



SPECIAL USE REPORT

► **FILE #:** 8-D-26-SU

AGENDA ITEM #: 42

AGENDA DATE: 8/13/2026

► **APPLICANT:** YURI BORDEI

OWNER(S): Yuri Bordei GATEWAY PROPERTIES OF TN INC

TAX ID NUMBER: 70 A B 007

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3407 VALLEY VIEW DR

► **LOCATION:** North side of Valley View Drive, east of Saylor Ct

► **APPX. SIZE OF TRACT:** 1.51 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Valley View Dr, a major collector with a pavement width of 19 ft within a 43-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-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

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

► **PROPOSED USE:** Townhouse development

HISTORY OF ZONING: This property was rezoned from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) in 2024 (6-R-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection) Overlay, (C) (Previously Approved Planned District)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District)

East: Multifamily - RN-6 (General Residential Neighborhood), HP (Hillside Protection) Overlay, (C) (Previously Approved Planned District)

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

NEIGHBORHOOD CONTEXT: This area is comprised of multifamily residential developments and single family homes on a mix of large and small lots. Whittle Springs Middle School

STAFF RECOMMENDATION:

► **Approve the request for up to 9 townhouse units, subject to 6 conditions.**

- 1) Installing the proposed new plantings as shown on the site plan and providing a Type B landscape screen along the boundaries adjacent to existing single-family dwellings. Except for the area of the proposed driveway, the existing healthy, non-invasive trees along all boundaries must be maintained and may count toward the required landscape screening.
- 2) Providing a solid fence, earth berm, and/or adequate landscape buffer at both ends of the hammerhead turnaround to prevent vehicle headlights from projecting into adjacent properties, subject to review and approval by the City's Urban Forestry Division during the permitting phase.
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Code.
- 4) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 5) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 6) Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance and the Urban Forestry Division.

COMMENTS:

This proposal is for a 9-unit townhouse development comprising two 3-story structures on a 1.51-acre lot. Access is provided via an easement off of Valley View Drive, running through the abutting southern parcel (070AB009) that counts towards the maximum 10-unit restriction for an access easement.

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 recommended condition for landscaping around the periphery of the property is consistent with General Plan's development policy 9.2, which encourages development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat.

B. The proposed townhouse development is consistent with the One Year Plan's and East City Sector Plan's MDR (Medium Density Residential) land use classification, which allows consideration of this development intensity.

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

A. The RN-4 district is intended to accommodate mixed medium density residential neighborhoods in the City that includes houses, duplexes, townhomes, low-rise multi-family dwellings, cottage courts, and pocket neighborhoods. A townhouse development of 9 or more units requires special use approval.

B. The proposed use conforms to the Dimensional Standards (Article 4.3), Principal Use Standards (Article 9.3.I), and Off-street Parking requirements (Article 11). For example, the lot meets the minimum 20-ft lot width and minimum 3,000-sq ft lot area requirements for each townhouse unit. The street-facing façades provide adequate windows to meet the 15% transparency requirement.

C. Although the slope analysis recommends a maximum disturbance budget of 0.95 acres (66.8% of the HP area), historic aerial image from 1935 indicates almost the entirety of the property was disturbed previously. The proposed disturbance does not exceed the previously disturbed area, and therefore, the proposal is consistent with the regulations of Article 8.9.B (Applicability, Hillside Protection Overlay Zoning District).

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 surrounding area consists of a mix of houses, duplexes, townhouses, and multifamily developments. The proposed use is consistent with the medium-density residential character of the area, and the size and scale of the structures are comparable to the adjacent multifamily structures to the east that are also threestory.

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. Staff recommends providing a Type B landscape screen along the property's edge to screen adjacent single-family homes and ensure that vehicle headlights do not project into adjacent properties at the proposed turnaround. The owner of the southern neighboring parcel has shared that they are working with the subject property owner to finalize the shared driveway access.

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

A. The development is accessed via Valley View Drive, a major collector, with nearby access to N Broadway and I-640, so it will not draw 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. The surrounding residential uses pose no hazard or undesirable conditions for the proposed use. Proximity to Whittle Springs Middle School, Whittle Springs Golf Course, and transit stops within 200 ft makes this property a desirable location for the proposed use.

