SPECIAL USE REPORT

FILE #: 11-B-26-SU **AGENDA ITEM #: 12**

AGENDA DATE: 11/12/2026

APPLICANT:	**BENCHMARK ASSOCIATES, INC.**
OWNER(S):	Verdeaux Investments, LLC
TAX ID NUMBER:	123 A F 01901 **View map on KGIS**
JURISDICTION:	City Council District 1
STREET ADDRESS:	4404 CYPRESS LN
LOCATION:	**Northeast side of Cypress Ln, south of McNabb Ave**
APPX. SIZE OF TRACT:	**15461 square feet**
SECTOR PLAN:	South City
GROWTH POLICY PLAN:	N/A (Within the City limits)
ACCESSIBILITY:	Access is via Cypress Lane, a local streeet with 18-21 ft of pavement width within a right-of-way width that varies from 39-40 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
FIRE DISTRICT:	Knoxville Fire Department
WATERSHED:	Goose Creek
ZONING:	**RN-1 (Single-Family Residential Neighborhood)**
EXISTING LAND USE:	**Single Family Residential**
PROPOSED USE:	**Two-family dwelling**
HISTORY OF ZONING:	In 1984, the property was part of a larger rezoning request from R-2 (General Residential) to R-1A (Low Density Residential), which was withdrawn prior to Planning Commission (7-N-84-RZ). In 2001, the property was part of a larger rezoning request from R-2 to R-1A (Low Density Residential) & R-1 (Single-Family Residential) (7-L-01-RZ).
SURROUNDING LAND USE AND ZONING:	North: Multifamily residential, single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
	South: Single family residential - RN-1 (Single-Family Residential Neighborhood)
	East: Multifamily residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
	West: Single family residential - RN-1 (Single-Family Residential Neighborhood)
NEIGHBORHOOD CONTEXT:	The subject property is in a residential area comprised of single family and multifamily uses. Chapman Highway is a major commercial corridor 0.23 miles to the northeast. Mary Vest Park, and Sam Duff Memorial Park are less than a half mile of the subject property, and Augusta Quarry is 0.86

miles to the north.

STAFF RECOMMENDATION:

Approve the request for 2 two-family dwellings in the RN-1 zone, 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.

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. The proposed two-family dwelling is consistent with the South City Sector Plan's and One Year Plan's LDR (Traditional Neighborhood Residential) land use designation.
B. The proposed use is consistent with the General Plan's Development Policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.
C. The proposed use is also consistent with the General Plan's Development Policy 10.8 where we should base land development policies and regulations on an awareness of the ever changing character of the housing market.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. The RN-1 (Single-Family Residential Neighborhood) zoning district is intended to accommodate traditional low-density residential neighborhoods exhibiting a predominant development pattern of single-family homes on relatively large lots with generous setbacks. Two-family dwellings may also be allowed by special use approval.
B. The lot meets the minimum 15,000 sq ft lot size requirements 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 requested use of a two-family dwelling is consistent with the area, with multiple duplexes directly to the rear of the proposed location.

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. The proposed two-family dwellings are considered a low-density residential use and are compatible with other low-density residential uses.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. Two dwelling units are not expected to significantly impact traffic on surrounding residential streets.

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 ENVIORNMENT FOR THE PROPOSED USE.
A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 16 (average daily vehicle trips)

