

# CASE SUMMARY

**APPLICATION TYPE: SPECIAL USE**



**File Number:** 3-F-26-SU                      **Related File Number:**  
**Application Filed:** 1/21/2026              **Date of Revision:**  
**Applicant:** SHERRY CRUMLEY

## **PROPERTY INFORMATION**

**General Location:** East side of Whittle Springs Rd, south of Valley View Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 70 H B 027                      **Jurisdiction:** City  
**Size of Tract:** 16025 square feet  
**Accessibility:** Access is via Whittle Springs Road, a minor arterial with 22 ft of pavement width within a 47-ft right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/forestry/vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Planning Sector:** East City                      **Plan Designation:** TDR (Traditional Neighborhood Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The surrounding area features a mix of single family and multifamily residential uses. The N Broadway commercial corridor lies 0.45 miles to the west, and its interchange with I-640 lies 0.6 miles to the northwest. Whittle Springs Middle School and Whittle Springs Golf Course are both within a half-mile of the subject property.

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

**Street:** 3714 WHITTLE SPRINGS RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## **PLAN INFORMATION (where applicable)**



DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the neighborhood.

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

A. The subject property has direct access to Whittle Springs Road, a minor arterial. As such, the proposed use is not expected to impact traffic or draw additional through-traffic significantly.

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 create an undesirable environment for the proposed use. The subject property is in a primarily residential area near Whittle Springs Middle School, Whittle Springs Golf Course, and the N Broadway commercial corridor.

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

**Details of Action:**

**Summary of Action:** Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, 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:**