

REZONING REPORT

▶ **FILE #:** 6-B-26-RZ

AGENDA ITEM #: 5

AGENDA DATE: 6/11/2026

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

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

JURISDICTION: City Council District 4

STREET ADDRESS: 3223 VALLEY VIEW DR (0 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 19.5 ft of pavement width within a right-of-way width that varies from 38-43 ft.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

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

▶ **REQUESTED ZONING:** **RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District)**

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

▶ **EXTENSION OF ZONING:** No, it is not an extension.

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

East: Single family residential - 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

STAFF RECOMMENDATION:

- **Approve the RN-5 (General Residential Neighborhood) zoning district because it is consistent with the adopted plans and surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. There has been a notable increase in residential development along this section of Valley View Drive since the early 2000s, primarily consisting of two-family, multifamily, and townhouse dwellings, and limited single-family subdivisions with small lots.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-5 (General Residential Neighborhood) zoning district is intended to accommodate medium-density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The subject property meets the intent of the RN-5 district, as it is located in a residential area that features a wide mix of housing types.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The allowable uses in the RN-5 district are compatible with zoning in the surrounding area, which consists of residential zoning districts RN-1 (Single-Family Residential Neighborhood) through RN-6 (Multi-Family Residential Neighborhood).

3. The majority of the property is within the HP (Hillside Protection Overlay) district, with slopes in the 15%-25%, 25%-40%, and above 40% ranges (Exhibit A: Slope Analysis). The HP overlay district is intended to protect hillsides by regulating the allowable amount of land that can be disturbed. The recommended disturbance budget for development in the HP area is 1.85 acres.

4. The subject property currently has a "C" designation for a Previously Approved Planned District that was approved in 1992 for a 72-unit multi-family complex (3-F-92-UR). A special use application to remove the "C" designation is concurrently also on this Planning Commission meeting agenda (6-A-26-SU).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is located on the south side of Sharps Ridge, where multi-family and townhouse development has been concentrated below the ridgeline near the base of the mountain. This rezoning request is for a portion of 0 and 3223 Valley View Drive that excludes the top of the steepest section of the lots near the ridge line. The proposed rezoning request would allow opportunities for more intensive development concentrated near the base of the mountain that is compatible with the character of the area.

2. The RN-5 zoning district dimensional standards were updated in November 2025 to allow a maximum building height of 55 ft for multi-family dwellings, unless adjacent to a single-family dwelling, in which case it is 45 ft (10-A-25-OA). Since the subject property abuts single-family dwellings to the south, east, and west, the maximum height that could be constructed here is 45 ft.

3. The subject property has direct access to Valley View Drive, a major collector street, and would not require traffic to be routed through residential neighborhoods.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated MDR (Medium Density Residential) in the City's One Year Plan and East City Sector Plan, which allows consideration of the RN-5 zoning district.

2. The proposed rezoning is consistent with the General Plan's Development Policy 4.1: Use schools and parks as foundations in planning neighborhoods and communities. The subject property is located directly across from the Whittle Springs Municipal Golf Course and within one mile of the Alice Bell Park and Ballfields and Richard Leake Recreation Center to the east, and Whittle Springs Middle School is roughly 0.40 miles to the west.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE, INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE

DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

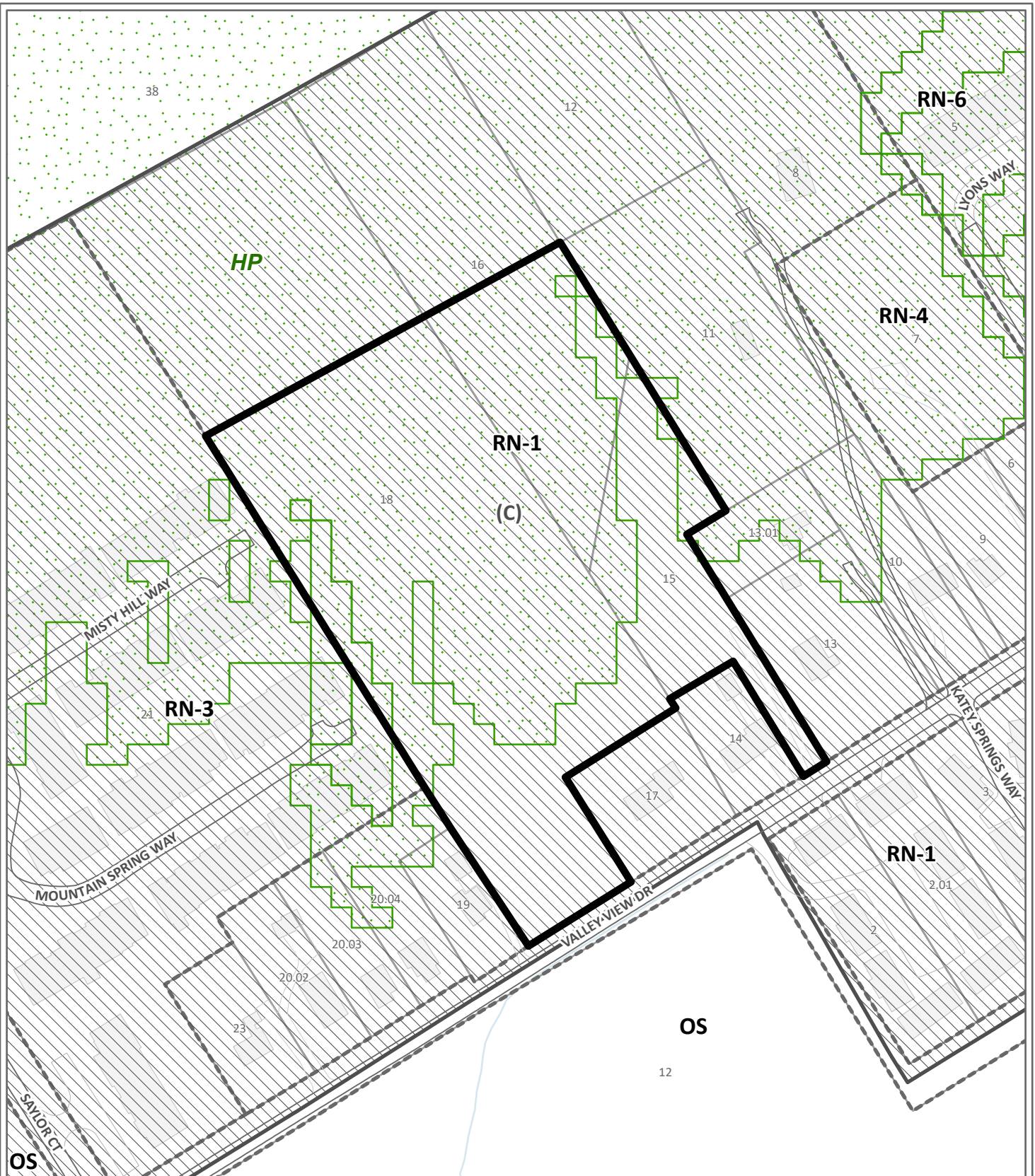
1. There are two Knoxville Area Transit bus stops within 0.15 miles of the subject property. The bus stop closest to the subject property at the corner of Lyons Way is included in the 2026 KAT Bus Stop Improvement Project, which will enhance safety for users by adding concrete pads for bus shelters and/or seating, curb ramps, and bus pull-offs. Construction is anticipated to begin in Fall 2026.
2. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 7/21/2026 and 8/4/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

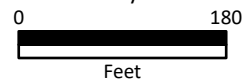
6-B-26-RZ

Petitioner: Viorel (Vio) Rotar



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)
To: RN-5 (General Residential Neighborhood); HP (Hillside Protection Overlay)

Map No: 70
Jurisdiction: City



Original Print Date: 5/4/2026
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

