



# SPECIAL USE REPORT

▶ **FILE #:** 6-A-26-SU

**AGENDA ITEM #:** 8

**AGENDA DATE:** 6/11/2026

▶ **APPLICANT:** VIOREL (VIO) ROTAR  
**OWNER(S):** Valley Heights Residences, LLC

**TAX ID NUMBER:** 70 A B 015, 016, 018 [View map on KGIS](#)

**JURISDICTION:** City Council District 4

**STREET ADDRESS:** 3223 VALLEY VIEW DR (0 3223 VALLEY VIEW DR)

▶ **LOCATION:** North side of Valley View Dr, east of Saylor Ct

▶ **APPX. SIZE OF TRACT:** 6.91 acres

**SECTOR PLAN:** East City

**GROWTH POLICY PLAN:** N/A (Within the City limits)

**ACCESSIBILITY:** Access is via Valley View Drive, a major collector with a pavement width of 19.5 ft within a right-of-way which varies between 38 ft and 43 ft.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Whites Creek, First Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Removal of (C) (Previously Approved Planned District) designation

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)

South: Single family residential, multifamily residential, public park - RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District), OS (Open Space)

East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)

West: Multifamily residential, single family residential - RN-1 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)

**NEIGHBORHOOD CONTEXT:** The subject property lies at the base of Sharp's Ridge and across from Whittle Springs Golf Course in an area that features multifamily

developments and single family houses. Whittle Springs Middle School lies 0.4 miles to the southwest, and the N Broadway commercial corridor and its interchange with I-640 lie within a mile to the west.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the request to remove the previously approved planned district (C ) designation because it will enable development that is consistent with the current zoning code and adopted plans.**

**COMMENTS:**

Prior to the adoption of the current zoning ordinance, the subject property was zoned RP-1 (Planned Residential) with up to 1 du/ac. The property was assigned the RP-1 zone in the early 1970's. The former RP-1 zoning provided optional methods of land development to encourage more imaginative solutions to environmental design problems and was intended to establish a unified building and site development program. The RP-1 zoning district required a use-on-review development plan prior to the permitting process to establish a new use on the site.

Per Article 1.4.G (Previously Approved Planned Districts) of the City of Knoxville Zoning Ordinance, all previously approved planned districts remained in effect and are subject to all plans, regulations, and/or conditions of their approval. The previously approved plan for this RP-1 district consisted of a 72-unit multi-family complex (3-F-92-UR).

Under the adoption of the City Zoning Ordinance on January 1, 2020, this property was assigned the RN-1 (Single-Family Residential Neighborhood) zoning district and HP (Hillside Protection Overlay), but retained the previously approved planned district (C) designation.

If the former RP-1 zoning is removed from the site, the base zoning district for the property would apply. There is a concurrent rezoning request for the southern 6.91 acres of the subject property to go from RN-1 to the RN-5 (General Residential Neighborhood) zoning district (6-B-26-RZ). Before plans can be approved for a change to the site or use, the "C" designation must be removed via a special use.

**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. Removal of the planned district is not a use in and of itself. The land where the "C" designation exists would be developed, and the determination of the use in the base zoning district and its consistency with the One Year Plan and the East City Sector Plan would be applicable at that time.

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

A. Removal of the previously approved planned district designation would not cause nonconformance with the City of Knoxville's Zoning Ordinance. The multi-family development was never constructed, and the subject properties are currently undeveloped wooded lots.

B. Any proposed development will be required to be consistent with the general purpose and intent of the base zoning district and the City's Zoning Code.

**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. This special use request is to remove a former planned district designation on three parcels that were part of a development plan approved in 1992. Since this request is not for a specific use, it is not out of compliance with this section of the zoning ordinance.

B. Removal of the (C ) designation allows for the subject property to be developed according to current zoning standards. The base RN-1 zoning district is compatible with the wide range of residential zoning districts in the area.

**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. Removal of the previous planned district is not a specific use and its removal will not significantly injure the value of adjacent property.

