

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-F-25-SU

Related File Number:

Application Filed: 4/29/2025

Date of Revision:

Applicant: TYLER STINNETT

PROPERTY INFORMATION

General Location: East side of Wallwood Rd, west side of Scenic Hills Rd, south of Victor Dr

Other Parcel Info.:

Tax ID Number: 68 K H 031

Jurisdiction: City

Size of Tract: 1.06 acres

Accessibility: Access would be via Wallwood Rd, a local street with a pavement width which varies between 17.5 ft and 20 ft within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: Two-family dwelling

Density:

Planning Sector: Northwest City

Plan Designation: LDR (Low Density Residential), HP (Hillside Ridgetop Protection Overlay)

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

Neighborhood Context: This area is predominantly residential, consisting of single family dwellings on medium-sized suburban lots. It is about 1/3 a mile away from the commercial corridors along Clinton Highway and Merchant Drive, and I-75 is nearby to the east.

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

Street: 0 WALLWOOD RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

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 for a two-family dwelling because the scale is compatible with surrounding development and the plans are consistent with the criteria for approval.

Staff Recomm. (Full):

Comments: 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 subject property has the LDR (Low Density Residential) land use classification in the One Year Plan and the Northwest City Sector Plan. This designation is intended for residential development that includes single-family and duplex dwellings, which conforms with the proposed duplex.

B. The duplex is on a recently subdivided vacant lot. Its scale, design and location are not in conflict with any Development Policies in the General Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The subject property is a 34,422 square foot lot, which meets the minimum lot size of 15,000 square feet for a duplex to be considered in the RN-1 (Single-Family Residential Neighborhood) zoning district.

B. The subject property is entirely within the HP (Hillside Protection Overlay) district, and permitted disturbance per the slope analysis is XXXX square feet. The site plan notes that no more than 7,645 square feet will be disturbed, and this will be verified before permits are issued. This plan is consistent with permitted disturbance on the lot per Article 8.9 of the zoning code.

C. The duplex's orientation, architectural features, transparency, scale and placement all meet the Principal Use Standards for a duplex in Article 9.3.J. The parking and driveway design also meet the off-street parking standards of Article 11.

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 applicant's original plan was for a two-story duplex, but they revised they reduced it to a single-story to be more compatible with the surrounding one-story single-family neighborhood context.

B. The location of the duplex is set further back than the other homes in the neighborhood. This aspect of the development in combination with the property's downward slope towards the creek in the rear reduce the duplex's visual impact from the street.

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 development of a duplex is a compatible housing form in this neighborhood and should not cause any adverse impacts to the area.

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

A. The addition of two units in this neighborhood should not have a substantial impact on traffic on Wallwood Road, which is a local residential street.

Action: Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action:

Approve the request for a two-family dwelling because the scale is compatible with surrounding development and the plans are consistent with the criteria for approval.

Date of Approval:

8/14/2025

Date of Denial:

Postponements:

6/12/2025,
7/10/2025

Date of Withdrawal:

Withdrawn prior to publication?: ☐

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

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: