



SPECIAL USE REPORT

► **FILE #:** 6-F-25-SU

AGENDA ITEM #: 16

AGENDA DATE: 6/12/2025

► **APPLICANT:** TYLER STINNETT

OWNER(S): Tyler Stinnett

TAX ID NUMBER: 68 K H 031

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5708 WALLWOOD RD

► **LOCATION:** East side of Wallwood Rd, west side of Scenic Hills Rd, south of Victor Dr

► **APPX. SIZE OF TRACT:** 1.06 acres

SECTOR PLAN: Northwest City

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

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

► **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)

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

► **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single Family Residential), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single Family Residential), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single Family Residential)

West: Single family residential - RN-1 (Single Family Residential)

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.

STAFF RECOMMENDATION:

► Postpone 30 days to the July 10, 2025 Planning Commission meeting per the applicant's request.

ESTIMATED TRAFFIC IMPACT: 28 (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: Norwood Elementary, Northwest Middle, and Powell 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.



ADDITIONAL REQUEST FOR POSTPONEMENT

Tyler Stinnett

5/12/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 12, 2025

Scheduled Meeting Date

6-F-25-SU

File Number(s)

APPLICATION INFORMATION

- ☐ **APPLICATION INFORMATION** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

POSTPONE APPLICATION ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the July 10, 2025 Planning Commission Meeting.