B. All development is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts.

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

A. Since the removal of the previous planned district is not a specific use, its removal will not draw traffic.

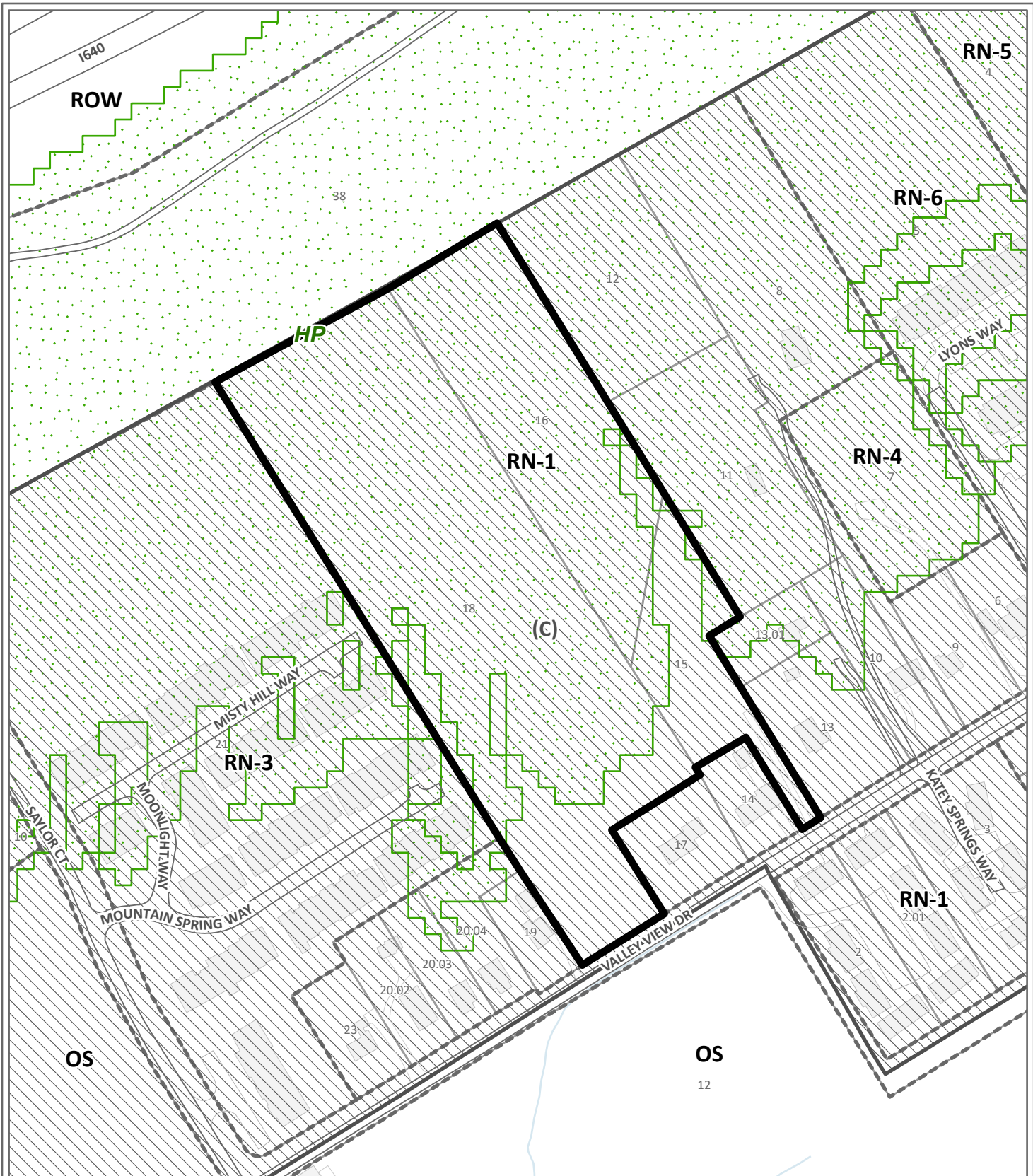
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for future development that is anticipated to occur at this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**SPECIAL USE**

**6-A-26-SU**

**Petitioner:** Viorel (Vio) Rotar



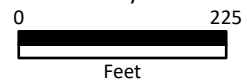
Removal of (C) designation from the zoning map in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

