entertainment, (Indoors or Outdoors, Amplified or Non-Amplified), shall not be audible for a distance of 50 ft or more from the property line from which the noise emanates between the hours of 8 PM and 8 AM.



## Dimensional Standards

### Existing (RN-1, Zoning Code Table 4-1)

	RN-1
<b>Bulk</b>	
Minimum Lot Area	SF: 10,000 sf 2F: 15,000 sf Nonresidential: 20,000 sf
Maximum Lot Area	N/A
Minimum Lot Width	75'
Maximum Building Height	35'
Maximum Building Coverage	30%
Maximum Impervious Surface	40%
<b>Setbacks</b>	
Minimum Front Setback	+/- 10' of the average of blockface; in no case less than 25'
Minimum Interior Side Setback	8' or 15% of lot width, whichever is less; in no case less than 20' combined Nonresidential: 20% of lot width
Minimum Corner Side Setback	15' Nonresidential: 25'
Minimum Rear Setback	25'

### Precedent (C-N, Zoning Code Table 5-1)

	C-N
<b>Bulk</b>	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Gross Floor Area (Nonresidential Uses Only)	5,000 sf unless meeting the standards of 5.3.B
Maximum Building Height	45'
<b>Setbacks</b>	
Minimum Front Setback	None, unless average of adjacent lots is 15' or greater, then 15'
Minimum Build-To Percentage	N/A
Minimum Interior Side Setback	None, unless abutting a residential district, then 20'
Minimum Corner Side Setback	15'
Minimum Build-To Percentage	N/A
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less

### Proposed (Planned Development)

Minimum Lot Area	none
Minimum Lot Width	none
Maximum Gross Floor Area (non-residential uses only)	30,000 sf
Maximum Building Height	45'
Minimum Front Setback	20'
Minimum Build-to Percentage	N/A
Minimum Interior Side Setback	None, unless abutting a residential district, then 20'
Minimum Corner Side Setback	15'
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less
Buffer Yard	10' Class A Buffer required at interior property lines abutting a residential district



# Design Standards & Building Material Restrictions

## C-N Design Standards, Zoning Code Table 5-2

	C-N	PD
<b>Façade Design</b>		
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured per story parallel to the street.	•	•
Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.	•	
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	•	•
Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.	•	•
<b>Fenestration Design</b>		
The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height.	•	•
Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story	•	•
<b>Commercial Site Design</b>		
Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development.	•	•
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•
Outlot buildings must meet the minimum transparency requirements of the district along façades facing the street.		
Any outlot buildings must include prominent entrances oriented toward both the street and the interior parking lot.		
Outlot buildings that are part of a multi-tenant retail center must provide definition along the street frontage of the center by placement of the front building line within 0' to 30' of the front lot line. Outlot buildings may be placed within a required setback to comply with this standard.		

### Key:

**C-N** = Precedent Zone  
**PD** = Proposed Planned Development  
 • = Standard is Applicable

\*Do not believe that this standard is conducive to creating harmony with the existing architecture of the Galbraith School Building.

\*Because the main floor of the Galbraith Building is not at ground level, this standard shall apply to the floor plan labeled "Main Level" on pg 9 of this document.

The Planned Development shall comply with the commercial Building Material Restrictions listed below:

### B. Building Material Restrictions

In the C-N, C-G-2, C-G-3, C-H-2, C-R-2, and O Districts, the following building materials are prohibited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a residential district. Such materials may still be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

1. Concrete Plain concrete masonry units (CMU);
2. Aluminum, steel or other metal sidings; this restriction does not include metal architectural wall panels;
3. Exposed aggregate concrete wall panels;
4. T-111 composite plywood siding;
5. Plastic;
6. Vinyl.





## Sign Standards

### Existing (RN-1, Zoning Code 13.9D)

#### D. Residential Districts: EN, RN-1, RN-2, RN-3, RN-4, RN-5, RN-6, and RN-7

1. In the residential districts, the following signs on a residential parcel or lot are allowed, subject to the following dimensional requirements:
  - a. For properly approved home occupations, one wall sign with a maximum sign area of two square feet. Such signs cannot be illuminated.
  - b. Wall signs for multi-family dwellings, rooming and boarding houses, and fraternity and sorority houses with a maximum total sign area of nine square feet per structure; such signs are limited to only the name and/or address of the premises, and the name of the management. Such signs may be externally illuminated, but cannot be internally illuminated.
  - c. Monument or column signs for multi-family dwellings on sites greater than two acres, mobile home parks, and subdivisions with more than 25 lots for residential purposes; provided that such signs are limited to one sign per each separate street frontage that exceeds 150 lineal feet; cannot exceed a maximum sign area of 36 square feet and a maximum height of six feet; and may be externally illuminated, but cannot be internally illuminated.
2. In residential zone districts, the following signs on a nonresidential parcel or lot are allowed, subject to the following dimensional requirements:
  - a. For medical facilities with less than 150 linear feet of street frontage, clubhouses for civic or nonprofit organizations, lodge halls, studios and day care centers for more than 12 children:
    - i. Non-illuminated attached signs, excluding window signs, up to a maximum total sign area of 16 square feet.
    - ii. One monument or column sign with a maximum sign area of 20 square feet, and a maximum height of five feet. Such sign may be externally illuminated, but cannot be internally illuminated.
  - b. For medical facilities with 150 linear feet or more of street frontage, churches, schools, public buildings, cemeteries and country clubs:
    - i. Non-illuminated attached signs, excluding window signs, with a maximum total sign area of 32 square feet.
    - ii. One monument or column sign with a maximum total sign area of 36 square feet, and a maximum height of six feet. Such sign may be externally illuminated, but cannot be internally illuminated.