CANCELLATION

- ☐ **CANCELLATION** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

FEES

**The refund check will be mailed to the original payee.*

- ☐ **FEES** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

DECLARATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Tyler Stinnett

Applicant Signature

Please Print

8652568034

tystinnett07@gmail.com

Phone Number

Email

STAFF SIGNATURE

Jessie Hillman

Staff Signature

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

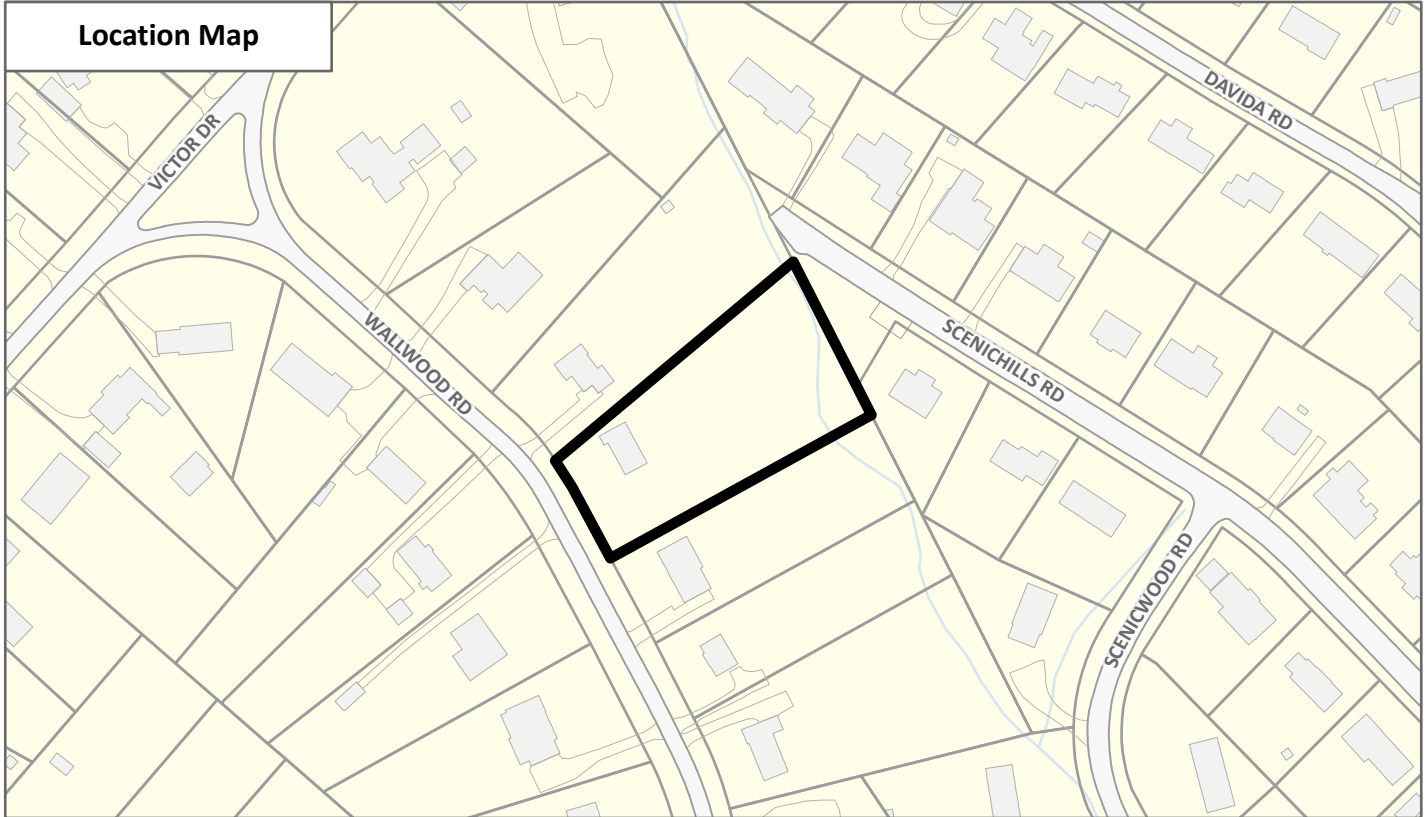
Payee Phone

Payee Address



Exhibit A. Contextual Images

Location Map



Aerial Map

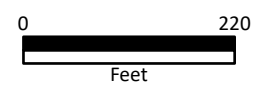


CONTEXTUAL MAPS 1

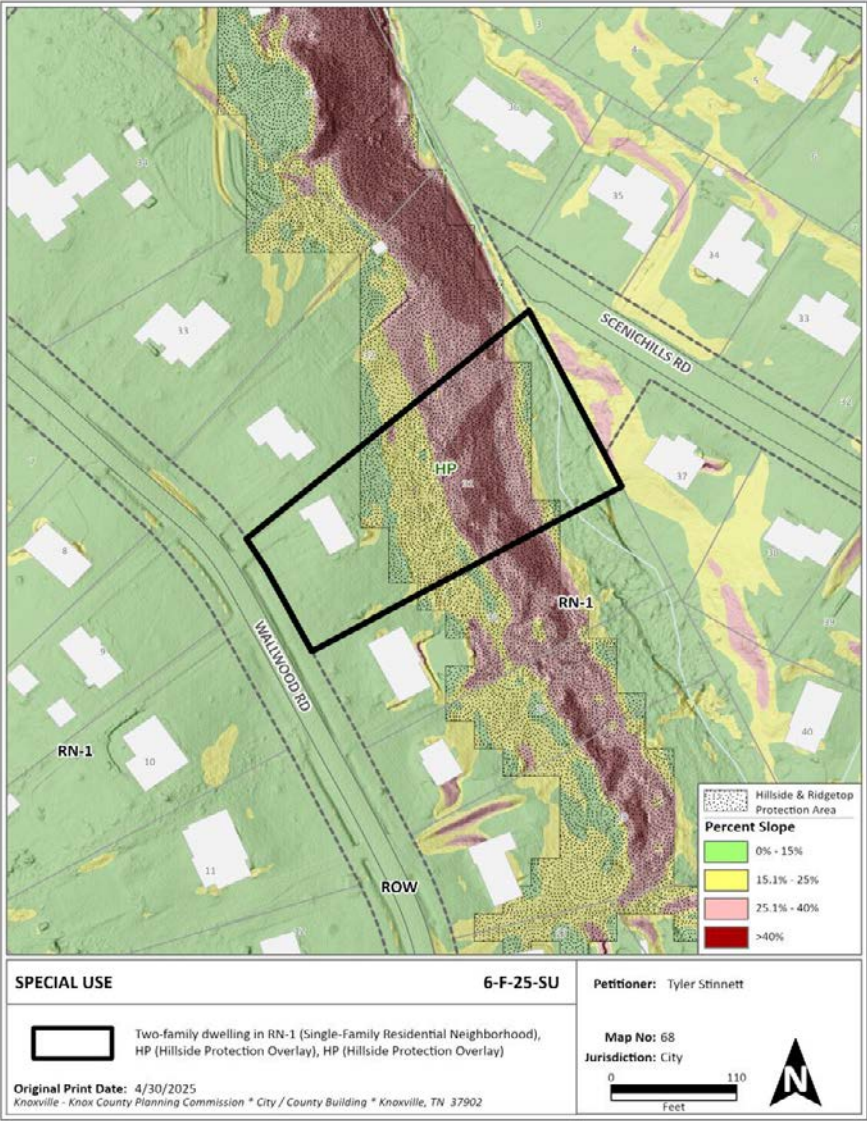
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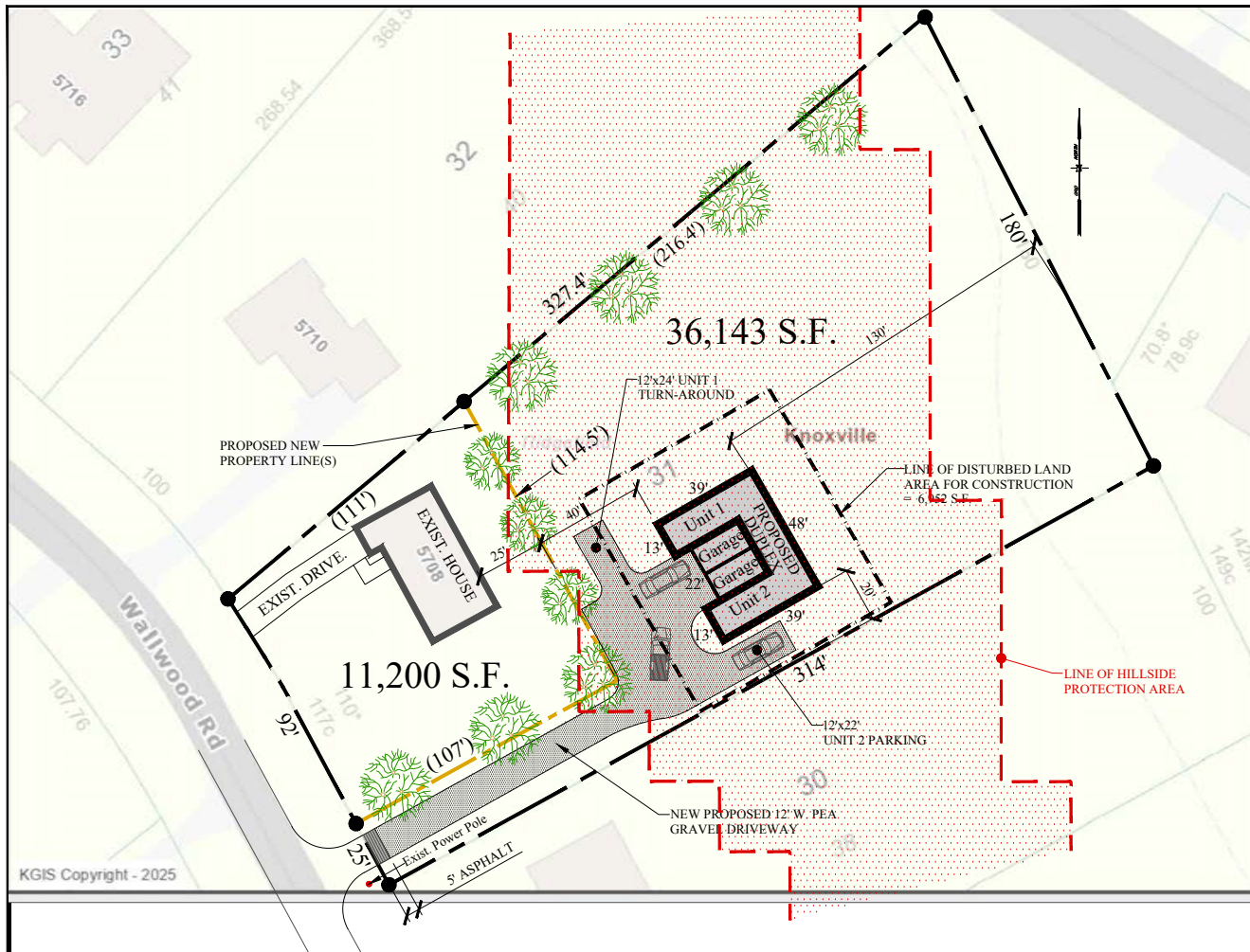