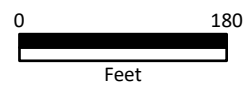
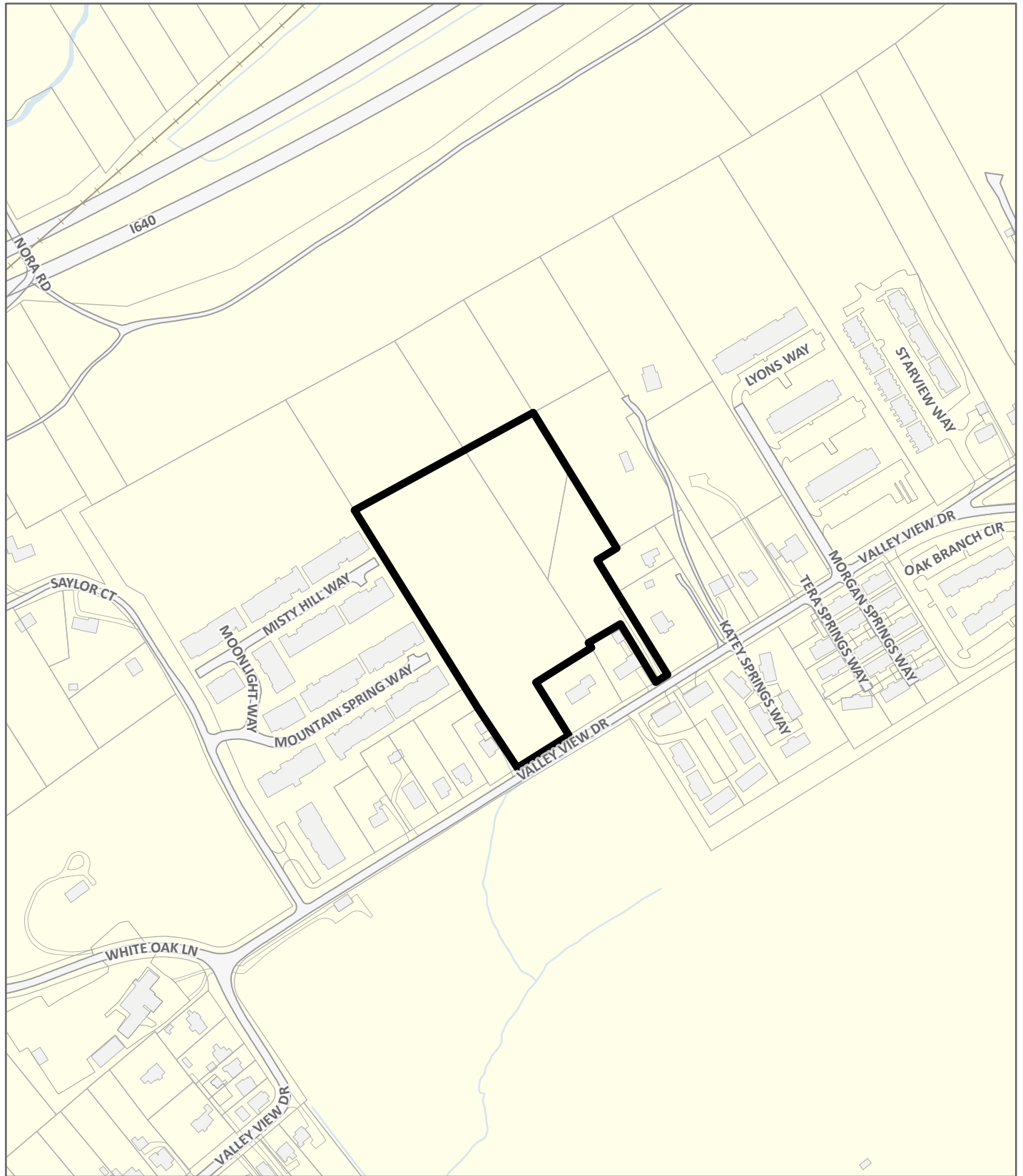