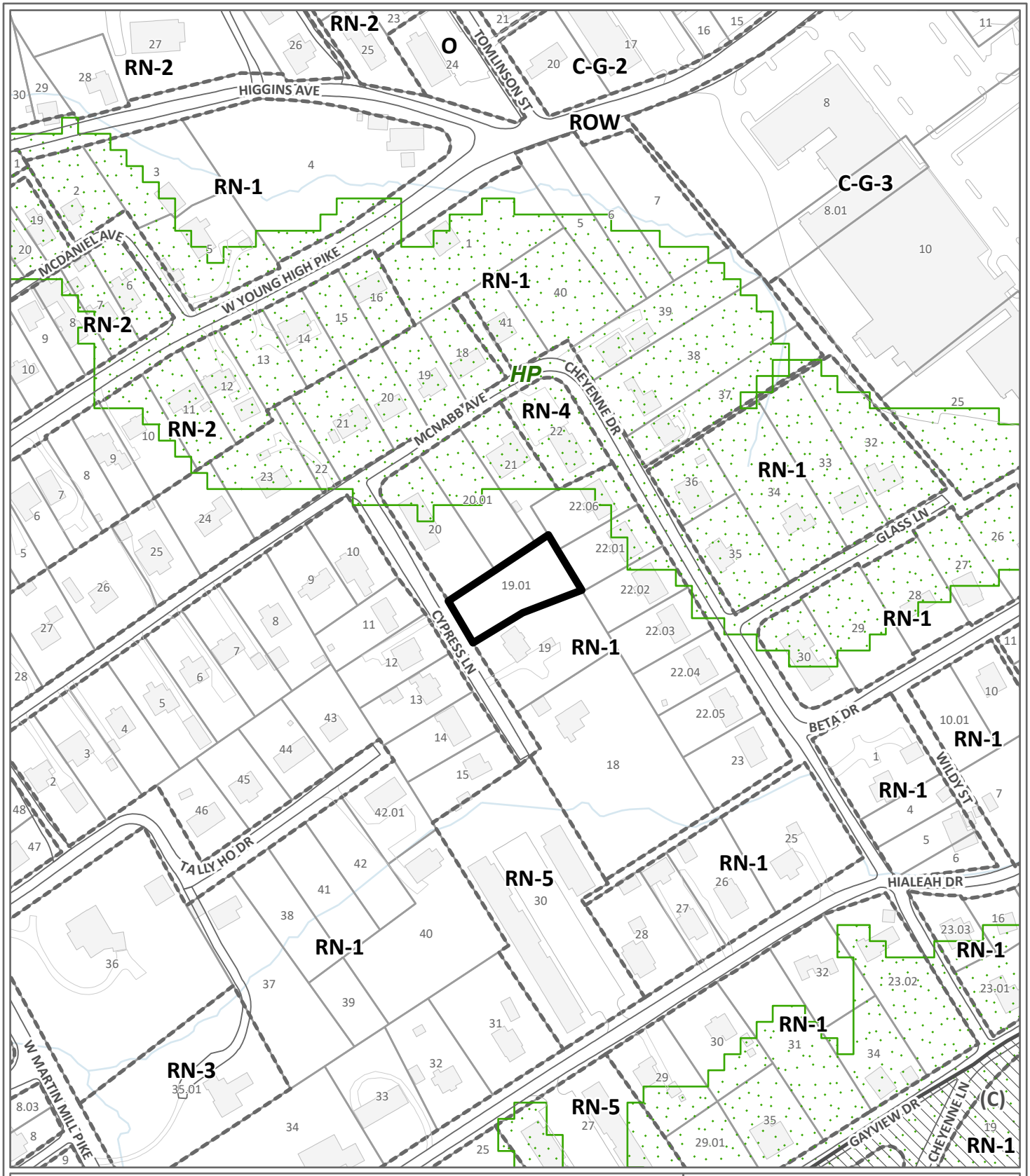
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Mooreland Heights Elementary, South Doyle Middle, and South Doyle 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 **11-B-26-SU**

Petitioner: Benchmark Associates, Inc.

Two-family dwelling in RN-1 (Single-Family Residential Neighborhood)

