

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-A-26-SU **Related File Number:**
Application Filed: 4/27/2026 **Date of Revision:**
Applicant: VIOREL (VIO) ROTAR

PROPERTY INFORMATION

General Location: North side of Valley View Dr, east of Saylor Ct
Other Parcel Info.:
Tax ID Number: 70 A B 015, 016, 018 **Jurisdiction:** City
Size of Tract: 6.91 acres
Accessibility: Access is via Valley View Drive, a major collector with a pavement width of 19.5 ft within a right-of-way which varies between 38 ft and 43 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Removal of (C) (Previously Approved Planned District) designation **Density:**
Planning Sector: East City **Plan Designation:** MDR (Medium Density Residential), HP (Hillside Ridgeway P
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: The subject property lies at the base of Sharp's Ridge and across from Whittle Springs Golf Course in an area that features multifamily developments and single family houses. Whittle Springs Middle School lies 0.4 miles to the southwest, and the N Broadway commercial corridor and its interchange with I-640 lie within a mile to the west.

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

Street: 3223 VALLEY VIEW DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

districts in the 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. Removal of the previous planned district is not a specific use and its removal will not significantly injure the value of adjacent property.

B. All development is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts.

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

A. Since the removal of the previous planned district is not a specific use, its removal will not draw traffic.

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 in the area that could be a potential hazard or create an undesirable environment for future development that is anticipated to occur at this site.

Action: Approved

Meeting Date: 6/11/2026

Details of Action:

Summary of Action: Approve the request to remove the previously approved planned district (C) designation because it will enable development that is consistent with the current zoning code and adopted plans.

Date of Approval: 6/11/2026

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: