

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-D-25-SU

Related File Number:

Application Filed: 4/28/2025

Date of Revision:

Applicant: BRIAN PITCHER

PROPERTY INFORMATION

General Location: Northwest side of Tecoma Dr, east of Whittle Springs Rd

Other Parcel Info.:

Tax ID Number: 70 H B 015

Jurisdiction: City

Size of Tract: 3470 square feet

Accessibility: None noted.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Removal of the (C) designation on the zoning map.

Density:

Planning Sector: East City

Plan Designation: TDR (Traditional Neighborhood Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area is characterized by a mix of single family and multifamily dwellings. The commercial corridor along N Broadway is a half mile away to the west, Whittle Springs Middle School is .2 miles to the north, and Whittle Springs Golf Course is a quarter mile to the east.

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

Street: 2727 TECOMA DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: A Use on Review for a single family dwelling on this lot while it was zoned RP-1 (Planned Residential) was approved in 2012 (11-B-12-UR).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
No. of Lots Proposed: No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman
Staff Recomm. (Abbr.): Approve the request to remove the Previously Approved Planned District (C) designation because it will enable residential development that is compatible with the surrounding neighborhood.

Staff Recomm. (Full):

Comments: This request is for the removal of the Previously Approved Planned District (C) designation on the subject property per the requirements of Article 1.4.G.3, which states, "Any changes to a previously approved planned district, or request to remove the planned district designation from a property, shall be made through the special use process."

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
A. The request to remove the (C) designation from this property with the land use classification of TDR (Traditional Neighborhood Residential) does not conflict with any development policies within the General Plan, One Year Plan or East City Sector Plan.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. There was no previously approved development plan specific to the entire prior zoning district of RP-1 (Planned Residential). However, the subject property had a 2012 Use on Review approval (11-B-12-UR) under the former RP-1 district for one detached dwelling, warranting Special Use review for the C designation removal.
B. There is no proposed use beyond the removal of the (C) designation. This removal will enable development under the RN-2 (Single-Family Residential Development) base zone or the Middle Housing Standards of Article 4.6. This property qualifies as a Nonconforming Lot of Record under Article 17.3, which allows uses that are permitted within the property's zoning district. This request to remove the (C) designation conforms with the intent of the zoning ordinance.
- 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 surrounding residential neighborhood contains a diverse mix of housing forms, including single-family, duplex, and multifamily development. Enabling residential development on the subject property in accordance with RN-2 or the Middle Housing Standards should result in development that is compatible with the character of the neighborhood.
- 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. There are no adverse impacts anticipated to occur with the proposed (C) district removal. Doing so will allow infill housing on this vacant parcel.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. Considering the small size of the lot, potential future residential development is not anticipated to result in a substantial increase in traffic on this residential street of Tecoma Drive.

Action: Approved Meeting Date: 6/12/2025

Details of Action:

Summary of Action:

Approve the request to remove the Previously Approved Planned District (C) designation because it will enable residential development that is compatible with the surrounding neighborhood.

Date of Approval:

6/12/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:

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Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

7/8/2025

Date of Legislative Action, Second Reading:

7/22/2025

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: