



SPECIAL USE REPORT

▶ **FILE #:** 2-C-24-SU

AGENDA ITEM #: 17

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** SLENA CABLE

OWNER(S): Wendy Kennedy

TAX ID NUMBER: 106 B A 004

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1904 PINEY GROVE CHURCH RD

▶ **LOCATION:** Southeast side of Piney Grove Church Rd, northeast of Ferd Hickey Rd

▶ **APPX. SIZE OF TRACT:** 0.82 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Piney Grove Church Road, a major collector street with a 22-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** AG (General Agricultural), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Manufactured house - multi sectional

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - A (Agricultural), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land - A (Agricultural), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land- A (Agricultural), HP (Hillside Protection Overlay)

West: Multifamily - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This is a wooded, residential area with a mix of housing forms including single-family dwellings, townhouses and apartments.

STAFF RECOMMENDATION:

▶ **Withdraw the application at the recommendation of the City's Zoning Administrator.**

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.