### Precedent (C-N, Zoning Code 13.9F)

#### F. Commercial, Industrial, and Institutional Districts: C-N, C-G, C-H, C-R, DK, I-MU, I-RD, I-G, I-H, INST

1. In the commercial, industrial, and institutional districts, the following signs on a nonresidential parcel or lot are allowed, subject to the following dimensional requirements:
  - a. Development directory and project directional signs may be approved as part of a master sign plan.
  - b. Attached signs with a total allowed sign area equal to 10% of the wall area of the primary building elevation(s), and such sign area may be used on any elevation of the building.
  - c. Detached signs in accordance with the standards described herein, except that standards specified for individual districts control.
2. In the commercial, industrial, and institutional districts, the number of detached signs on a nonresidential parcel or lot are allowed in accordance with the following requirements:
  - a. One detached sign is allowed per street frontage, up to a maximum of two per parcel or lot. For these purposes, an adjacent interstate highway is considered a street frontage, even if there is no access to it.
  - b. The detached sign that is oriented to the street frontage on which the parcel is addressed is deemed primary and subject to the requirements of this subsection.
  - c. Any secondary detached sign on each lot is limited to a monument or column sign with a maximum sign area of 32 square feet and a maximum sign height of eight feet.
3. In the commercial, industrial, and institutional districts, the maximum sign height for primary detached signs is based upon the classification of the road or road adjacent to the property upon which the primary detached sign is located, as indicated in Table 13-2:  
Roadway Type and Maximum Sign Height: \*see code for continued information...

### Proposed (Planned Development)

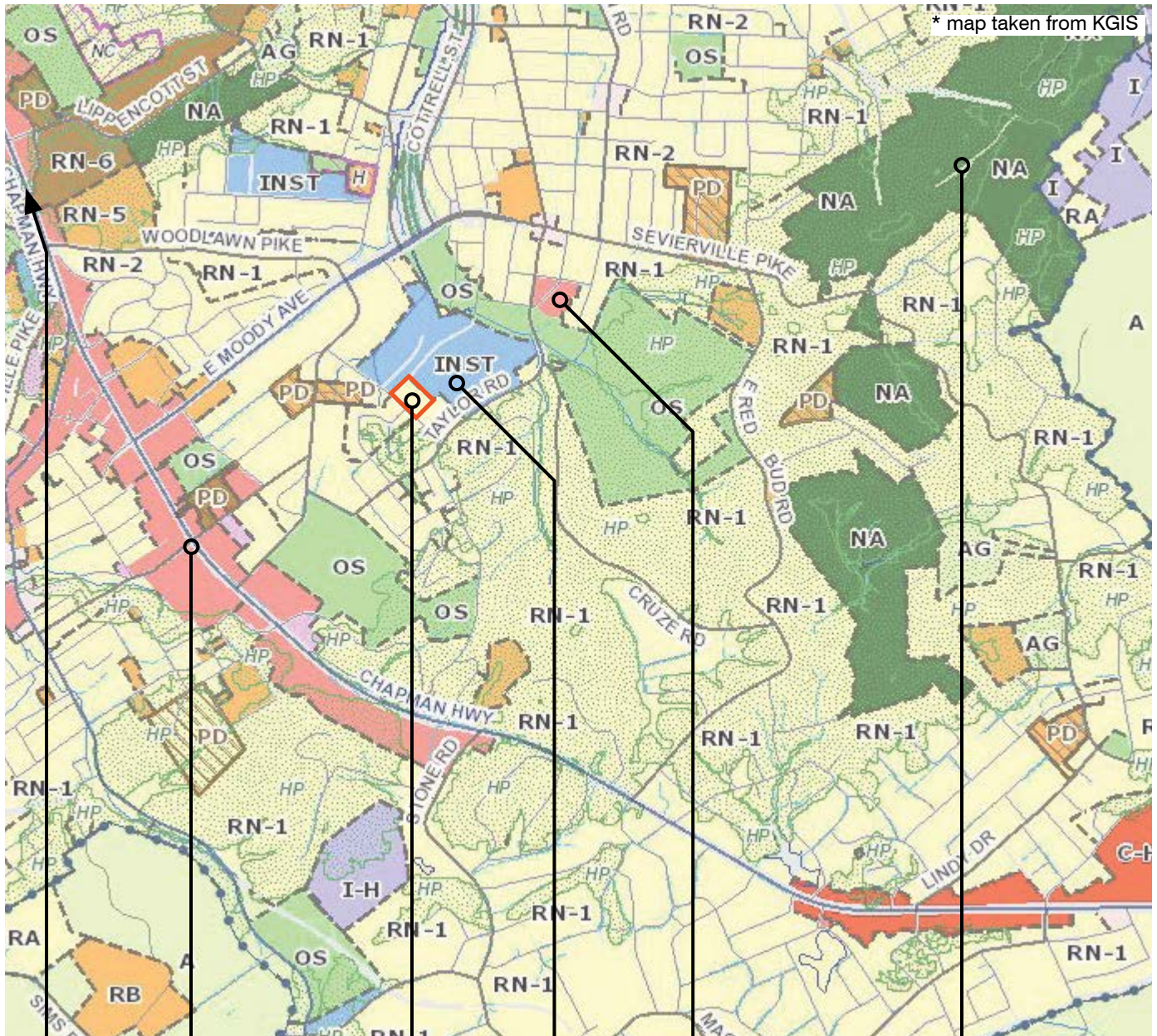
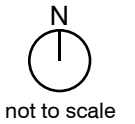
Planned Development signs to comply with standards in Zoning Code Article 13. Specific sign requirements for the Planned Development shall comply with those for the C-N district in Zoning Code 13.9F.

Additional signs permitted in courtyard of Galbraith School Building: 1 sign limited to 4 square feet per tenant that abuts the courtyard.





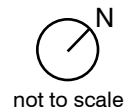
## Vicinity Map



- To downtown
- Chapman Hwy, main commercial corridor
- Galbraith School
- South Doyle Middle School
- Baker Creek Bottoms, future mixed use development (C-G-2 Zoning: proposed hotel, food & beverage, retail), adjacent to Baker Creek Preserve (mountain biking area)
- Ijams Nature Center



## Site Plan



Landscaped Nature Path to achieve Wildlife Habitat certification with the South Woodlawn Neighborhood Association

Neighboring Properties: Residential

Neighboring Properties: Residential

Driveway to comply with Zoning Code 11.7

Galbraith School Rd

Decatur Dr

Galbraith School Building

Courtyard

Neighboring Property: South Doyle Middle School

Property Line

10 ft Class A Landscape Buffer per Zoning Code 12.8.B.1

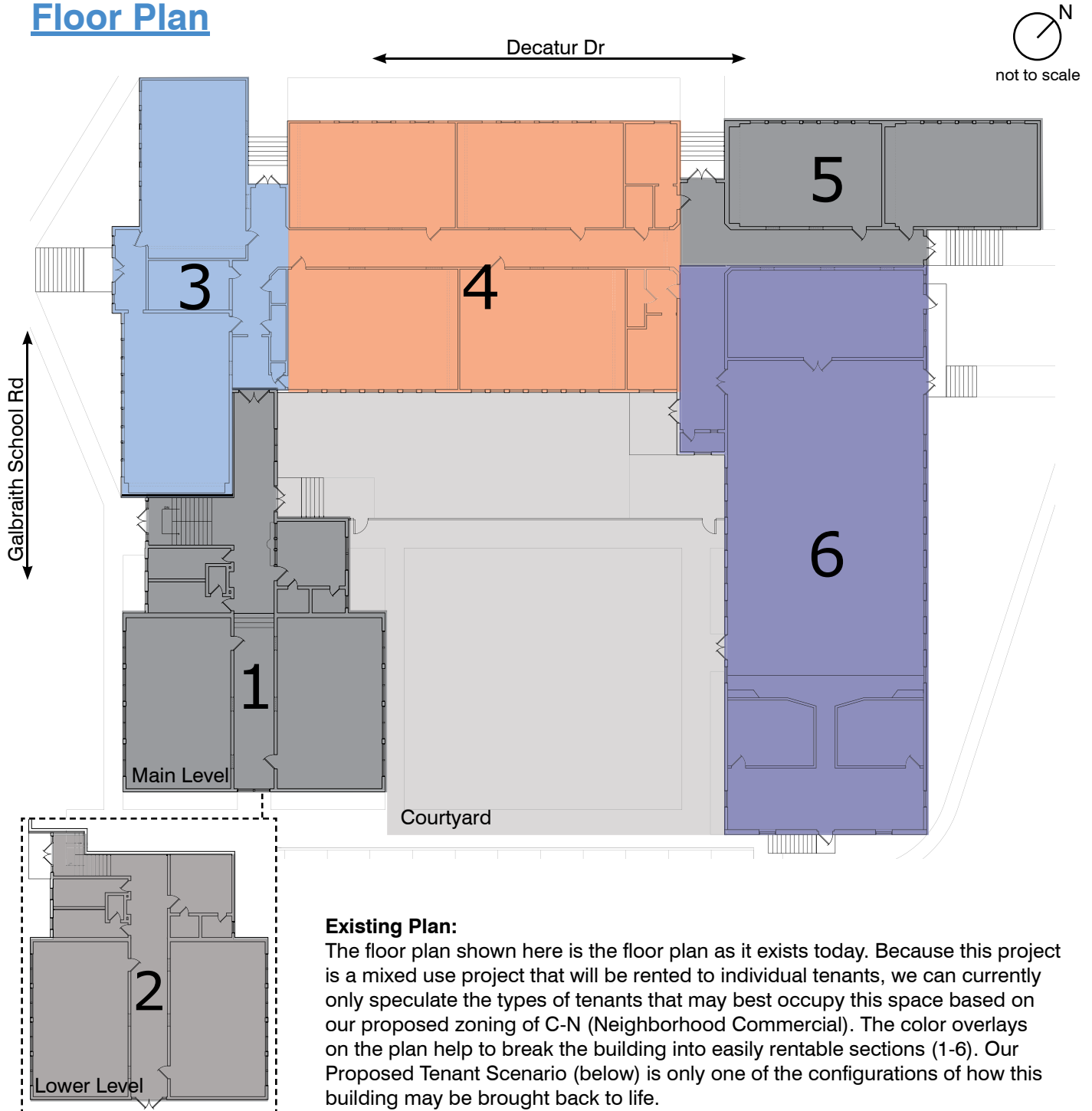
Parking Lot, Per Zoning Code 11.4C:  
Required: 63 spaces, including 2 accessible, 1 van accessible  
Proposed: 63 spaces, including 2 accessible, 1 van accessible

**Lot Size:** 120,817 sf  
**Building Footprint:** 19,025 sf  
**Building Percentage:** 16%  
**Impervious Surfaces (Parking Lot, Sidewalks):** 37,621 sf  
**Impervious Surfaces Percentage:** 31%





## Floor Plan



### Proposed Tenant Scenario:

#### 1&2 Day care - 6,153 gross sf - 29% of building

These first and second story areas combined would make a great child care facility as there is ample space and direct access to the back portion of the courtyard for outdoor play. Direct entry into the lower level from the parking lot also makes for easy drop-off & pick-up.

#### 3&4 Artist Studios - 7,312 gross sf - 35% of building

The 6 large classrooms seen on plan could be easily broken up into smaller studio spaces for artists to rent out.

#### 5 Office Space - 2,046 gross sf - 10% of building

The two large classrooms here could provide space for open work stations and meeting areas.

#### 6 Restaurant Space - gross 5,485 sf - 26% of building

The existing gymnasium of the school features high ceilings and tall windows for ample natural light and ambiance. Entry from the courtyard creates accessibility for outdoor seating.





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- 4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
  - Because this building is of such a size and has many different entrances and exits, it is already in a great place to allow mixing of different uses. The revitalization will come through enhancing materials, and provided comfortable, sustainable spaces for tenants.
- 5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
  - The proposition of new uses for the courtyard, ground gardens, and parking area provide for a more efficient site, as seen on the plan and site plan.
- 6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
  - The South Woodlawn Neighborhood Association (SWNA) already has a thriving wildlife habitat program and the Galbraith School is proposing to become a part of that by revitalizing the gardens and complying with the criteria provided by SWNA.
- 7. Facilitate the implementation of the adopted Knoxville-Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents, particularly with respect to areas planned for potential redevelopment.
  - We believe the revitalization of the Galbraith School to provide space for community, local retail, artist exposure, and respite to local hikers/mountain bikers is in keeping with the General Plan's Vision Statement that "Knoxville and Knox County are attractive places to live, work and play"!

To concisely reiterate, our main goals for this Planned Development are:

- To become a key part of commerce in South Knoxville by becoming a satellite to the existing commercial corridor of Chapman Hwy and to the proposed site of Baker Creek Bottoms.
- To serve the community by promoting spaces for key tenants such as artist studios, art galleries, a community center, and/or a day care (the possibilities are endless!).
- To preserve and grow the natural landscape and become a Wildlife Habitat Certified member of the South Woodlawn Neighborhood Association.

In order to accomplish the above goals, we are proposing that the Zoning Uses and Dimensional Standards be altered as part of this Planned Development. Under the current zoning of RN-1, the Galbraith School Building is limited to a single-family residence, a duplex, and a few community uses. Because of the size of the existing building and lot, this use is unrealistic. We are very aware that the Galbraith School building is neighbored by many single-family residences and we would like to be cognizant of that. The most strict commercial zoning would be C-N or Neighborhood Commercial. This prohibits many uses that would be disturbing to residential areas. However, the maximum gross floor area restriction of 5,000 SF does not allow the Galbraith School to accommodate the commercial uses it has potential for. For this reason, we are using the C-N zone as a "precedent". On the next two pages, you can see the Use and Dimensional Standard charts of the existing zone (RN-1), the precedent zone (C-N), and of our proposed Planned Development zone (PD). The maps and plans on the remaining pages help to narrate the potential the Galbraith School Building has.





# Uses

PRINCIPAL USE	RN-1	C-N	PD
Agriculture			
Airport			
Alternative Correctional Facility			
Amusement Facility—Indoor			
Amusement Facility—Outdoor			
Animal Care Facility—Large Animal			
Animal Care Facility—Small Animal	P		P
Animal Breeder			
Art Gallery	P		P
Arts and Fitness Studio	P		P
Bed and Breakfast	P		
Body Modification Establishment		S	S
Broadcasting Facility—With Antennae			
Broadcasting Facility—No Antennae	P		P
Campground			
Car Wash			
Cemetery			
Community Center	P	P	P
Conservation Area			
Crematory			
Country Club			
Cultural Facility		P	P
Day Care Center		P	P
Day Care Home	P		
Domestic Violence Shelter	P		
Drive-Through Facility			
Drug/Alcohol Treatment Facility, Residential			
Drug Treatment Clinic			
Dwelling—Above the Ground Floor		P	P*
Dwelling—Manufactured Home	P		
Dwelling—Multi-Family		P	P
Dwelling—Townhouse		P	P
Dwelling—Single-Family	P	P	P
Dwelling—Two-Family	S	P	P
Eating and Drinking Establishment		S	P
Educational Facility—Primary or Secondary	P		P
Educational Facility—University or College/Vocational			P
Financial Institution		P	P
Financial Service, Alternative Food Bank			P

PRINCIPAL USE	RN-1	C-N	PD
Food Truck Park		S	S
Fraternity/Sorority			
Funeral Home			
Garden, Community	P	P	P
Garden, Market	S	P	P
Garden, Personal	P	P	P
Gas Station		S	
Golf Course/Driving Range			
Government Office/Facility		P	P
Greenhouse/Nursery—Retail	S	S	S
Group Home	P		
Halfway House			
Healthcare Facility			
Heavy Retail, Rental, and Service			
Heliport			
Homeless Shelter			
Hotel			
Impound Lot			
Independent Living Facility		P	P
Industrial—Craft			P
Industrial—General			
Industrial—Heavy			
Industrial Design		P	P
Kennel			
Live Entertainment—Secondary Use			S*
Live Performance Venue			
Live/Work		P	P
Lodge/Meeting Hall		P	P
Marina			
Medical/Dental Office/Clinic		S	S
Micro-Brewery/Distillery/Winery		S	P
Neighborhood Nonresidential Reuse	S		
Nightclub			
Office		P	P
Parking Lot			
Parking Structure			
Personal Service Establishment		P	P
Place of Worship	S	P	P
Pre-School/Kindergarten	S	P	P
Public Park	P	P	P
Public Safety Facility	S	P	
Public Works Facility			
Reception Facility			P
Research and Development			
Residential Care Facility		S	
Retail Goods Establishment		P	P
Retail Liquor Stores			
Salvage Yard			

PRINCIPAL USE	RN-1	C-N	PD
Self-Storage Facility: Enclosed			
Self-Storage Facility: Outdoor			
Social Service Center			
Solar Farm			
Storage Yard, Outdoor			
Storage Yard, Outdoor—Secondary Use			
Vehicle Dealership			
Vehicle Operation Facility			
Vehicle Rental—Indoor			
Vehicle Rental—With Outdoor Storage/Display			
Vehicle Repair/Service			
Warehouse and Distribution			
Waste Transfer Station			
Wholesale Establishment			
Wind Energy System			
Wireless Telecommunications	S	P	

## Key:

**RN-1** = Current Zone  
**C-N** = Precedent Zone  
**PD** = Proposed Planned Development  
**P** = Permitted Use  
**S** = Special Use

## \*Exceptions/Additions:

**Dwelling - Above the Ground Floor:** to be changed to Dwelling - On Any Floor

**Live Entertainment - Secondary Use:** Live Entertainment shall not be permitted outdoors after 8 PM. Live Entertainment, (Indoors or Outdoors, Amplified or Non-Amplified), shall not be audible for a distance of 50 ft or more from the property line from which the noise emanates between the hours of 8 PM and 8 AM.

**Temporary Uses Allowed in Planned Development:**  
 Farmer's Market  
 Farmstand  
 Mobile Food Units (MFUs) and Mobile Food Vendors  
 Tents

5-A-20-PD  
 Revised: 5/7/2020





## Dimensional Standards

### Existing (RN-1, Zoning Code Table 4-1)

	RN-1
<b>Bulk</b>	
Minimum Lot Area	SF: 10,000 sf 2F: 15,000 sf Nonresidential: 20,000 sf
Maximum Lot Area	N/A
Minimum Lot Width	75'
Maximum Building Height	35'
Maximum Building Coverage	30%
Maximum Impervious Surface	40%
<b>Setbacks</b>	
Minimum Front Setback	+/- 10' of the average of blockface; in no case less than 25'
Minimum Interior Side Setback	8' or 15% of lot width, whichever is less; in no case less than 20' combined Nonresidential: 20% of lot width
Minimum Corner Side Setback	15' Nonresidential: 25'
Minimum Rear Setback	25'

### Precedent (C-N, Zoning Code Table 5-1)

	C-N
<b>Bulk</b>	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Gross Floor Area (Nonresidential Uses Only)	5,000 sf unless meeting the standards of 5.3.B
Maximum Building Height	45'
<b>Setbacks</b>	
Minimum Front Setback	None, unless average of adjacent lots is 15' or greater, then 15'
Minimum Build-To Percentage	N/A
Minimum Interior Side Setback	None, unless abutting a residential district, then 20'
Minimum Corner Side Setback	15'
Minimum Build-To Percentage	N/A
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less

### Proposed (Planned Development)

Minimum Lot Area	none
Minimum Lot Width	none
Maximum Gross Floor Area (non-residential uses only)	30,000 sf
Maximum Building Height	45'
Minimum Front Setback	20'
Minimum Build-to Percentage	N/A
Minimum Interior Side Setback	None, unless abutting a residential district, then 20'
Minimum Corner Side Setback	15'
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less
Buffer Yard	10' Class A Buffer required at interior property lines abutting a residential district



# Design Standards & Building Material Restrictions

C-N Design Standards, Zoning Code Table 5-2

	C-N	PD
<b>Façade Design</b>		
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured per story parallel to the street.	•	•
Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.	•	
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	•	•
Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.	•	•
<b>Fenestration Design</b>		
The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height.	•	•
Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story	•	•
<b>Commercial Site Design</b>		
Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development.	•	•
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•
Outlot buildings must meet the minimum transparency requirements of the district along façades facing the street.		
Any outlot buildings must include prominent entrances oriented toward both the street and the interior parking lot.		
Outlot buildings that are part of a multi-tenant retail center must provide definition along the street frontage of the center by placement of the front building line within 0' to 30' of the front lot line. Outlot buildings may be placed within a required setback to comply with this standard.		