ESTIMATED TRAFFIC IMPACT: 62 (average daily vehicle trips)

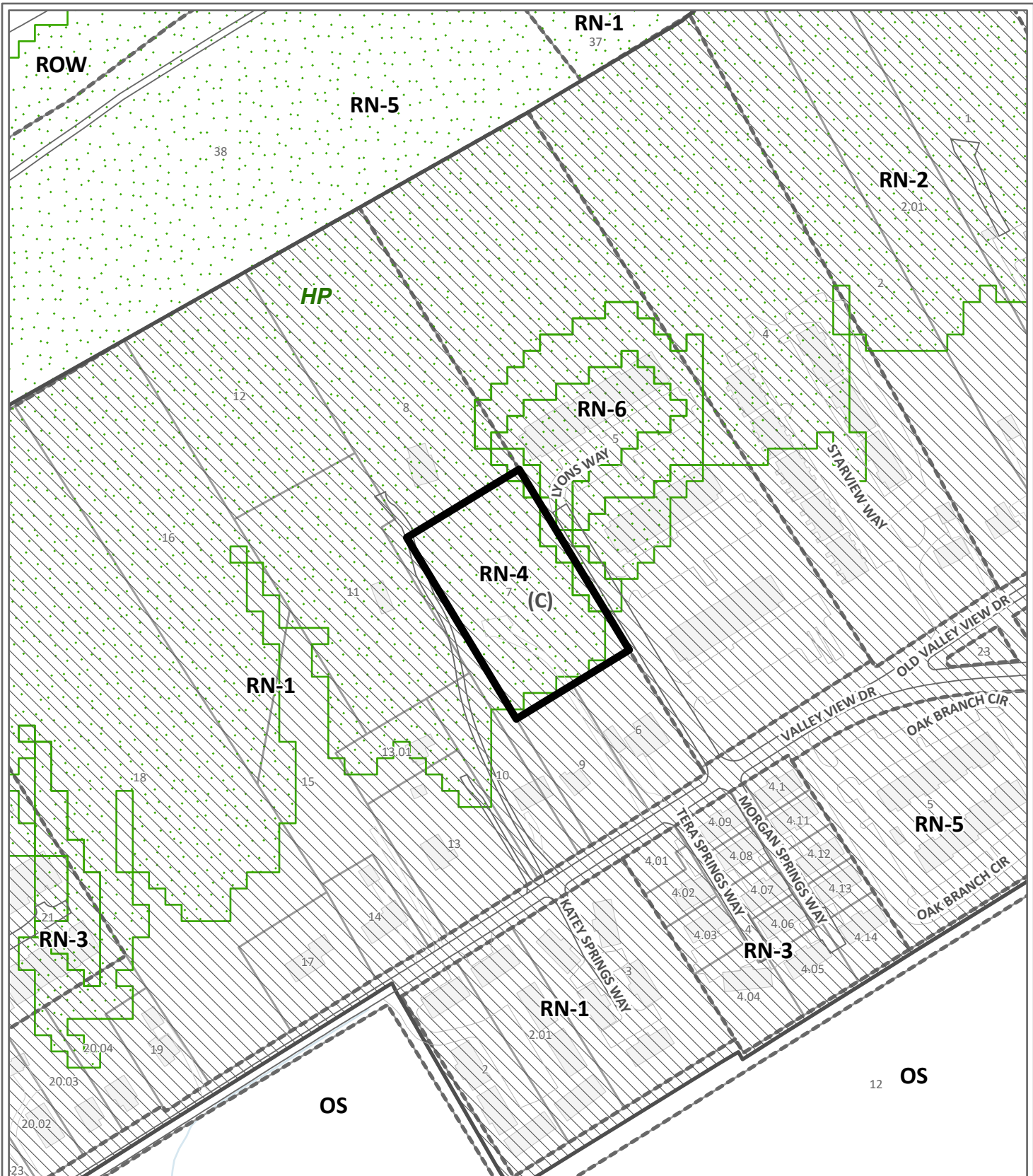
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (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

