



SPECIAL USE REPORT

▶ **FILE #:** 3-F-26-SU

AGENDA ITEM #: 16

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** SHERRY CRUMLEY

OWNER(S): Sherry Crumley

TAX ID NUMBER: 70 H B 027

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3714 WHITTLE SPRINGS RD

▶ **LOCATION:** East side of Whittle Springs Rd, south of Valley View Dr

▶ **APPX. SIZE OF TRACT:** 16025 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Whittle Springs Road, a minor arterial with 22 ft of pavement width within a 47-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant land

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood), (C) (Former Planned District)

South: Single family residential - RN-2 (Single-Family Residential Neighborhood), (C) (Former Planned District)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), (C) (Former Planned District)

West: Multifamily residential, agriculture/forestry/vacant land, public/quasi public land (powerlines) - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The surrounding an area features a mix of single family and multifamily residential uses. The N Broadway commercial corridor lies 0.45 miles to the west, and its interchange with I-640 lies 0.6 miles to the northwest. Whittle Springs Middle School and Whittle Springs Golf Course are both within a half-mile of the subject property.

STAFF RECOMMENDATION:

► **Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

COMMENTS:

This request is for a new two-family dwelling comprising approximately 2,960 sq ft. Access is directly off Whittle Springs Road and consists of a single driveway on the side of the building that is long enough to accommodate parking for both units. The two dwellings are separated by a large garage-type space in the middle, which is proposed to be storage. One dwelling is at the front of the structure, the other is at the rear.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed use is supported by the General Plan's Development Policy 8.1: Develop "infill" housing on vacant lots and redevelopment parcels. The subject property is currently a vacant grassy lot in the middle of a residential block, with sidewalks along the frontage connecting to the N Broadway commercial corridor to the west and Whittle Springs Middle School to the north.

B. The proposed use is also supported by Development Policy 4.1: Use schools and parks as foundations in planning neighborhoods and communities. The subject property is within the Whittle Spring Middle Parental Responsibility Zone (PRZ). The sidewalks on Whittle Springs Road directly connect to the school, which is approximately 0.13 miles to the north.

C. The proposed two-family dwelling is consistent with the East City Sector Plan and One Year Plan's TDR (Traditional Neighborhood Residential) land use classification, which is intended for primarily residential areas characterized by a mix of detached and attached houses.

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

A. The RN-1 zoning district is intended to accommodate traditional low density residential neighborhoods exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.

B. The lot meets the minimum 15,00 sq ft lot size requirement in the RN-1 district. The site plan and building elevations comply with all other RN-1 dimensional standards (Article 4.3) and the Principal Use Standards for two-family dwellings (Article 9.3.J).

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 subject property is located on a block that features single-family and two-family dwellings and a corner store neighborhood market. The proposed one-story building would be consistent with the neighborhood's character, which features a mix of residential uses on varying lot sizes interspersed with civic uses.

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. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the neighborhood.

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

A. The subject property has direct access to Whittle Springs Road, a minor arterial. As such, the proposed use is not expected to impact traffic or draw additional through-traffic significantly.

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 immediately surrounding the subject property that would pose a potential hazard or create an undesirable environment for the proposed use. The subject property is in a primarily residential area near Whittle Springs Middle School, Whittle Springs Golf Course, and the N Broadway commercial corridor.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

