



SPECIAL USE REPORT

► **FILE #:** 8-E-26-SU

AGENDA ITEM #: 43

AGENDA DATE: 8/13/2026

► **APPLICANT:** YURI BORDEI

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

TAX ID NUMBER: 79 L E 003

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 4722 ROHAR RD

► **LOCATION:** Southeast side of Rohar Rd, west of Sullivan Rd

► **APPX. SIZE OF TRACT:** 15652 square feet

SECTOR PLAN: Northwest City

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

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

► **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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.

STAFF RECOMMENDATION:

► **Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, subject to 4 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.
- 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.

ESTIMATED TRAFFIC IMPACT: 10 (average daily vehicle trips)

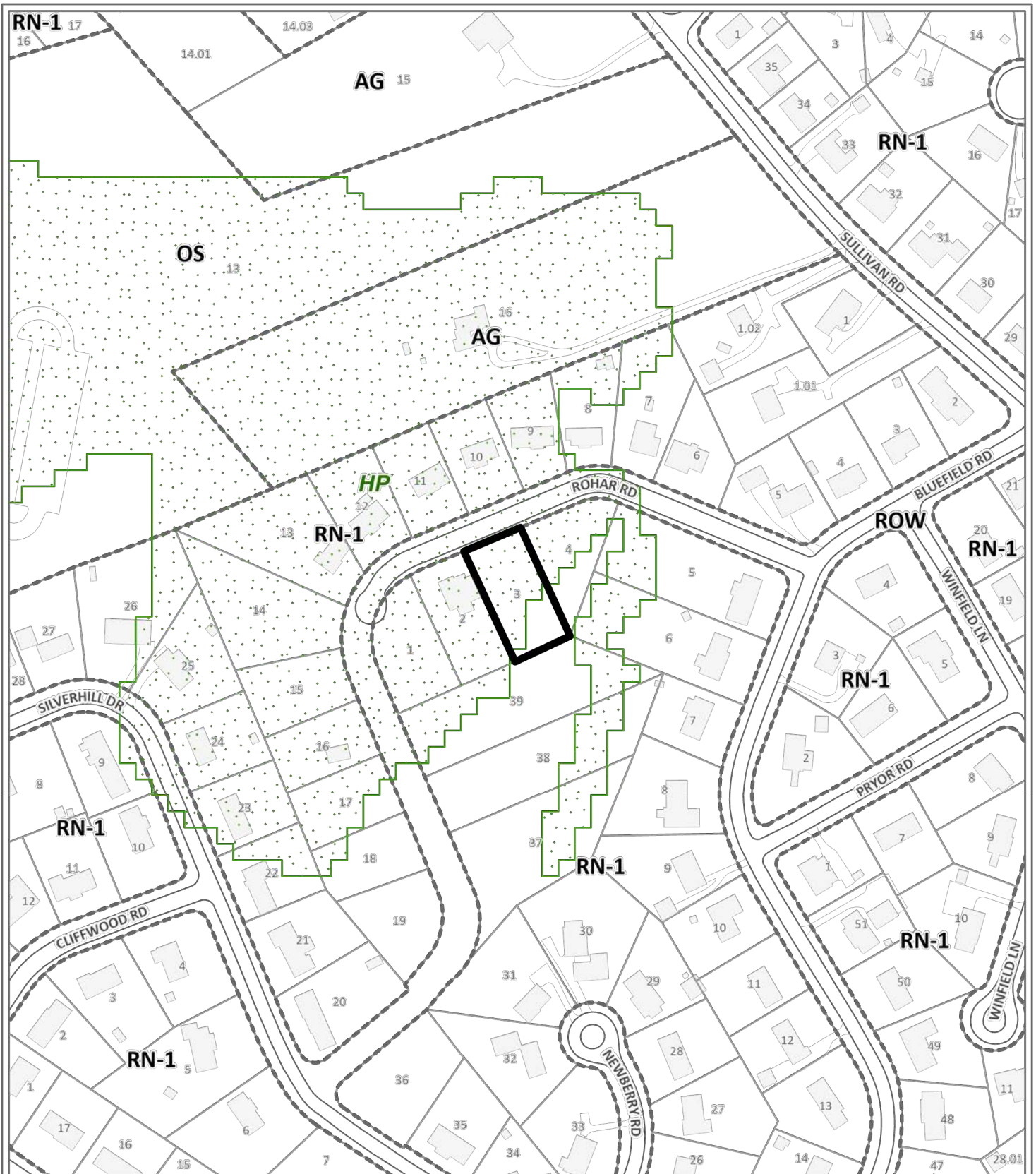
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Petitioner: Yuri Bordei



Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 7/21/2026

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

Map No: 79

Jurisdiction: City

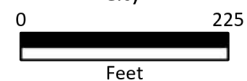
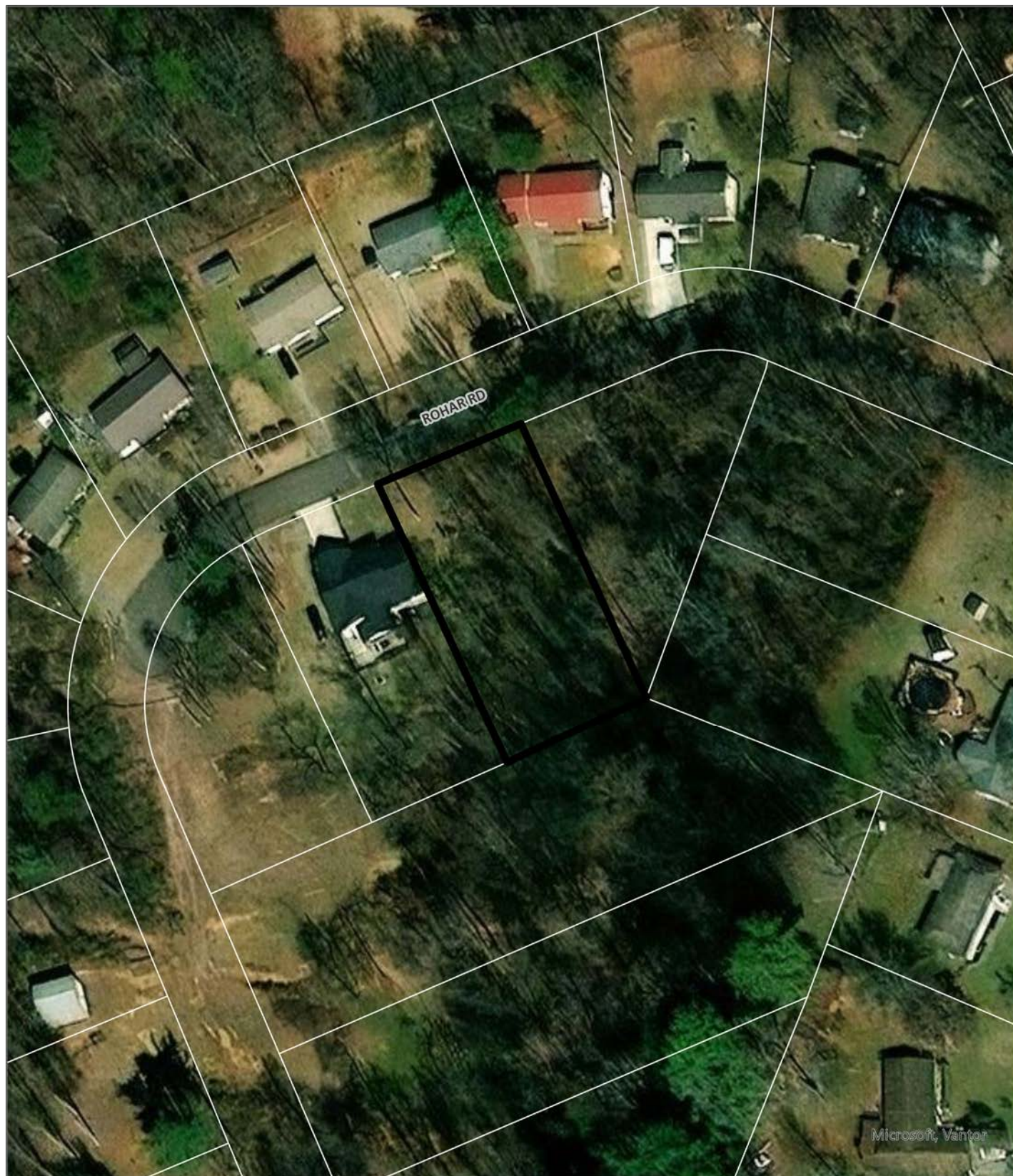