8-D-26-SU



10-unit townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

Original Print Date: 7/1/2026

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

Petitioner: Yuri Bordei

Map No: 70

Jurisdiction: City

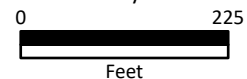


Exhibit A. Contextual Images



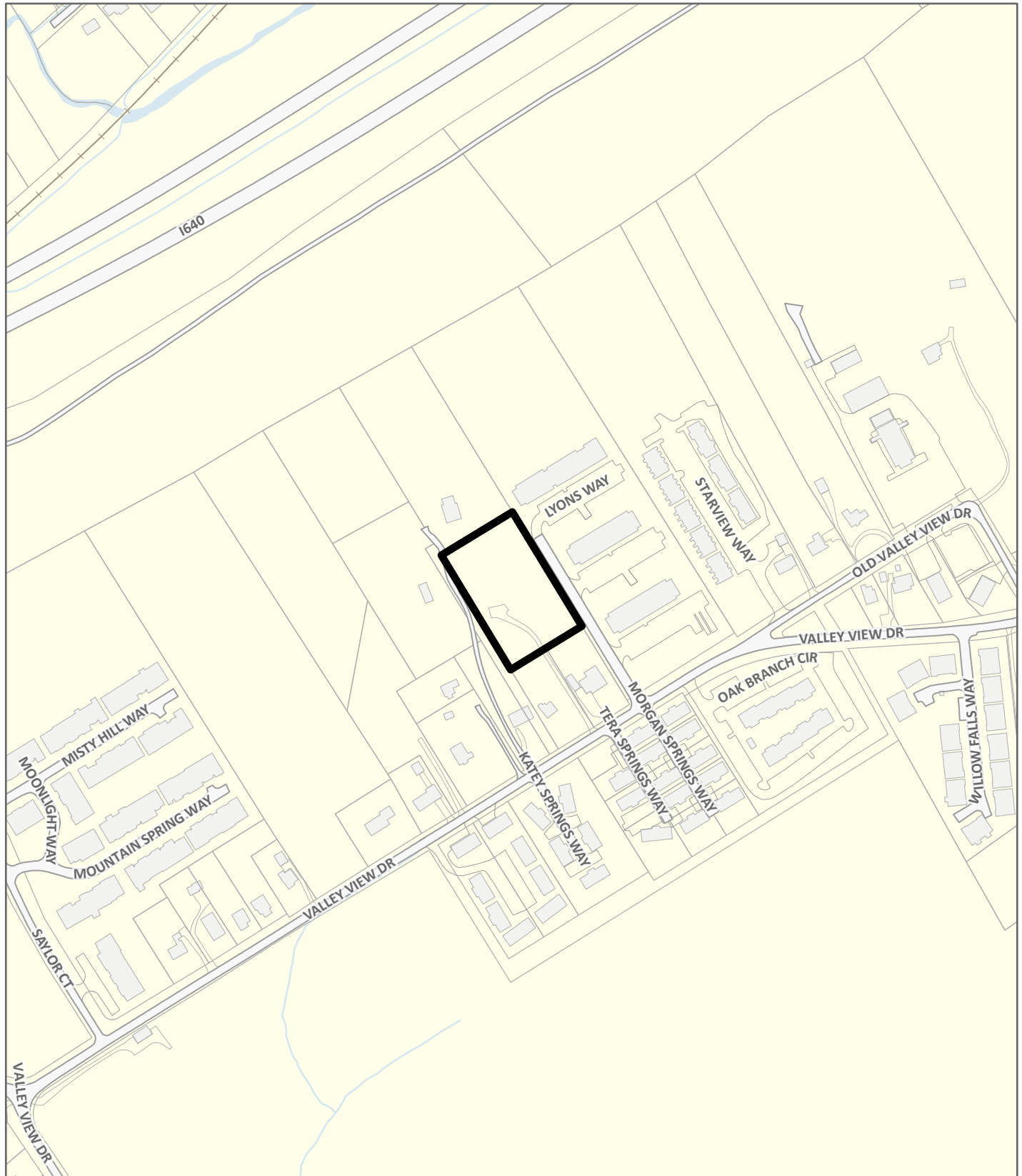
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