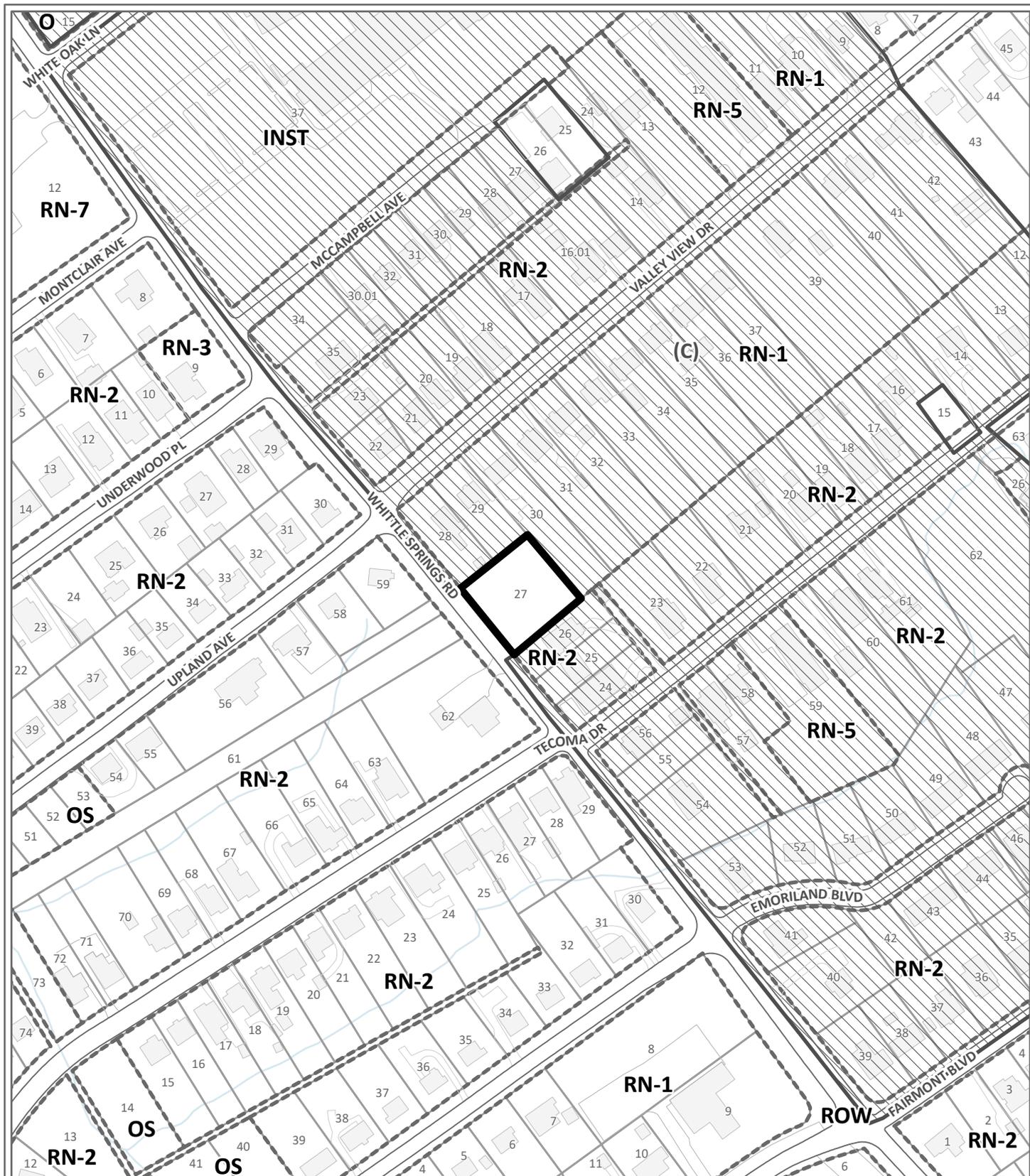
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Spring Hill Elementary, Whittle Springs Middle, and Fulton 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.