**Key:**

- C-N** = Precedent Zone  
**PD** = Proposed Planned Development  
**•** = Standard is Applicable

\*Do not believe that this standard is conducive to creating harmony with the existing architecture of the Galbraith School Building.

\*Because the main floor of the Galbraith Building is not at ground level, this standard shall apply to the floor plan labeled "Main Level" on pg 9 of this document.

The Planned Development shall comply with the commercial Building Material Restrictions listed below:

**B. Building Material Restrictions**

In the C-N, C-G-2, C-G-3, C-H-2, C-R-2, and O Districts, the following building materials are prohibited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a residential district. Such materials may still be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

1. Concrete Plain concrete masonry units (CMU);
2. Aluminum, steel or other metal sidings; this restriction does not include metal architectural wall panels;
3. Exposed aggregate concrete wall panels;
4. T-111 composite plywood siding;
5. Plastic;
6. Vinyl.



# Sign Standards

## Existing (RN-1, Zoning Code 13.9D)

### D. Residential Districts: EN, RN-1, RN-2, RN-3, RN-4, RN-5, RN-6, and RN-7

1. In the residential districts, the following signs on a residential parcel or lot are allowed, subject to the following dimensional requirements:
  - a. For properly approved home occupations, one wall sign with a maximum sign area of two square feet. Such signs cannot be illuminated.
  - b. Wall signs for multi-family dwellings, rooming and boarding houses, and fraternity and sorority houses with a maximum total sign area of nine square feet per structure; such sign are limited to only the name and/or address of the premises, and the name of the management. Such signs may be externally illuminated, but cannot be internally illuminated.
  - c. Monument or column signs for multi-family dwellings on sites greater than two acres, mobile home parks, and subdivisions with more than 25 lots for residential purposes; provided that such signs are limited to one sign per each separate street frontage that exceeds 150 lineal feet; cannot exceed a maximum sign area of 36 square feet and a maximum height of six feet; and may be externally illuminated, but cannot be internally illuminated.
2. In residential zone districts, the following signs on a nonresidential parcel or lot are allowed, subject to the following dimensional requirements:
  - a. For medical facilities with less than 150 linear feet of street frontage, clubhouses for civic or nonprofit organizations, lodge halls, studios and day care centers for more than 12 children:
    - i. Non-illuminated attached signs, excluding window signs, up to a maximum total sign area of 16 square feet.
    - ii. One monument or column sign with a maximum sign area of 20 square feet, and a maximum height of five feet. Such sign may be externally illuminated, but cannot be internally illuminated.
  - b. For medical facilities with 150 linear feet or more of street frontage, churches, schools, public buildings, cemeteries and country clubs:
    - i. Non-illuminated attached signs, excluding window signs, with a maximum total sign area of 32 square feet.
    - ii. One monument or column sign with a maximum total sign area of 36 square feet, and a maximum height of six feet. Such sign may be externally illuminated, but cannot be internally illuminated.

## Precedent (C-N, Zoning Code 13.9F)

### F. Commercial, Industrial, and Institutional Districts: C-N, C-G, C-H, C-R, DK, I-MU, I-RD, I-G, I-H, INST

1. In the commercial, industrial, and institutional districts, the following signs on a nonresidential parcel or lot are allowed, subject to the following dimensional requirements:
  - a. Development directory and project directional signs may be approved as part of a master sign plan.
  - b. Attached signs with a total allowed sign area equal to 10% of the wall area of the primary building elevation(s), and such sign area may be used on any elevation of the building.
  - c. Detached signs in accordance with the standards described herein, except that standards specified for individual districts control.
2. In the commercial, industrial, and institutional districts, the number of detached signs on a nonresidential parcel or lot are allowed in accordance with the following requirements:
  - a. One detached sign is allowed per street frontage, up to a maximum of two per parcel or lot. For these purposes, an adjacent interstate highway is considered a street frontage, even if there is no access to it.
  - b. The detached sign that is oriented to the street frontage on which the parcel is addressed is deemed primary and subject to the requirements of this subsection.
  - c. Any secondary detached sign on each lot is limited to a monument or column sign with a maximum sign area of 32 square feet and a maximum sign height of eight feet.
3. In the commercial, industrial, and institutional districts, the maximum sign height for primary detached signs is based upon the classification of the road or road adjacent to the property upon which the primary detached sign is located, as indicated in Table 13-2: Roadway Type and Maximum Sign Height: \*see code for continued information...

