CASE SUMMARY

APPLICATION TYPE: SPECIAL USE

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-E-26-SU **Related File Number:**

Application Filed: 6/30/2026 **Date of Revision:**

Applicant: YURI BORDEI

PROPERTY INFORMATION

General Location: Southeast side of Rohar Rd, west of Sullivan Rd

Other Parcel Info.:

Tax ID Number: 79 L E 003 **Jurisdiction:** City

Size of Tract: 15652 square feet

Accessibility: Access is via Rohar Road, a local street with a pavement width which varies between 25 ft and 27 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Two-family dwelling **Density:**

Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote

Growth Policy Plan: N/A (Within the City limits)

Neighborhood Context: This area is comprised of single family dwellings on small, suburban lots. The subject site is approximately 0.75 miles from Northwest Middle School and is just south of Cumberland Estates Park. The Western Avenue commercial corridor is 0.6 miles to the south of the site.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4722 ROHAR RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, subject to 4 conditions.

Staff Recomm. (Full):

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.
4) Land disturbance within the HP area shall not exceed 6,563 sq ft, as recommended by the slope analysis (attached).

Comments:

This request is for a new two-story duplex facing Rohar Road. The duplex has a building footprint of 1,737 sq ft with three bedrooms on the second floor. Access is directly off Rohar Road and consists of a shared driveway with front-facing garages for each unit. The two dwellings are side-by-side with front porches facing Rohar Road.

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 use is supported by the General Plan’s Development Policy 8: Encourage growth in the existing urban area. The subject property is located in a residential area near Pleasant Ridge Elementary and Northwest Middle Schools. Cumberland Estates Park is nearby to the west, and Victor Ashe Park is to the east.
B. The proposed two-family dwelling is consistent with the Northwest City Sector Plan's and One Year Plan’s LDR (Low Density Residential) land use classification.

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 proposed use is compatible with the residential character of the area, which consists of one- and two-story dwellings on small lots.

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 proposed use is not anticipated to draw substantial additional traffic through 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 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 interspersed with civic uses such as schools, public parks, and churches.

Action: Approved with Conditions **Meeting Date:** 8/13/2026

Details of Action:

Summary of Action: Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, subject to 4 conditions.

Date of Approval: **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**