**Original Print Date:** 5/22/2026

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 70

**Jurisdiction:** City



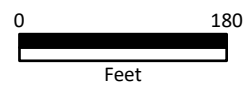
# Exhibit A. Contextual Images



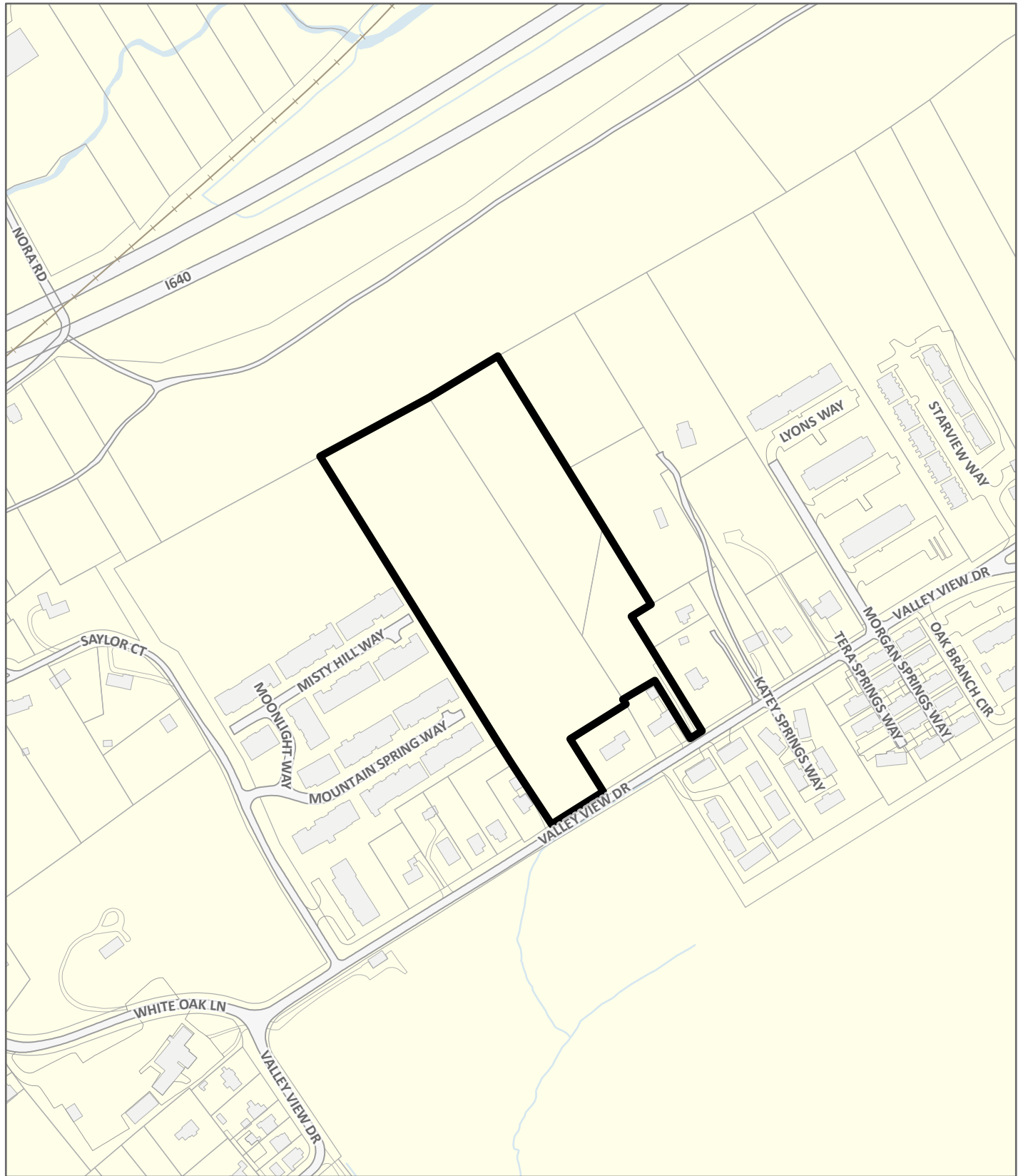
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