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

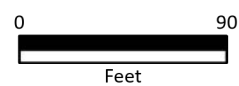
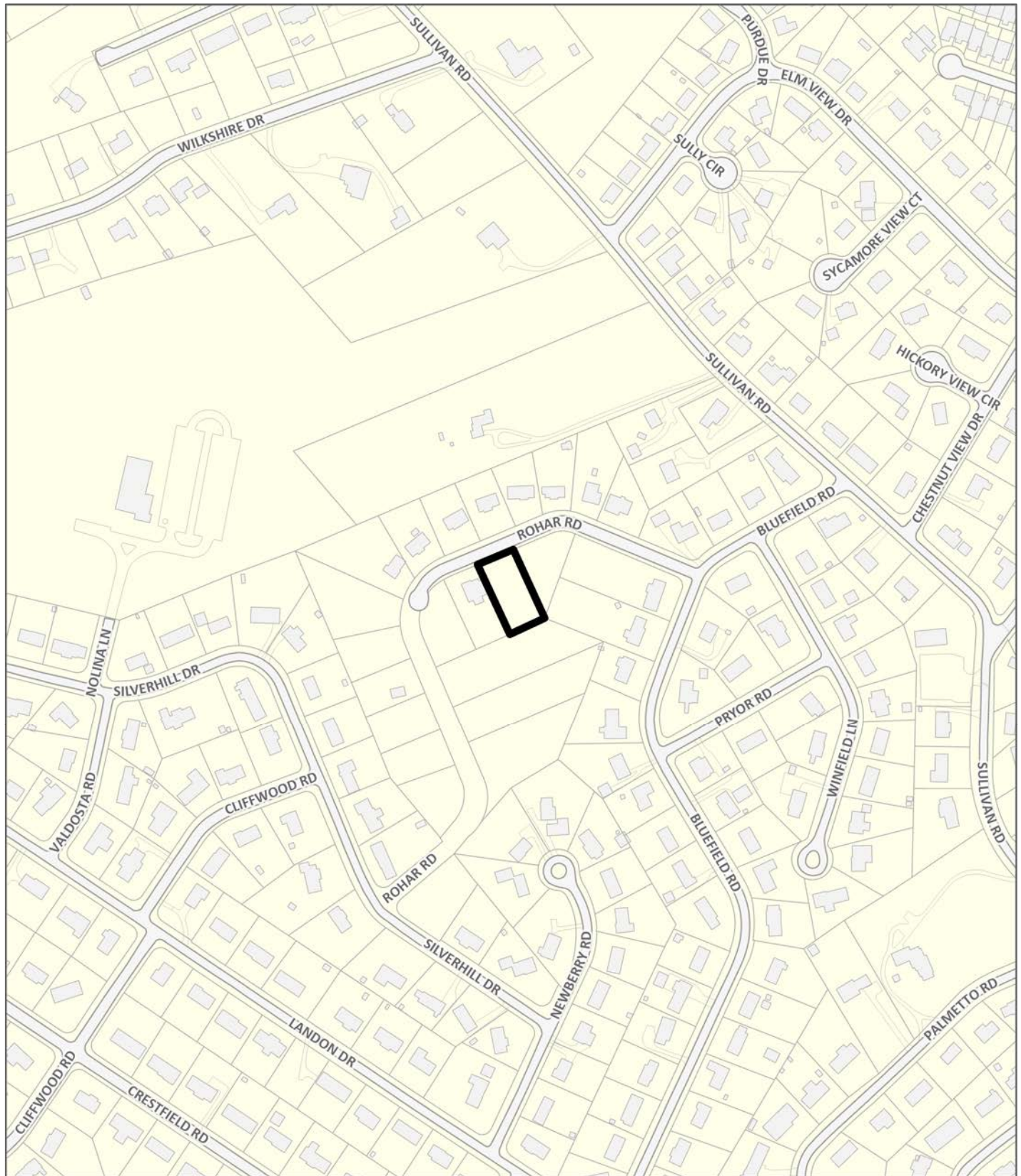