Map No: 123
Jurisdiction: City

0 225
Feet

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

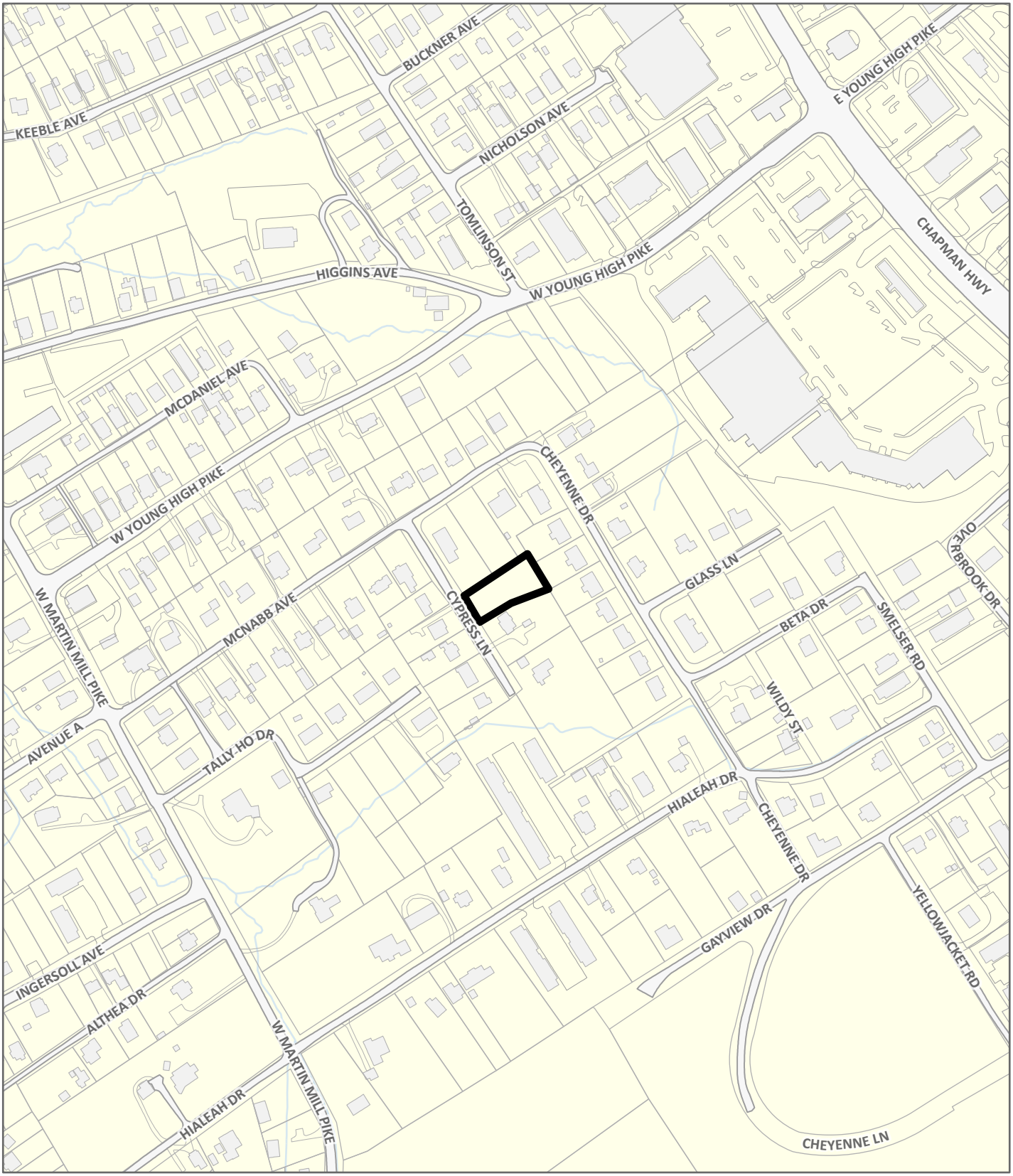
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP

11-B-26-SU

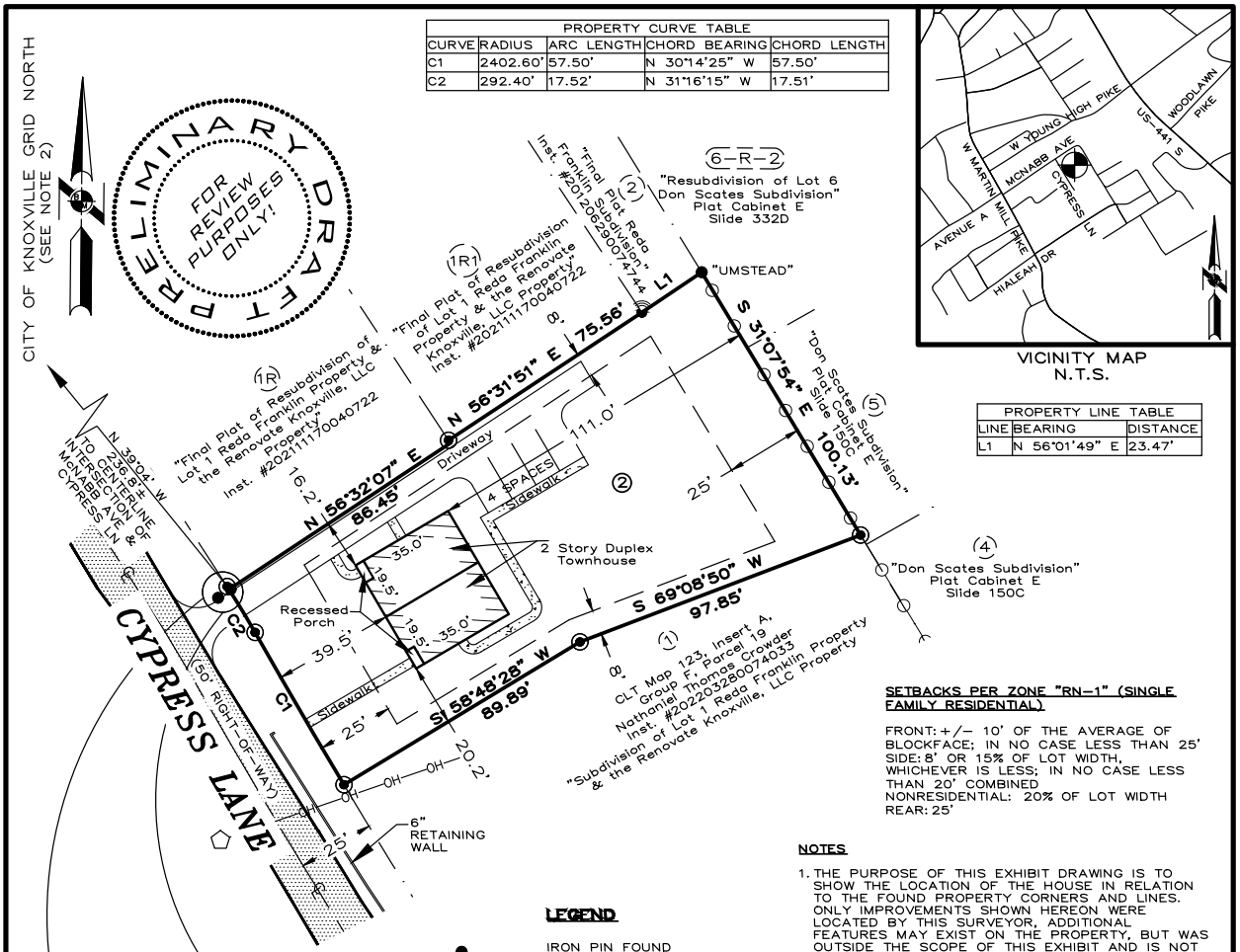
Case boundary

0 360

Feet

N

PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2402.60'	57.50'	N 30°14'25" W	57.50'
C2	292.40'	17.52'	N 31°16'15" W	17.51'



VICINITY MAP
N.T.S.