## Proposed (Planned Development)

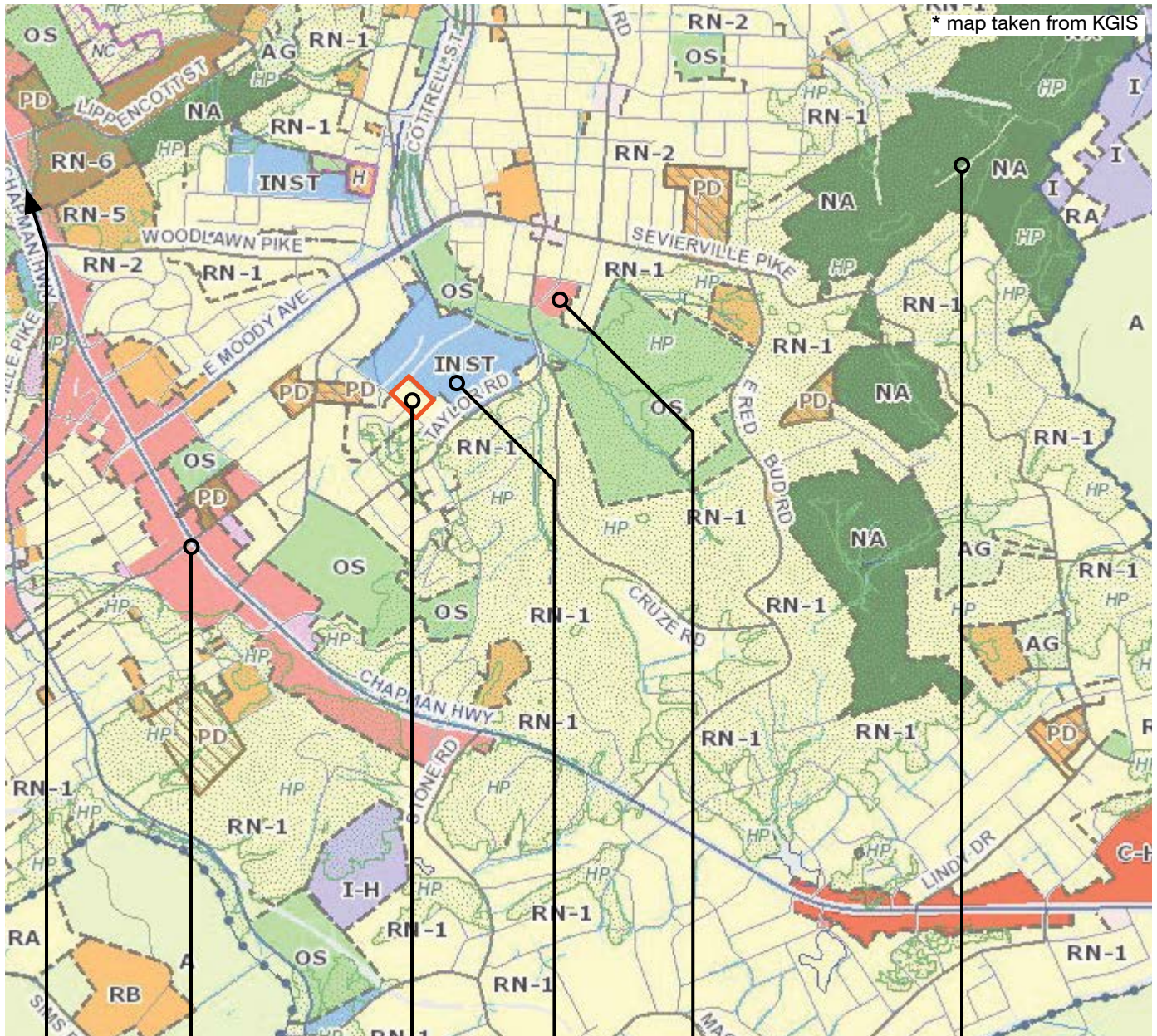
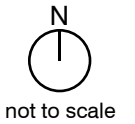
Planned Development signs to comply with standards in Zoning Code Article 13. Specific sign requirements for the Planned Development shall comply with those for the C-N district in Zoning Code 13.9F.

Additional signs permitted in courtyard of Galbraith School Building: 1 sign limited to 4 square feet per tenant that abuts the courtyard.





## Vicinity Map

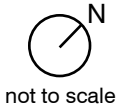


- To downtown
- Chapman Hwy, main commercial corridor
- Galbraith School
- South Doyle Middle School
- Baker Creek Bottoms, future mixed use development (C-G-2 Zoning: proposed hotel, food & beverage, retail), adjacent to Baker Creek Preserve (mountain biking area)
- Ijams Nature Center





# Site Plan



Landscaped Nature Path to achieve Wildlife Habitat certification with the South Woodlawn Neighborhood Association