Exhibit A. Contextual Images



LOCATION MAP

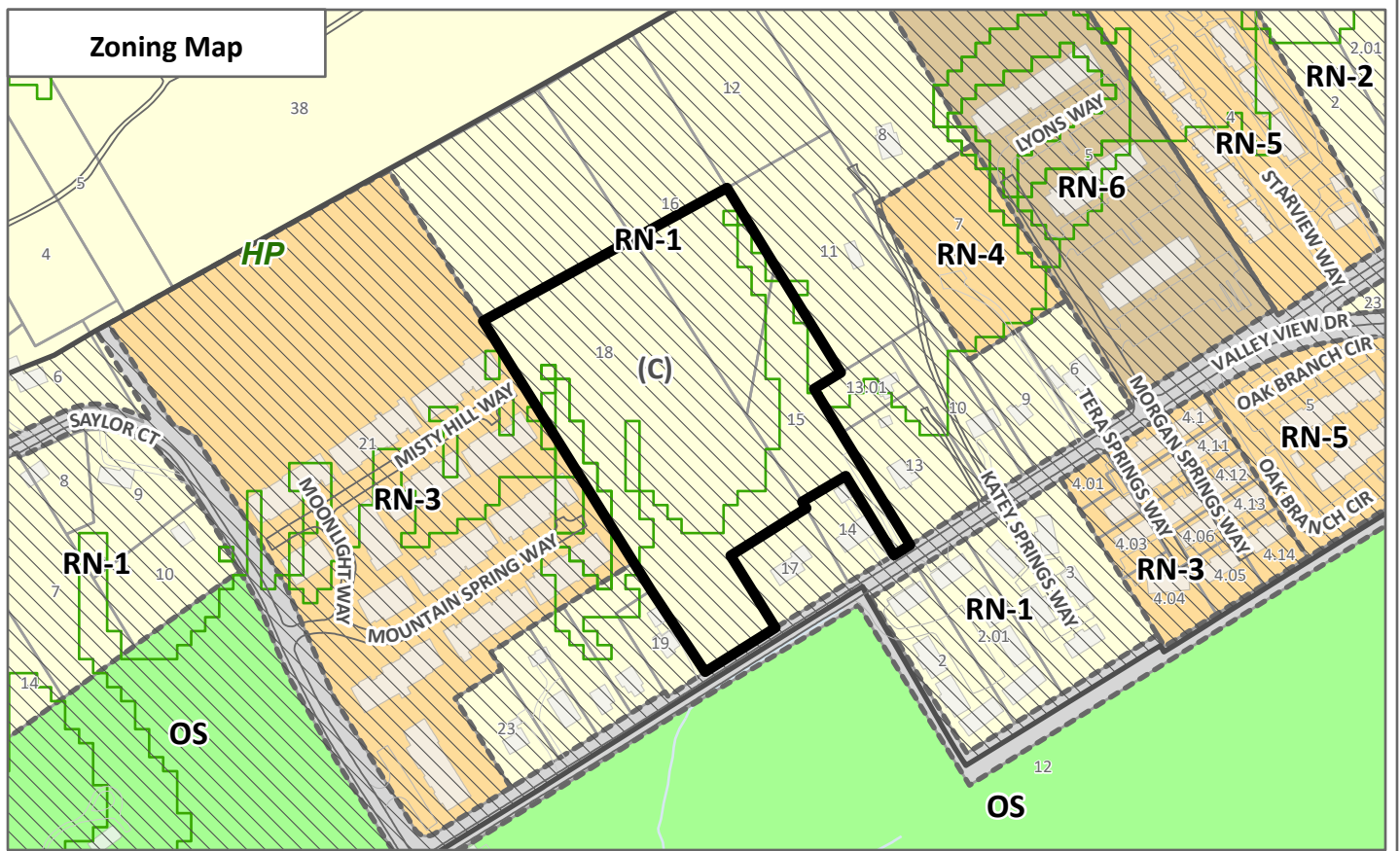
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Case boundary