SPECIAL USE

3-F-26-SU

Petitioner: Sherry Crumley



Duplex in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 1/26/2026

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

Map No: 70

Jurisdiction: City

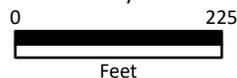
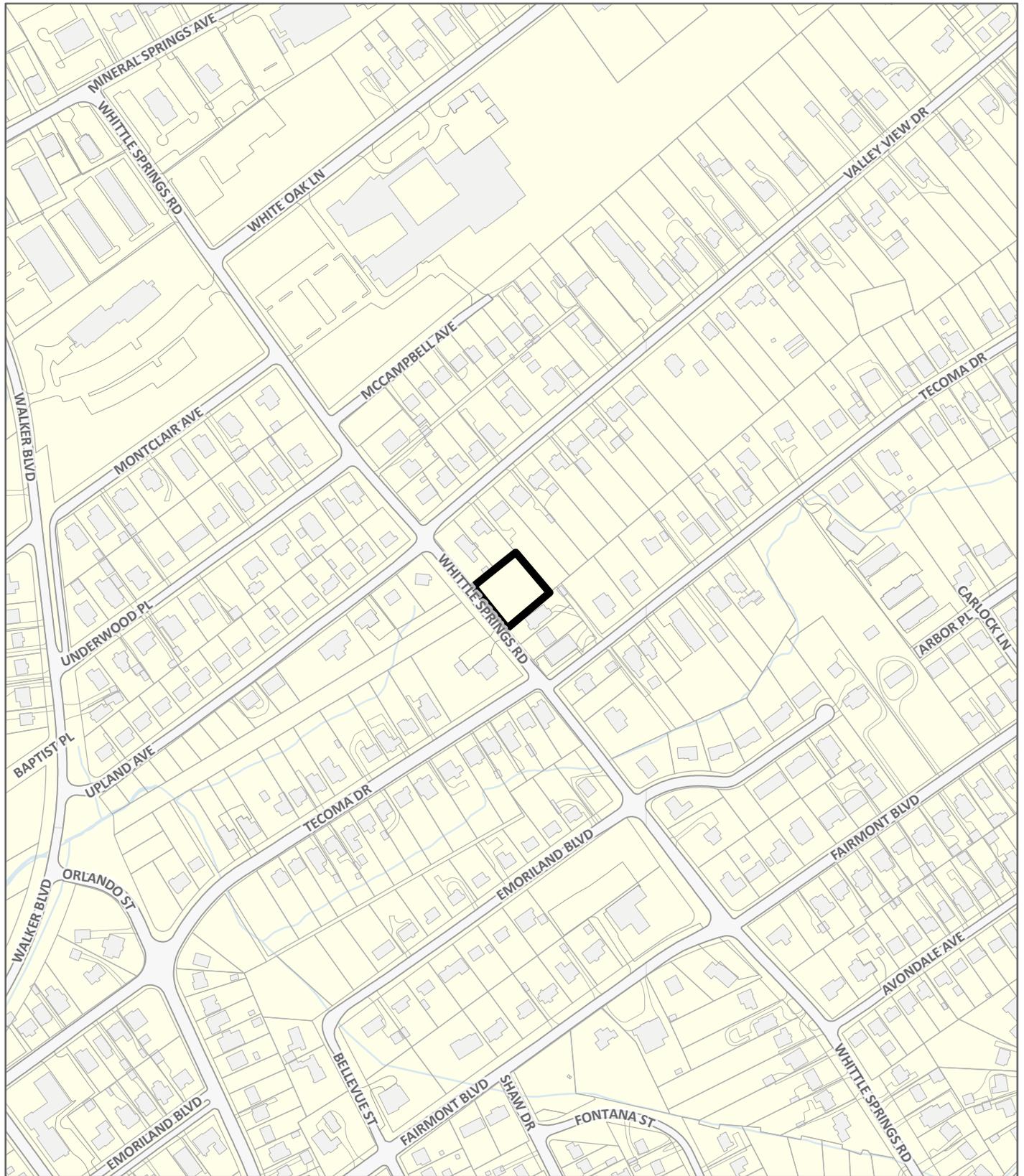


