

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 8-D-26-SU

Related File Number: 8-E-26-OB

Application Filed: 6/30/2026

Date of Revision:

Applicant: YURI BORDEI

PROPERTY INFORMATION

General Location: North side of Valley View Drive, east of Saylor Ct

Other Parcel Info.:

Tax ID Number: 70 A B 007

Jurisdiction: City

Size of Tract: 1.51 acres

Accessibility: Access is via Valley View Dr, a major collector with a pavement width of 19 ft within a 43-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Townhouse development

Density:

Planning Sector: East City

Plan Designation: MDR (Medium Density Residential), HP (Hillside Ridgetop P

Growth Policy Plan: N/A (Within the City limits)

Neighborhood Context: This area is comprised of multifamily residential developments and single family homes on a mix of large and small lots. Whittle Springs Middle School is approximately 0.4 miles west of the subject site, and Whittle Springs Golf Course is just south of the site.

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

Street: 3407 VALLEY VIEW DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: This property was rezoned from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) in 2024 (6-R-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for up to 9 townhouse units, subject to 6 conditions.

Staff Recomm. (Full):

- 1) Installing the proposed new plantings as shown on the site plan and providing a Type B landscape screen along the boundaries adjacent to existing single-family dwellings. Except for the area of the proposed driveway, the existing healthy, non-invasive trees along all boundaries must be maintained and may count toward the required landscape screening.
- 2) Providing a solid fence, earth berm, and/or adequate landscape buffer at both ends of the hammerhead turnaround to prevent vehicle headlights from projecting into adjacent properties, subject to review and approval by the City's Urban Forestry Division during the permitting phase.
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Code.
- 4) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 5) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 6) Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance and the Urban Forestry Division.

Comments: This proposal is for a 9-unit townhouse development comprising two 3-story structures on a 1.51-acre lot. Access is provided via an easement off of Valley View Drive, running though the abutting southern parcel (070AB009) that counts towards the maximum 10-unit restriction for an access easement.

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 recommended condition for landscaping around the periphery of the property is consistent with General Plan's development policy 9.2, which encourages development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat.

B. The proposed townhouse development is consistent with the One Year Plan's and East City Sector Plan's MDR (Medium Density Residential) land use classification, which allows consideration of this development intensity.

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

A. The RN-4 district is intended to accommodate mixed medium density residential neighborhoods in the City that includes houses, duplexes, townhomes, low-rise multi-family dwellings, cottage courts, and pocket neighborhoods. A townhouse development of 9 or more units requires special use approval.

B. The proposed use conforms to the Dimensional Standards (Article 4.3), Principal Use Standards (Article 9.3.1), and Off-street Parking requirements (Article 11). For example, the lot meets the minimum 20-ft lot width and minimum 3,000-sq ft lot area requirements for each townhouse unit. The street-facing façades provide

adequate windows to meet the 15% transparency requirement.

C. Although the slope analysis recommends a maximum disturbance budget of 0.95 acres (66.8% of the HP area), historic aerial image from 1935 indicates almost the entirety of the property was disturbed previously. The proposed disturbance does not exceed the previously disturbed area, and therefore, the proposal is

consistent with the regulations of Article 8.9.B (Applicability, Hillside Protection Overlay Zoning District).

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 area consists of a mix of houses, duplexes, townhouses, and multifamily developments. The proposed use is consistent with the medium-density residential character of the area, and the size and scale of the structures are comparable to the adjacent multifamily structures to the east that are also threestory.

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. Staff recommends providing a Type B landscape screen along the property's edge to screen adjacent single-family homes and ensure that vehicle headlights do not project into adjacent properties at the proposed turnaround. The owner of the southern neighboring parcel has shared that they are working with the subject property owner to finalize the shared driveway access.

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

A. The development is accessed via Valley View Drive, a major collector, with nearby access to N Broadway and I-640, so it will not draw traffic through residential streets.

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. The surrounding residential uses pose no hazard or undesirable conditions for the proposed use. Proximity to Whittle Springs Middle School, Whittle Springs Golf Course, and transit stops within 200 ft makes this property a desirable location for the proposed use.

Action: Approved with Conditions **Meeting Date:** 8/13/2026

Details of Action:

Summary of Action: Approve the request for up to 9 townhouse units, subject to 6 conditions.

Date of Approval: 8/13/2026 **Date of Denial:** **Postponements:**

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:**