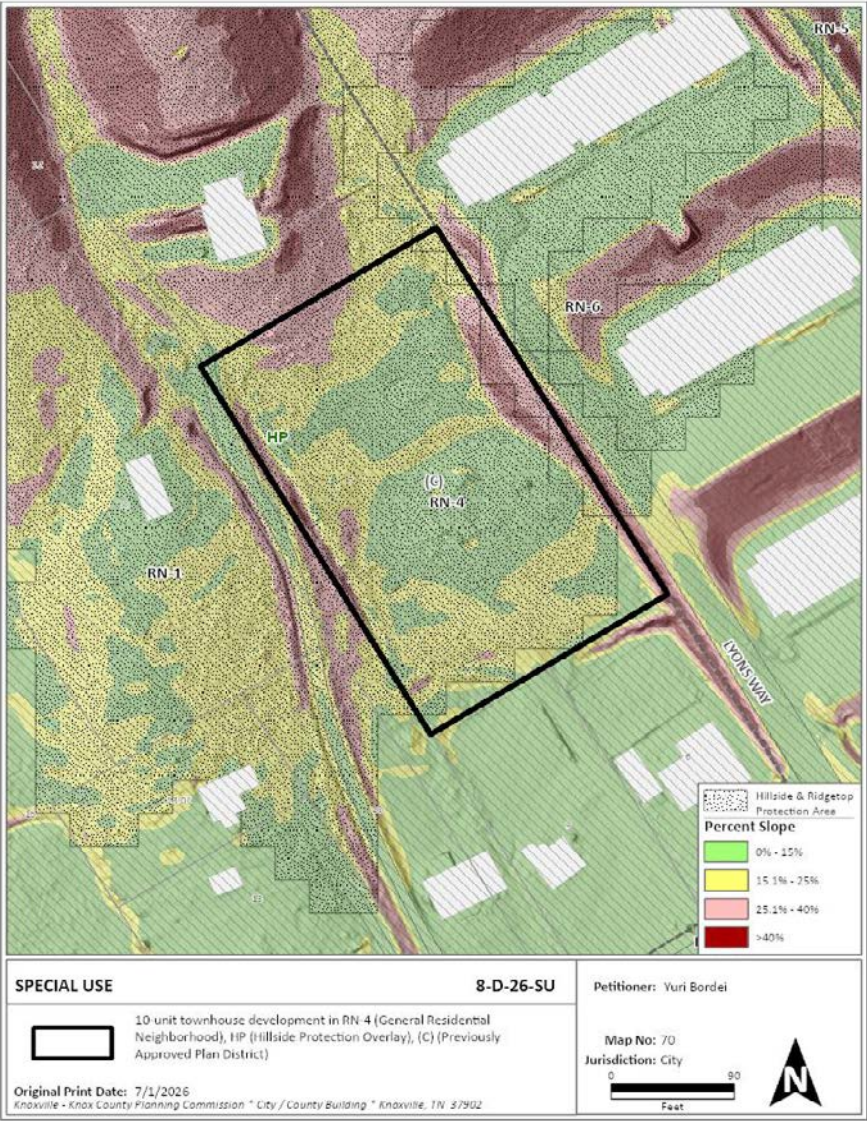
8-D-26-SU



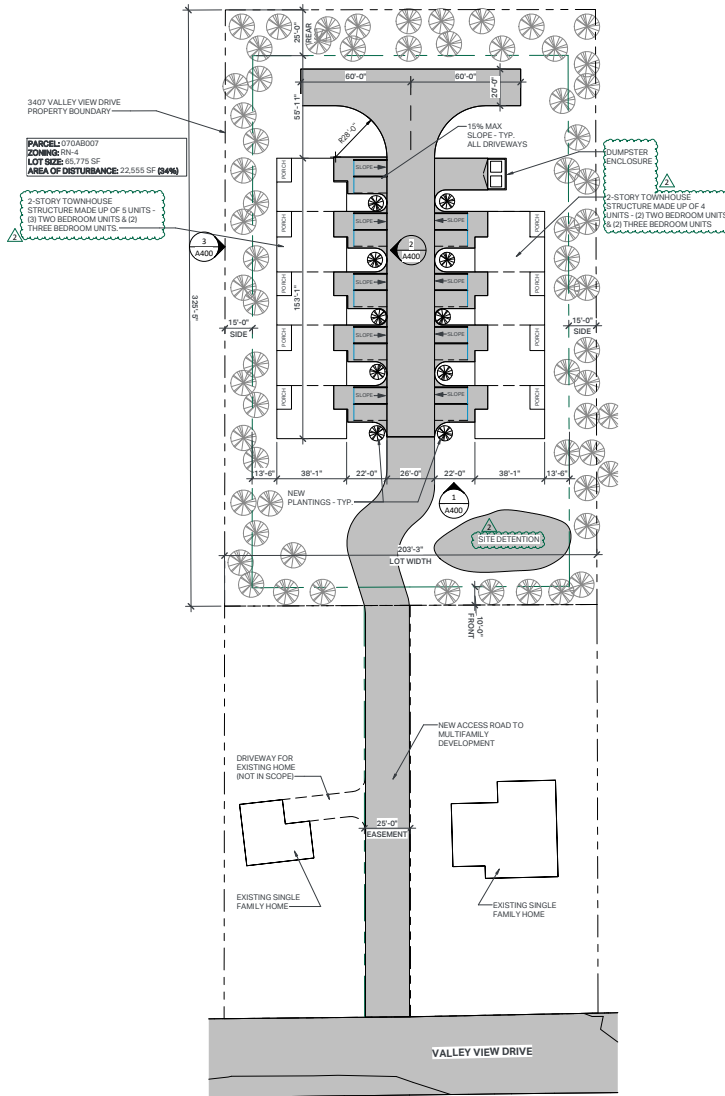
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	65,817.9	1.51			
Non-Hillside	3,595.6	0.08	N/A		
0-15% Slope	26,962.8	0.62	100%	26,962.8	0.62
15-25% Slope	25,839.1	0.59	50%	12,919.6	0.30
25-40% Slope	7,172.0	0.16	20%	1,434.4	0.03
Greater than 40% Slope	2,248.3	0.05	10%	224.8	0.01
Ridgetops					
Hillside Protection (HP) Area	62,222.2	1.43	Recommended disturbance budget within HP Area	41,541.6	0.95
			Percent of HP Area	66.8%	



8-D-26-SU
Rev 7.28.2026



2 SITE PLAN
A100 1/32" = 1'-0"

GENERAL PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT CONSISTS OF 10 TOWNHOUSE UNITS ARRANGED ACROSS TWO BUILDINGS, EACH CONTAINING 3 TWO-BEDROOM UNITS AND 2 THREE BEDROOM UNITS OF APPROXIMATELY 2,000 AND 2,300 SQUARE FEET EACH. LOCATED ON AN R-4 ZONED SITE, ALTHOUGH THE PROPERTY IS ALSO WITHIN AN HP OVERLAY DISTRICT, IT HAS BEEN DETERMINED THAT THE SITE HAS BEEN SUBSTANTIALLY DISTURBED PREVIOUSLY, AND THEREFORE THE OVERLAY IS NOT ANTICIPATED TO SIGNIFICANTLY LIMIT SITE DISTURBANCE ACTIVITIES.