Exhibit A. Contextual Images



LOCATION MAP

3-F-26-SU



Case boundary

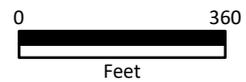
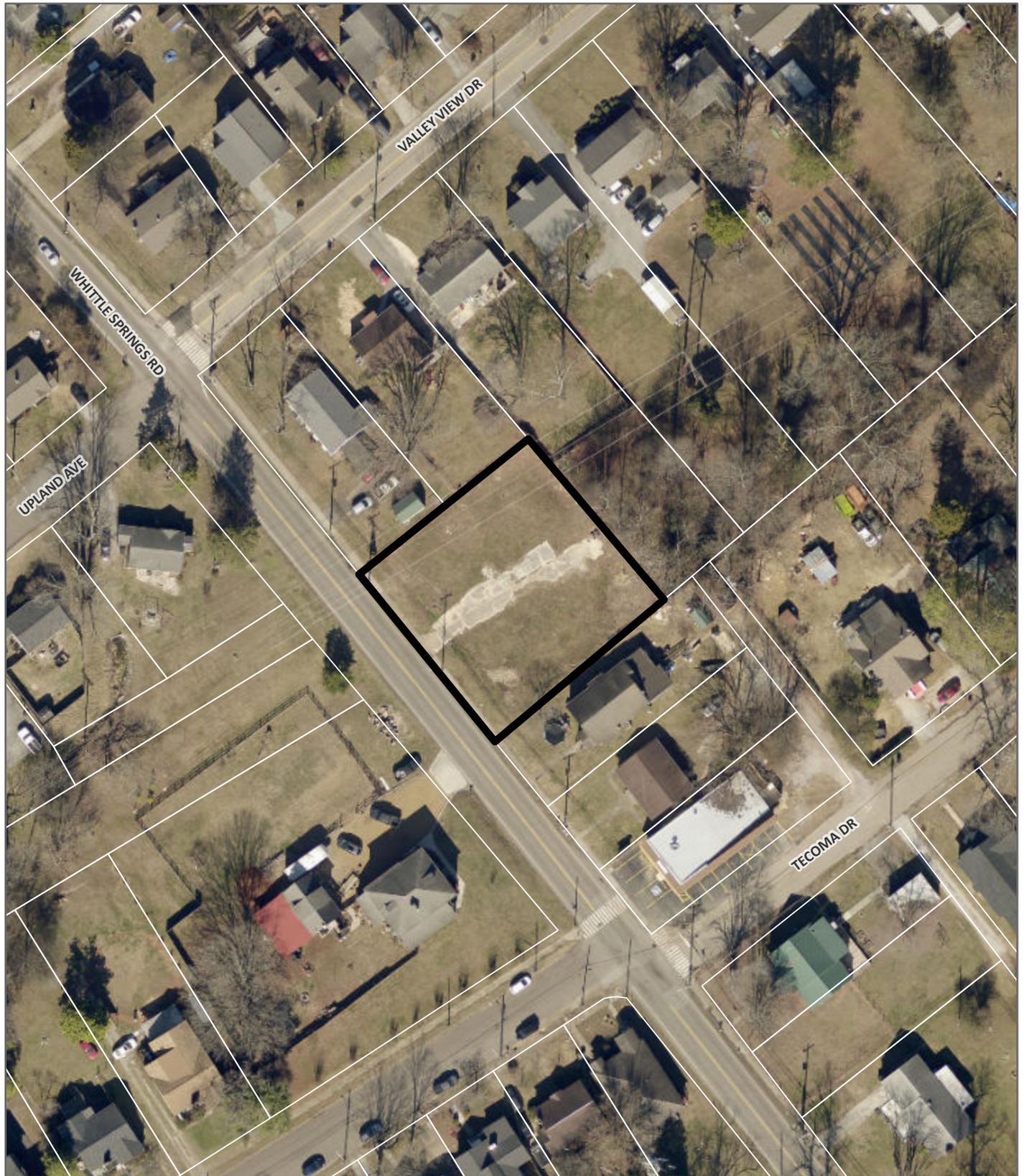


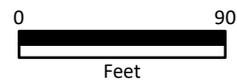
Exhibit A. Contextual Images



AERIAL MAP



Case boundary





4

3

2

1

ALEXANDER AND KRISTI TRUDO LOT 3

LOT 1
0.37 Ac.
16025.2 Sf.