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°01'49" E	23.47'

LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN W/ CAP SET
- STRONG SOUND
- 00°00'00" E — FOUND CALLS
- UTILITY POLE
- OH — OH — OVERHEAD ELECTRIC UTILITY
- CHAINLINK FENCE LINE
- ASPHALT SURFACE
- CONCRETE SURFACE

SETBACKS PER ZONE "RN-1" (SINGLE FAMILY RESIDENTIAL)

FRONT: +/- 10' OF THE AVERAGE OF BLOCKFACE; IN NO CASE LESS THAN 25'
SIDE: 8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED
NONRESIDENTIAL: 20% OF LOT WIDTH
REAR: 25'

NOTES

1. THE PURPOSE OF THIS EXHIBIT DRAWING IS TO SHOW THE LOCATION OF THE HOUSE IN RELATION TO THE FOUND PROPERTY CORNERS AND LINES. ONLY IMPROVEMENTS SHOWN HEREON WERE LOCATED BY THIS SURVEYOR. ADDITIONAL FEATURES MAY EXIST ON THE PROPERTY, BUT WAS OUTSIDE THE SCOPE OF THIS EXHIBIT AND IS NOT SHOWN. THIS IS NOT A GENERAL PROPERTY SURVEY, NOR IS IT INTENDED TO BE UTILIZED AS ONE AS DEFINED UNDER RULE 08.20.03-7.
2. "KNOXVILLE CITY GRID" NORTH BASED ON A BEARING OF N 64°52'40" E FROM CITY CONTROL MONUMENT 0608, MAINTAINING COORDINATES N: 588,902.979 E: 2,587,490.618 TO CITY CONTROL MONUMENT 0607, MAINTAINING COORDINATES OF N: 589,106.199 E: 2,587,924.009. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.

   GNSS INFORMATION:
   TDOT REFERENCE STATION: TN15 (E: 2,511,086.90' N: 592,902.26')
   RTK GNSS EQUIPMENT: LEICA GS18
   DATE(S) OF OBSERVATION: 8/12/21 & 8/24/21
   NAD83 (2011) (EPOCH: 2010) GEOID MODEL SOUTH03
   COMBINED SCALE FACTOR AT SITE: 0.999911481150
   GNSS POSITIONAL QUALITY: H(0.07') V(0.19')
   DISTANCES SHOWN HEREON: GROUND
3. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.

SHEET 1 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: 1"= 40'

BM-NUMBER: 21178A-EXHIBIT 2 DATE: 16 SEPTEMBER 2026 ADDRESS: 4404 CYPRESS LANE DISTRICT: 9TH

COUNTY: KNOX CITY: KNOXVILLE WARD: 25TH BLOCK: 25990

CLT MAP: 123 GROUP: A INSERT: F PARCEL: 019.01 DEED: INST. #202105110092884

SUBDIVISION: LOT 1 REDA FRANKLIN PROPERTY & the RENOVATE KNOXVILLE, LLC PROPERTY LOT: 2

PLAT: INST. #202111170040722 FEMA MAP #: 47093C0291F FEMA SHFA: ZONE X (OTHER AREAS)

EFFECTIVE DATE OF FEMA MAP: 05 AUGUST 2013

BENCHMARK ASSOCIATES, INC.

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benchmark@bma-ls.com

Member: Tennessee Association of Professional Surveyors

Land Planners — Land Surveyors

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Facsimile (865) 692-4091

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20 0 20 40 80 160 1 inch = 40 ft. 320 640



NOTES:

1. THE INTENTION IS TO CONSTRUCT THIS UNIT AS A SLAB ON GRADE. BUT SHOULD A CRAWL SPACE STYLE CONSTRUCTION BE UTILIZED, THE MAXIMUM DISTANCE FROM THE ADJACENT GRADE AT THE FRONT OF THE STRUCTURE TO THE FINISHED FLOOR ELEVATION IS 3 FEET.
2. TRANSPARENCY % ON FRONT ELEVATION—SLAB ON GRADE—26%
   TRANSPARENCY % ON FRONT ELEVATION—FINISHED FLOOR ELEVATION AT 3 FEET ABOVE ADJACENT GRADE—23%
3. BUILDING HEIGHT CANNOT EXCEED 35 FEET.

PRELIMINARY DRAFT — FOR REVIEW PURPOSES ONLY!

SHEET 2 OF 4

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FIRST FLOOR

PRELIMINARY DRAFT
FOR REVIEW PURPOSES ONLY!