THE SITE FEATURES A GRADUAL SLOPE WITH EXISTING TREE COVERAGE SURROUNDING THE MAJORITY OF THE PROPERTY, EXCEPT AT THE PRIMARY ACCESS POINT. THE DEVELOPMENT IS INTENDED TO PRESERVE AS MUCH OF THE EXISTING TREE CANOPY AS POSSIBLE IN ORDER TO MAINTAIN PRIVACY AND PROVIDE SEPARATION FROM ADJACENT PROPERTIES. THE BUILDINGS THEMSELVES ARE DESIGNED TO STEP DOWN THE SITE IN RESPONSE TO THE NATURAL TOPOGRAPHY, MINIMIZING DISTURBANCE AND WORKING WITH THE EXISTING SLOPE OF THE LAND WHEREVER FEASIBLE.

ARCHITECTURALLY, THE DEVELOPMENT IS INTENDED TO MAINTAIN A COHESIVE DESIGN LANGUAGE THROUGHOUT WHILE INCORPORATING RECESSED AND PROJECTING BUILDING ELEMENTS AT ENTRANCES TO CREATE VISUAL DEPTH AND DISTINGUISH ADJACENT UNITS. ROOF LINES WILL SIMILARLY STEP WITH THE GRADE OF THE SITE, FURTHER REINFORCING THE PROJECT'S INTEGRATION WITH THE NATURAL TERRAIN.