Neighboring Properties: Residential

Neighboring Properties: Residential

Driveway to comply with Zoning Code 11.7

Galbraith School Rd

Decatur Dr

Galbraith School Building

Courtyard

Neighboring Property: South Doyle Middle School

Property Line

10 ft Class A Landscape Buffer per Zoning Code 12.8.B.1

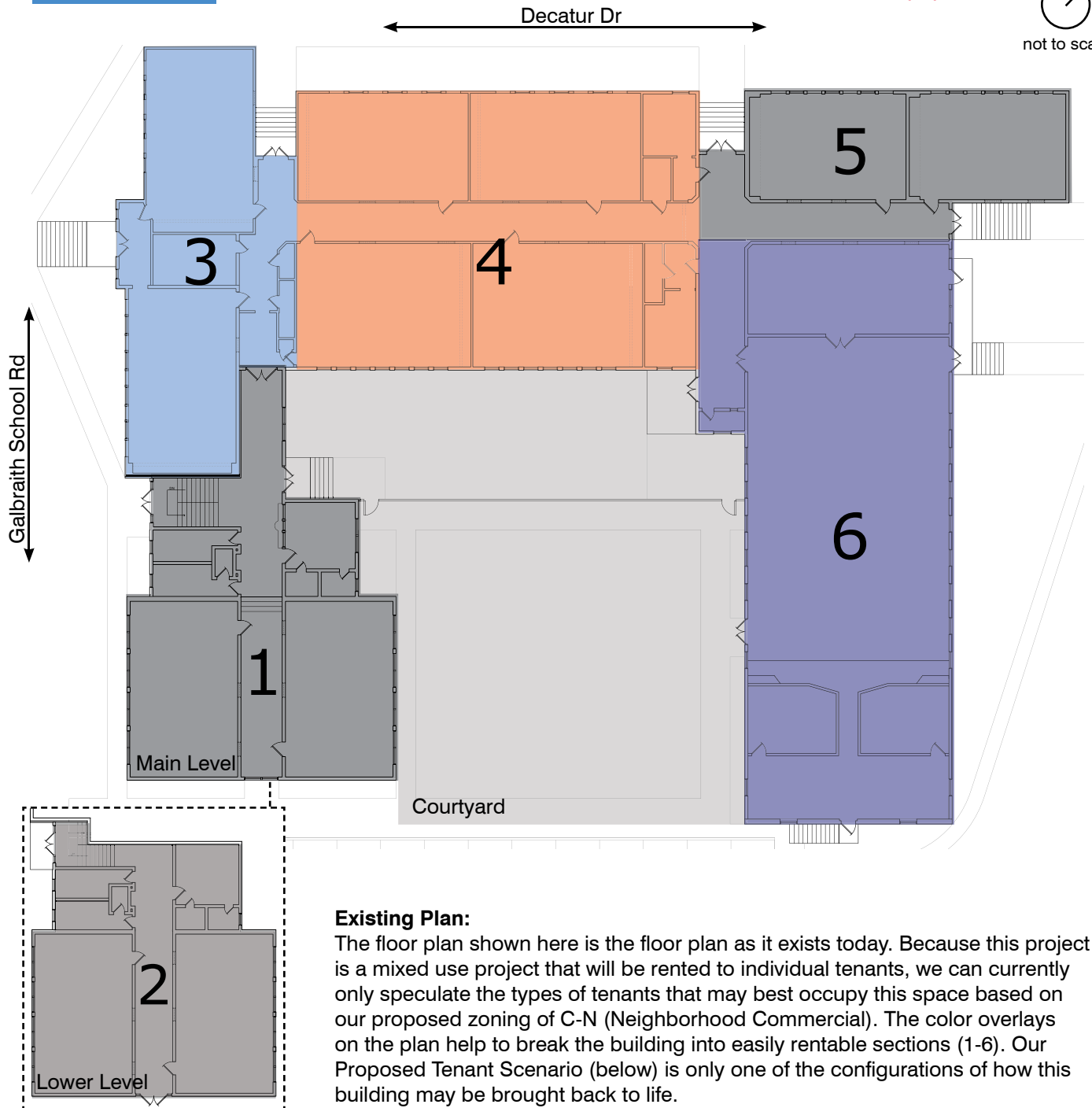
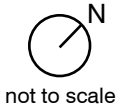
Parking Lot, Per Zoning Code 11.4C:  
Required: 63 spaces, including 2 accessible, 1 van accessible  
Proposed: 63 spaces, including 2 accessible, 1 van accessible

**Lot Size:** 120,817 sf  
**Building Footprint:** 19,025 sf  
**Building Percentage:** 16%  
**Impervious Surfaces (Parking Lot, Sidewalks):** 37,621 sf  
**Impervious Surfaces Percentage:** 31%



# Floor Plan

5-A-20-PD  
Revised: 5/7/2020



## Existing Plan:

The floor plan shown here is the floor plan as it exists today. Because this project is a mixed use project that will be rented to individual tenants, we can currently only speculate the types of tenants that may best occupy this space based on our proposed zoning of C-N (Neighborhood Commercial). The color overlays on the plan help to break the building into easily rentable sections (1-6). Our Proposed Tenant Scenario (below) is only one of the configurations of how this building may be brought back to life.

## Proposed Tenant Scenario:

### 1&2 Day care - 6,153 gross sf - 29% of building

These first and second story areas combined would make a great child care facility as there is ample space and direct access to the back portion of the courtyard for outdoor play. Direct entry into the lower level from the parking lot also makes for easy drop-off & pick-up.

### 3&4 Artist Studios - 7,312 gross sf - 35% of building

The 6 large classrooms seen on plan could be easily broken up into smaller studio spaces for artists to rent out.

### 5 Office Space - 2,046 gross sf - 10% of building

The two large classrooms here could provide space for open work stations and meeting areas.

### 6 Restaurant Space - gross 5,485 sf - 26% of building

The existing gymnasium of the school features high ceilings and tall windows for ample natural light and ambiance. Entry from the courtyard creates accessibility for outdoor seating.





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