SHEET
3 OF 4

Exhibit Drawing

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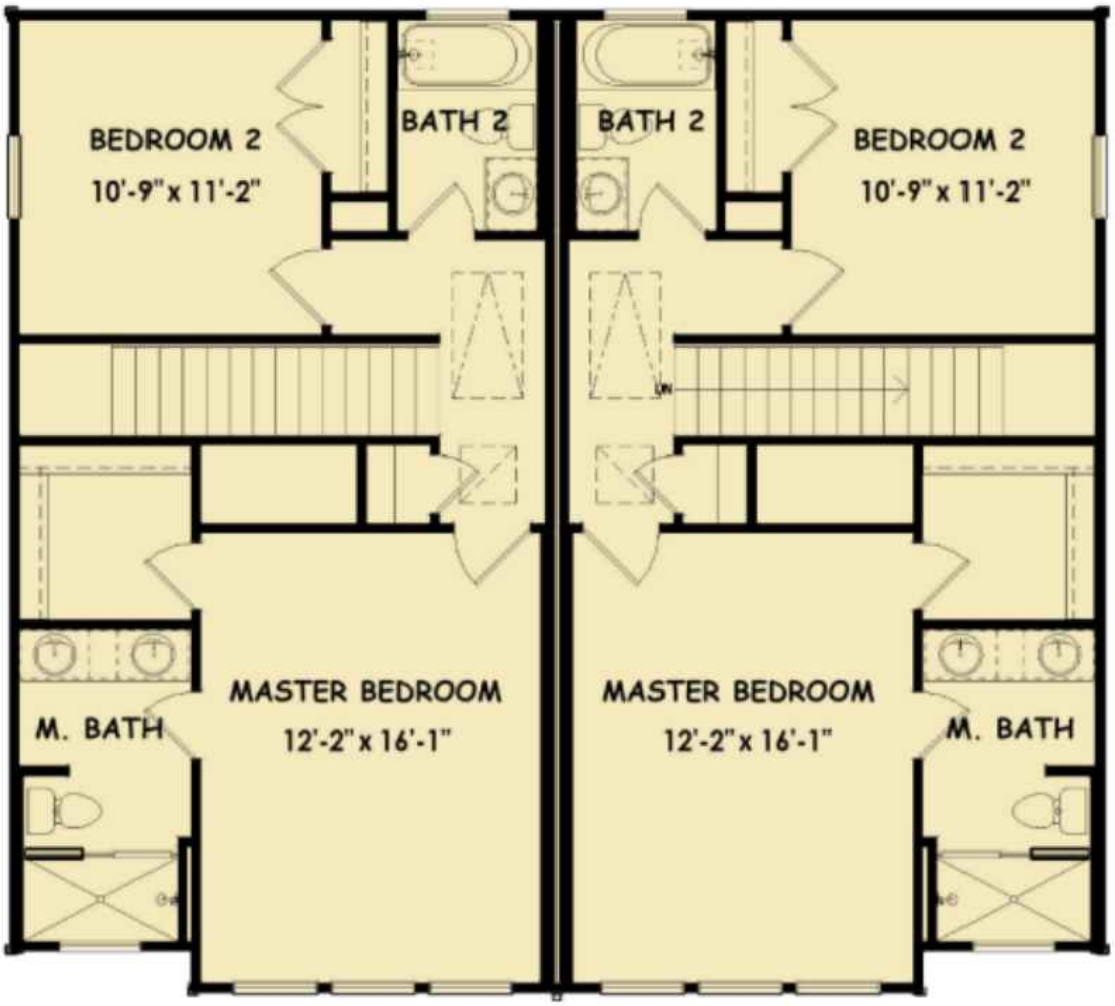

SECOND FLOOR

PRELIMINARY DRAFT
FOR REVIEW PURPOSES ONLY!

SHEET
4 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

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dotloop signature verification: dtlp.us/oRSD-OUAc-P95L

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.*

30 October 2026
31
Date to be Posted

13 November 2026
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

Benjamin J. Moorman
Applicant Name

17 Sept. 2026
Date