	RN-4	3407 VALLEY VIEW DRIVE	10 TOWNHOUSE UNITS - SPECIAL USE APPROVAL
MINIMUM LOT AREA	35,000 SQ. FT. (10,000 SF) 75,000 SQ. FT. (20,000 SF) 100,000 SQ. FT. (25,000 SF)	LOT AREA: 1.31 ACRES (56,775 SQ. FT.)	10 UNITS - 30,000 SQ. FT. MIN.
MAXIMUM LOT AREA	60,000 SQ. FT.	20 MP DU MAXIMUM	
MINIMUM LOT WIDTH	35' OF 35' TO 30' OF 30' NONRESIDENTIAL 75'	LOT WIDTH - 300'	10 UNITS
MAXIMUM BUILDING HEIGHT	35' OF 35' TO 30' OF 30' NONRESIDENTIAL 75'	LOT WIDTH - 300'	THREE STORY - 30'
MAXIMUM BUILDING COVERAGE	40%	20,000 SQ. FT. MAX.	6,000 SF ± (10%)
MAXIMUM IMPERVIOUS SURFACE	40%	20,000 SQ. FT. MAX.	6,000 SF ± 10,000 SF ± 25,000 SF
MINIMUM FRONT SETBACK	10' OR THE AVERAGE OF SIDE/FACED, WHICHEVER IS GREATER	10'	
MINIMUM REAR SIDE SETBACK	35' OF 35' TO 30' OF 30' NONRESIDENTIAL 75'	10' (10' MIN.)	
MINIMUM CORNER SETBACK	35'	35'	
PARKING REQUIREMENTS	2 PER DU + .25 PER DU GUEST PARKING		10 UNITS - 20 MINIMUM (20 STANDARD, 0 GUEST)



1 LOCATION MAP
A100 1" = 200'-0"



PWA Properties
131 E Broadway Ave | Maryville, TN 37804
+1 (865) 233-6441 | pwa-properties.com

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PROJECT NO. 2026005

TOWNHOUSE
DEVELOPMENT FOR

**NORTHLINE
LIVING (PARCEL
ID: 070AB007)**

3407 VALLEY VIEW DRIVE
KNOXVILLE, TN 37917

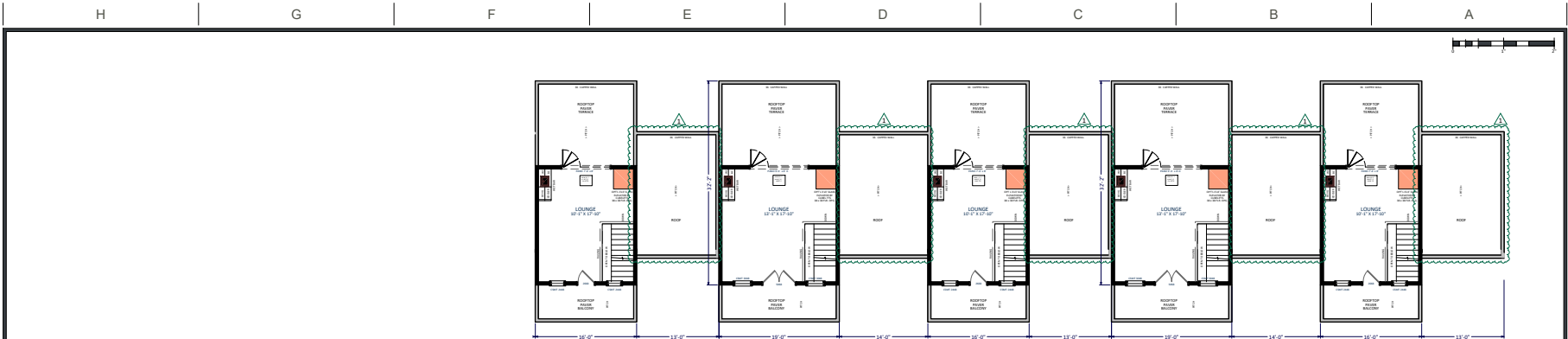
PRELIMINARY
FOR APPROVAL
NOT FOR
CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/23/2026	CITY COMMENTS
2	07/27/2026	CITY COMMENTS - REV. 2