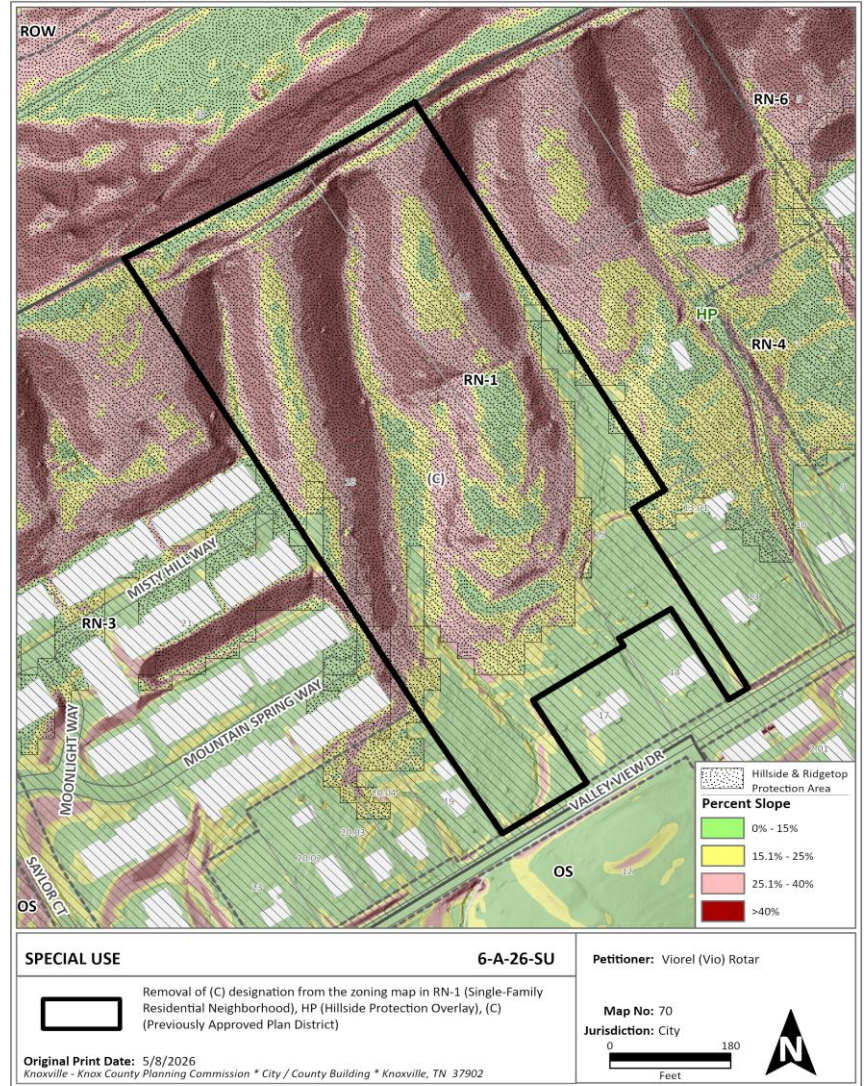
**6-A-26-SU**



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>457,890.5</b>	<b>10.51</b>			
Non-Hillside	96,615.0	2.22	N/A		
0-15% Slope	43,983.3	1.01	100%	43,983.3	1.01
15-25% Slope	91,244.9	2.09	50%	45,622.4	1.05
25-40% Slope	119,636.1	2.75	20%	23,927.2	0.55
Greater than 40% Slope	106,411.3	2.44	10%	10,641.1	0.24
Ridgetops					
<b>Hillside Protection (HP) Area</b>	<b>361,275.5</b>	<b>8.29</b>	Recommended disturbance budget within HP Area	<b>124,174.1</b>	<b>2.85</b>
			Percent of HP Area	<b>34.4%</b>	



# 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). The contact information you provide in your application may be used for that purpose. 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.*

05/30/2026

06/12/2026

Date to be Posted

Date to be Removed

Applicant Signature

Applicant Name

Date

*Viorel Rotar, Member*

Viorel Rotar

04.23.26

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

Yes  No

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