Zoning Map



Sector Plan Map

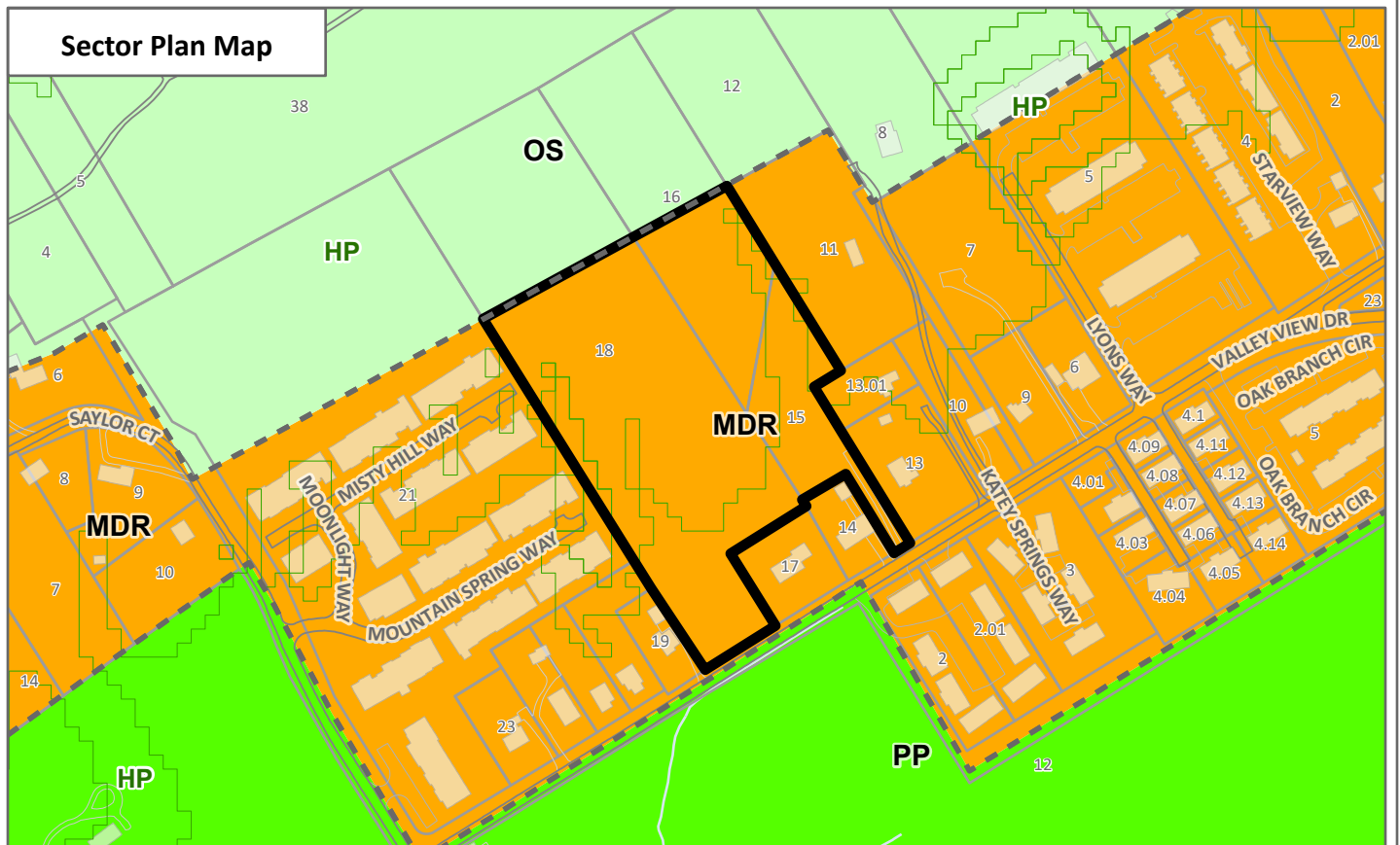
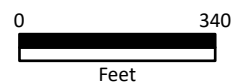


EXHIBIT A, CONTEXTUAL MAPS

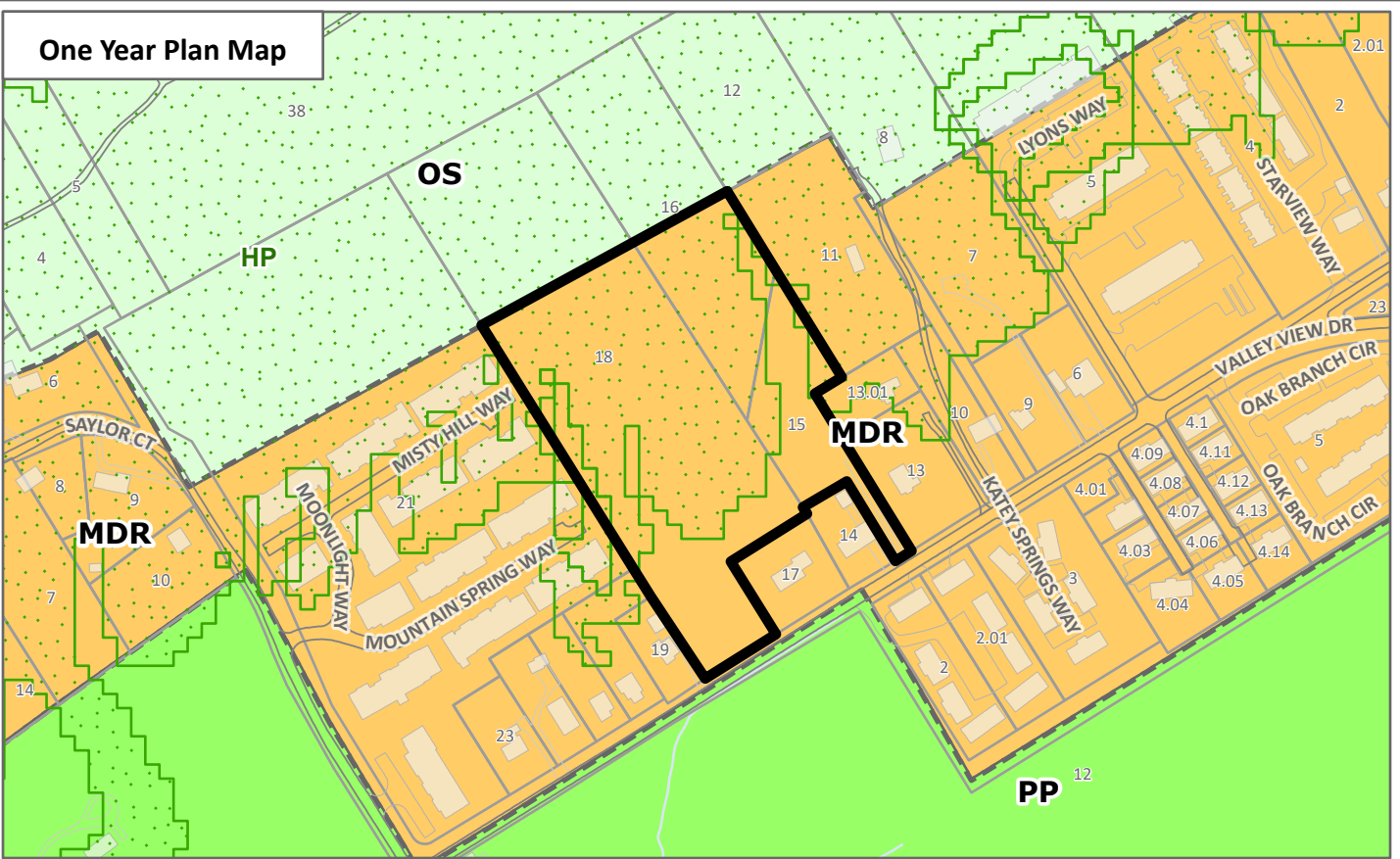
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Case boundary



One Year Plan Map



Existing Land Use Map

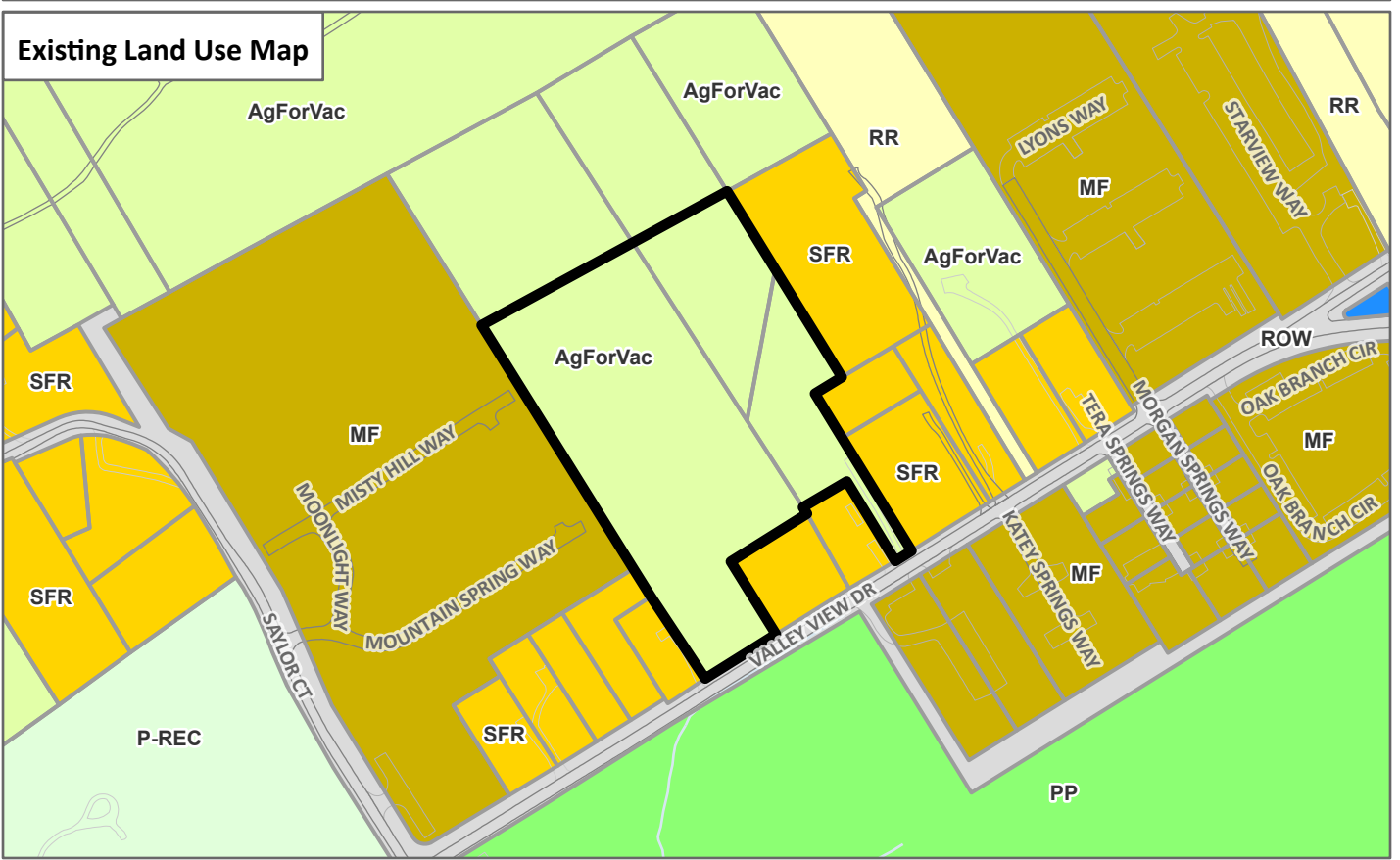
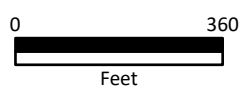