WHITTLE SPRINGS RD.

CENTERLINE OF TVA POWERLINE EASEMENT

CONCRETE DRIVEWAY
35' X 74'

SHARED ACCESSORY ROOM
R-3023.6

SINGLE FAMILY 2

SINGLE FAMILY 1

EXISTING CURB
20' WIDE
DRIVEWAY FLARE TO
SIDEWALK ADA COMPLIANT

FRONT PORCH

FRONT PORCH

Concrete Slab

Concrete Slab

8" SEWER
STUB OUT

SIDEWALK

GRASS STRIP

NOTES:

Special Use Review # 3-F-26-SU
Building Permit File number: 3-F-26-SU
Property owner: Chris and Sherry Crumley
Property Address: 3714 Whittle Springs Rd Knoxville ,Tn 37917
Parcel # 070HB027 Zoned R-1 Lot #1
Comments:

#5 Floor Plans show 19.3% of Impervious surface, and Concrete Driveway, Sidewalk, Concrete Slab, and Duplex are 38.6 percent of impervious surface

#6 Concrete Encased Electrode will be done as per Code Number E3608.1.2
Concrete Encased Electrode consisting not less than 20ft of one or more bare or zinc galvanized or other electrically conductive coated rebar not less than 1/2 inch diameter installed in one continuous 20 feet length or if in multiple pieces connected together by the usual steel tie

#22 New Survey included with the 10ft TVA Easement

#23 Finished floor elevation is 16" above grade

#24 The contour lines are between 962 up to 968. the duplex will be approximately between the 963 and 967. Please see attached Kgis map for 3714 Whittle Springs

#25 Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls. The grade shall not fall fewer than 6 inches within the first 10 feet

UNLESS OTHERWISE SPECIFIED:

DIMENSIONS ARE IN FEET
TOLERANCES:
FRACTIONAL: ± 1/4"
ANGULAR: MACH ± 0.5 deg
BEND ± 1°
ONE PLACE DECIMAL ± 0.1
TWO PLACE DECIMAL ± 0.05

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL

FINISH

SCALE DRAWING

NAME	DATE
DRAWN	2/10/2026
CHECKED	RCC
ENG APPR.	
MFG APPR.	
Q.A.	
COMMENTS:	

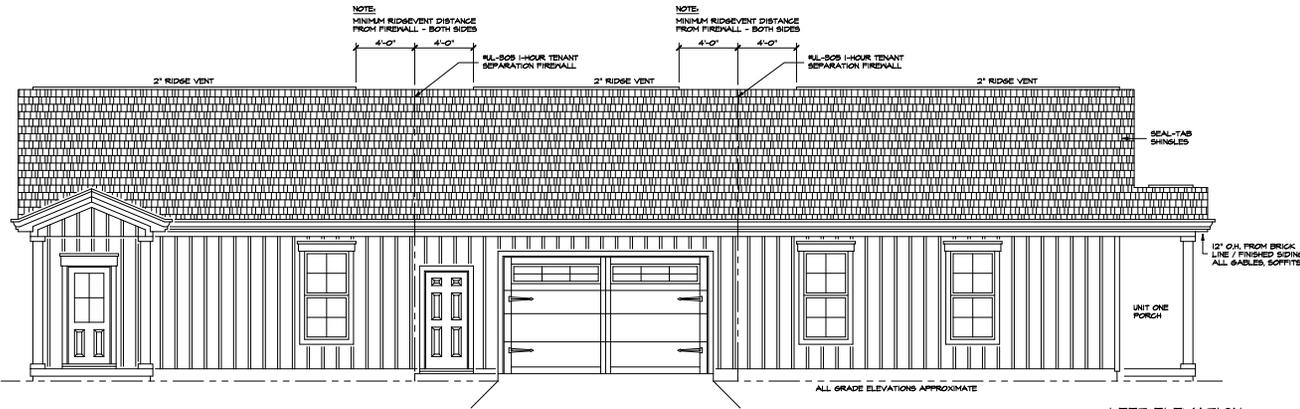
C4 Contracting		
TITLE: Whittle Springs Site Plan		
SIZE B	DWG. NO. Whittle Springs Site Plan	REV E
SCALE: 1:25	SHEET 1 OF 1	