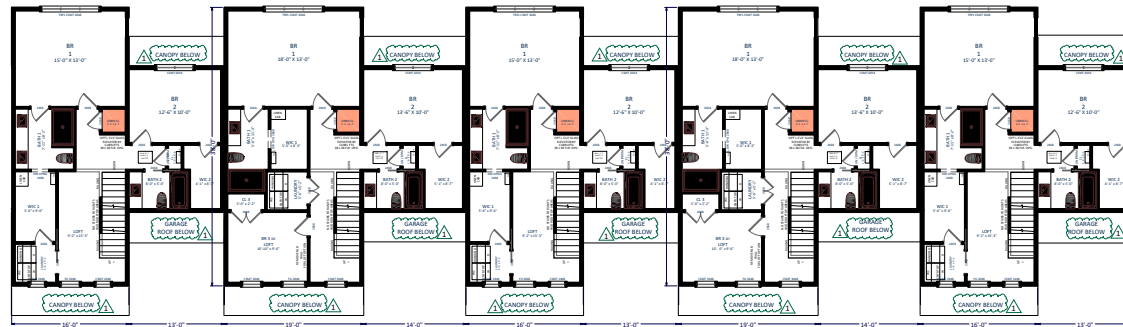
DATE: 06.28.2026
DRAWN BY: JLM
PROJECT PHASE: PLANNING

ARCHITECTURAL SITE
PLAN

A100



3 LEVEL 3 - OPTION
A200 1/8" = 1'-0"



2 LEVEL 2
A200 1/8" = 1'-0"



1 LEVEL 1
A200 1/8" = 1'-0"



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PROJECT NO. 2026005

TOWNHOUSE DEVELOPMENT FOR

NORTHLINE LIVING (PARCEL ID: 070AB007)

3407 VALLEY VIEW DRIVE
KNOXVILLE, TN 37917



REVISIONS		
NO.	DATE	DESCRIPTION
1	07.23.2028	CITY COMMENTS

DATE: 06.28.2024
DRAWN BY: JLM
PROJECT PHASE: PLANNING

FLOOR PLANS

A200

THIS DRAWING IS INTENDED TO BE VIEWED IN FULL SHEET SIZE: 24"x36"



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PROJECT NO. 202600

TOWNHOUSE
DEVELOPMENT FOR

**NORTHLINE
LIVING (PARCEL
ID: 070AB007)**

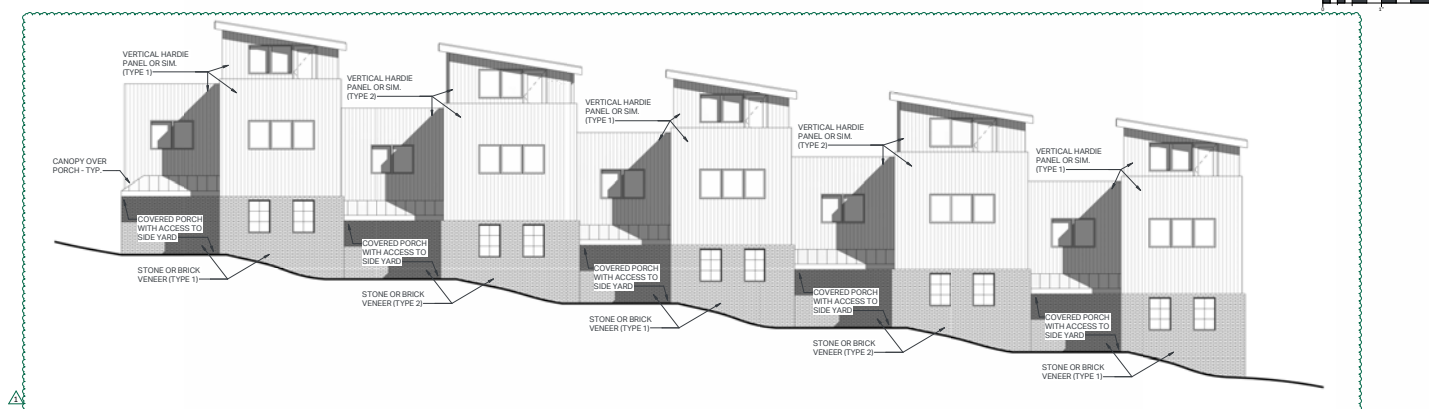
3407 VALLEY VIEW DRIVE
KNOXVILLE, TN 37917

