

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 3-E-26-SU                      **Related File Number:**  
**Application Filed:** 1/21/2026              **Date of Revision:**  
**Applicant:** JOSH BRADEN

## PROPERTY INFORMATION

**General Location:** Northeast side of Knott Rd, northwest side of Woodglen Dr, southeast side of Knoxwood Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 93 I D 031, 032, 03201                      **Jurisdiction:** City  
**Size of Tract:** 0.76 acres  
**Accessibility:** Access is via Knott Road, an unstriped local street with 11-17 ft of pavement width within a right-of-way width that varies from 30-34 ft. Access is also via Knoxwood Drive, a dead-end local road with 15-20 ft pavement width within a right-of-way width of 43 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Three two-family dwellings on individual lots                      **Density:**  
**Planning Sector:** Northwest City              **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote  
**Growth Policy Plan:** N/A (Within the City limits)  
**Neighborhood Context:** The subject property is in an area that predominantly features single family houses, duplexes, and vacant land near railroad tracks that run approximately 600 feet to the southeast. There is a large industrial and wholesale park directly to the west and south concentrated near the railroad and North and South Middlebrook Pike.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 2704 KNOTT RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 1983 the property was part of a larger rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (11-L-83-RZ).



3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.  
A. The Glenwood Park neighborhood is bordered by several warehousing and industrial uses on two sides and is primarily composed of single-family dwellings, with the exception of one duplex, one small-scale multifamily development, a church, and an automotive service. The proposed use is compatible with the mix of uses, and the scale of the two-story structures is generally compatible with other residential structures in this area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.  
A. The proposed development is not expected to significantly injure the value of any adjacent properties. On the contrary, it will provide a buffer between the single-family houses and the industrial uses on both sides of Knott Avenue.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.  
A. The proposed development is not expected to draw substantial traffic through residential streets. The subject parcels are easily accessible from Middlebrook Pike, a major arterial road.

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. Although the subject parcels are across from warehousing and industrial uses, these intense developments are required to comply with Article 10.2 (Exterior Lighting) and Article 10.5 (Environmental Performance Standards), which regulate light, noise, odor, dust, air pollution, and odor impacts. Proximity to Middlebrook Pike makes this property a desirable location for the proposed use.

**Action:** Approved with Conditions **Meeting Date:** 3/5/2026

**Details of Action:**

**Summary of Action:** Approve the request for three two-family dwellings on individual lots as depicted on the site plan, subject to 3 conditions.

**Date of Approval:** 3/5/2026 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**