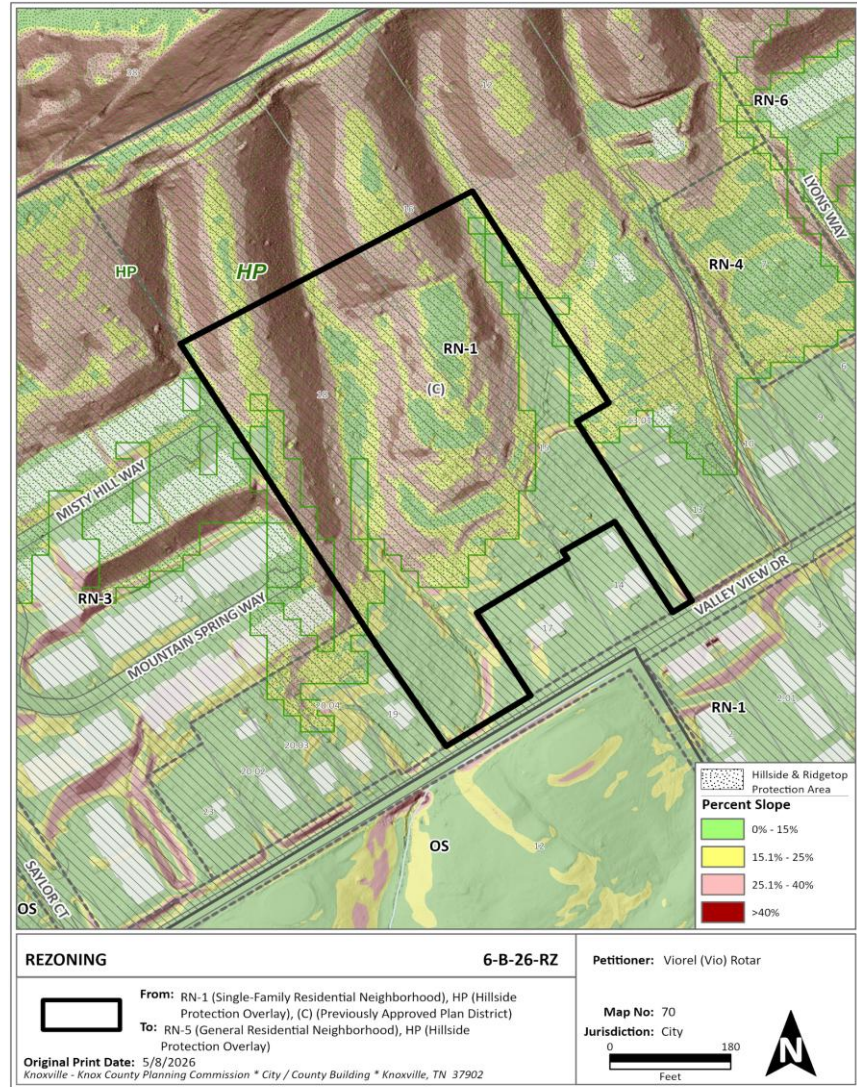
EXHIBIT A, CONTEXTUAL MAPS

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 Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	300,892.8	6.91			
Non-Hillside	96,615.0	2.22	N/A		
0-15% Slope	32,050.6	0.74	100%	32,050.6	0.74
15-25% Slope	59,351.8	1.36	50%	29,675.9	0.68
25-40% Slope	76,194.6	1.75	20%	15,238.9	0.35
Greater than 40% Slope	36,680.8	0.84	10%	3,668.1	0.08
Ridgetops					
Hillside Protection (HP) Area	204,277.8	4.69	Recommended disturbance budget within HP Area	80,633.5	1.85
			Percent of HP Area	39.5%	



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

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

Yes No

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

Viorel Rotar, Member

Viorel Rotar

04.23.26