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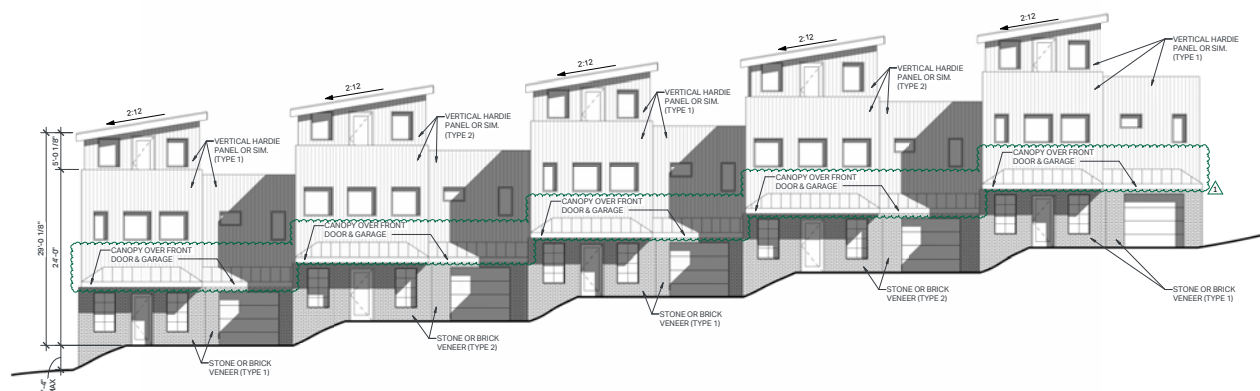
DATE:	06.28.2021
DRAWN BY:	JLM
PROJECT PHASE:	PLANNING

OVERALL EXTERIOR
ELEVATIONS

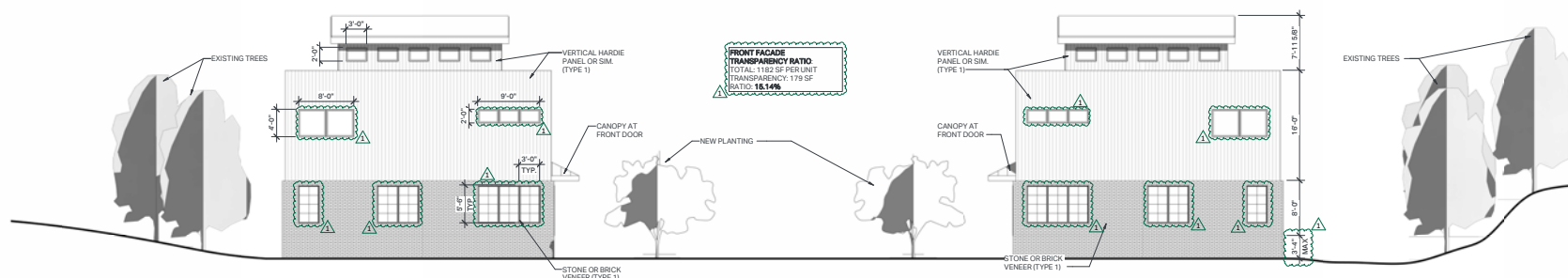
A400



3 SIDE YARD ELEVATION
1/8" = 1'-0"



2 TYPICAL ENTRY ELEVATION
A400 $1/8" = 1'-0"$



1 FRONT ELEVATION
A400 1/8" = 1'-0"

THIS DRAWING IS INTENDED TO BE VIEWED IN FULL SHEET SIZE: 24"X36"

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.

August 1 2026

August 14 2026

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

Yuri Bordei

Applicant Name

06/29/2026

Date