4

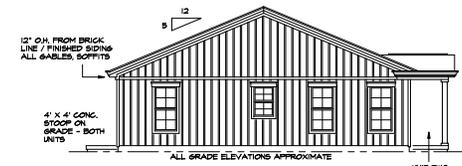
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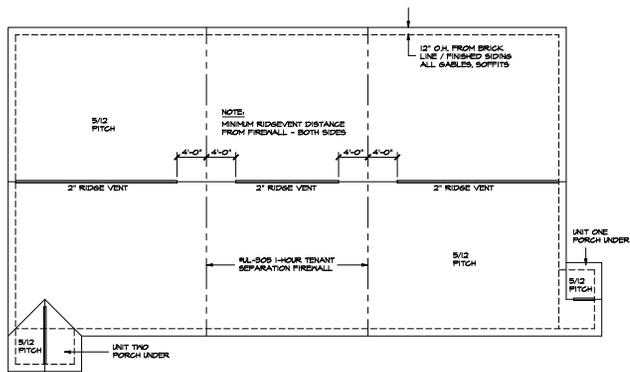
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"

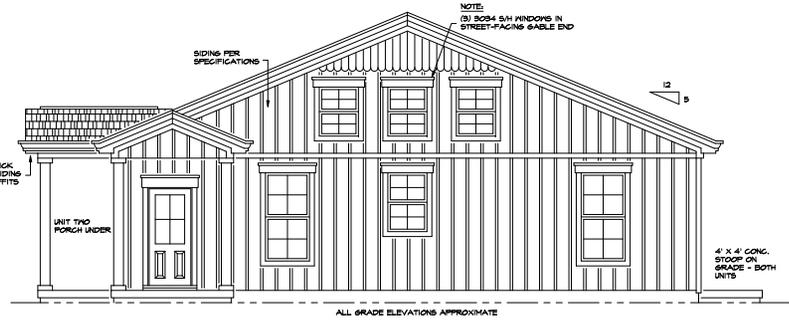


REAR ELEVATION
SCALE: 1/8" = 1'-0"



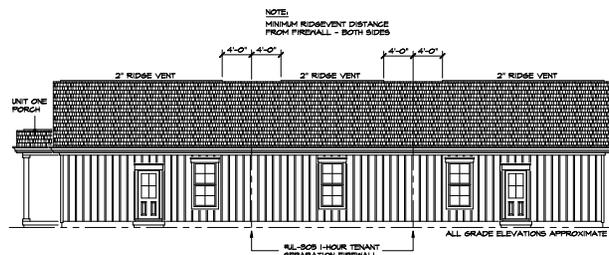
ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

NOTE:
ALL WINDOW, DOOR, ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES



STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

TRANSPARENCY NOTE:
#40 SQ. FT. TOTAL WALL EXPOSURE FROM FINISHED GRADE TO PEAK OF GABLE END (REQUIRES MINIMUM \$1 SQ. FT. TRANSPARENCY)
\$8 SQ. FT. TOTAL TRANSPARENCY AS DEMAND



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

File No. 3-F-26-SU
Revised 02/04/2025
Designed To 2024 IRC

1

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone 865-216-3828

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRECAST COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGNOSTIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.

PLAN NO. **25-0304**
 DATE: 02/04/2025
 BY: SRE

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.

2/20/26

3/6/26

Date to be Posted

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

Sherry Crumley

Applicant Name

1/19/26

Date