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	46,253.5	1.1			
Non-Hillside	21,565.5	0.5	N/A		
0-15% Slope	3,312.2	0.1	100%	3,312.2	0.1
15-25% Slope	8,114.9	0.2	50%	4,057.4	0.1
25-40% Slope	8,408.3	0.2	20%	1,681.7	0.0
Greater than 40% Slope	4,852.5	0.1	10%	485.3	0.0
Ridgetops					
Hillside Protection (HP) Area	24,688.0	0.6	Recommended disturbance budget within HP Area	9,536.6	0.2
			Percent of HP Area	38.6%	

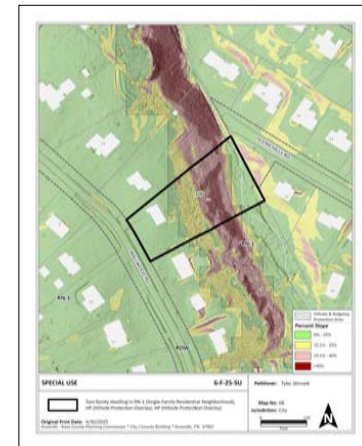




1
C.2
PROPOSED SITE PLAN
SCALE 1"=20'

Slope Calcs & Map

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (SQFT)	DISTURBANCE AREA (ACRES)
Total Area of Site	28,233.3	0.64			
Disturbance Area	1,938.6	0.04	6.87%		
Disturbance Budget	1,938.6	0.04	6.87%		
Disturbance Area	1,938.6	0.04	6.87%		
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Disturbance Area	1,938.6	0.04	6.87%		
Disturbance Budget	1,938.6	0.04	6.87%		
Hillside Protection (HP) Area	24,000.0	0.54		1,938.6	0.04
			Percent of HP Area		38.8%



SITE NOTES:

- A MIN. 15" DRAINAGE PIPE WILL BE INSTALLED UNDER THE DRIVEWAY IN THE EXISTING SWALE ALONG THE ROADWAY.
- A RIPARIAN BUFFER ZONE OF 30' WIDTH, MEASURED FROM EACH SIDE OF THE TOP OF THE CREEK BANK, IS LOCATED ALONG THE WEST PORTIONS OF THE SITE. THE RIPARIAN BUFFER ZONE WILL NOT BE DISTURBED.

SITE OF:

RIDGEFIELD SUBDIVISION

5708 WALLWOOD DR.
KNOX COUNTY, TENNESSEE 37912
PARCEL, 068KH031
MAP BOOK, 14 PAGE 242
CLT MAP, 68
RECORDED PLAT, 14-242



Tipton Home Designs

2244 Spence Rd.
Knoxville, Tennessee 37922
phone: 865-356-4448
e-mail: tiptonhome@gmail.com

NO.	REVISIONS
1	REVISED PER CITY COMMENTS DATED 5/14/25

An Existing & Proposed Site Plan For:
TYLER STINNETT

PROPOSED SITE PLAN

PROJECT LOCATION:
5708 WALLWOOD RD.
KNOXVILLE, TN 37912

ISSUE DATE:	4/28/25
PROJECT NO.:	
SHEET NUMBER:	

C.2

STAFF REVIEW ☐

Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment***Development** ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

Tyler Hinnett

Applicant Name

4/15/25

Date Filed

Affiliation

June 12th

Meeting Date (if applicable)

File Number(s)

6-F-25-SU

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Tyler Hinnett

Name

Reginald Lamy

Company

2817 Peachtree St.

Address

Knoxville

City

TN

State

37920

ZIP

865-256-8034

Phone

Email

Current Property Info

Tyler Hinnett

Property Owner Name (if different)

2817 Peachtree

Property Owner Address

865-256-8034

Property Owner Phone

5708 Walwood Dr.

Property Address

068KH031

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

Septic (Y/N) ☒

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Special use duplex

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

MARCH 2025

Subdivision Request


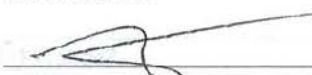
Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

PENDING PLAT FILE NUMBER	
<input type="checkbox"/> Zoning Change	Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s) _____
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify) _____	

Authorization

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

	Tyler Stinnett	4/15/25
Applicant Signature	Please Print	Date
865-256-8034	[REDACTED]	
Phone Number	Email	
	Tyler Stinnett	4/29/2025
Property Owner Signature	Please Print	Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0402	500.00		500.00

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

05/30/2025

~~May 29th 5/29/25~~

Date to be Posted

June 13th 6/13/25

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Tyler Stinnett 4/29/25

Applicant Name

Date