Exhibit A. Contextual Images



LOCATION MAP

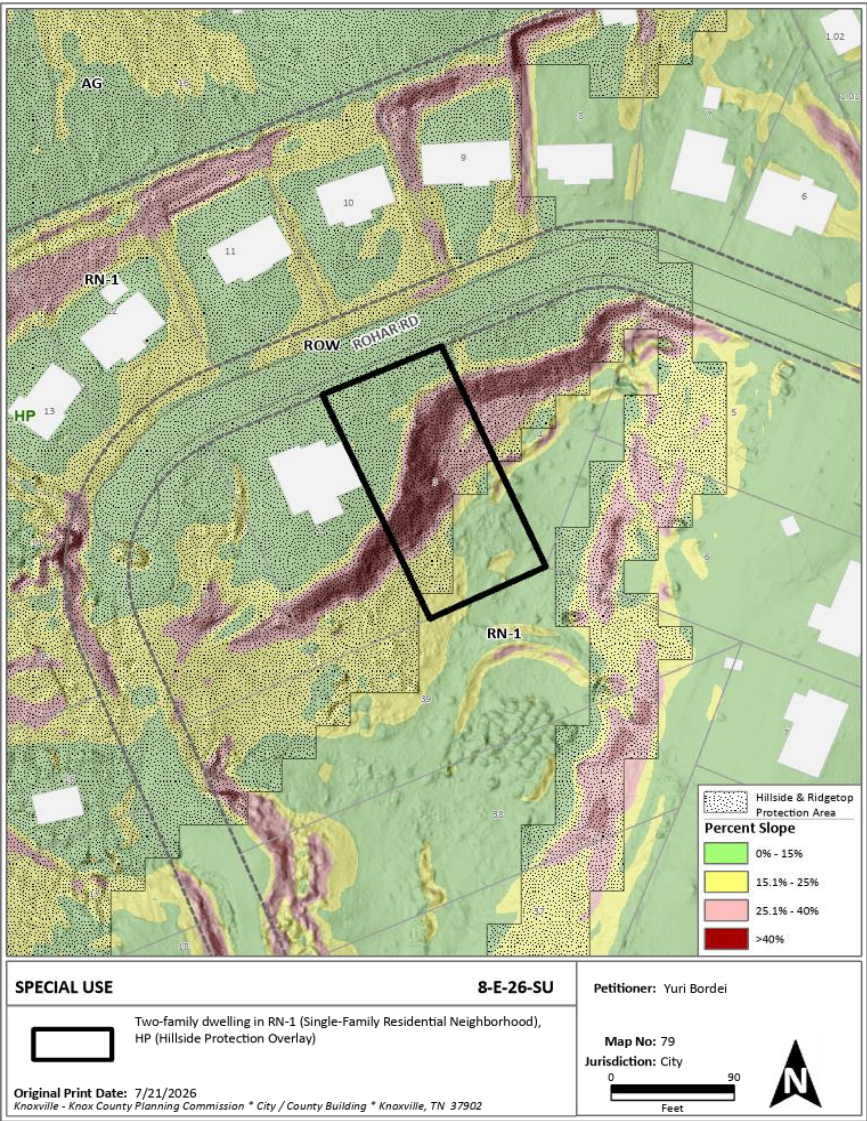
8-E-26-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	17,379.9	0.40			
Non-Hillside	4,752.5	0.11	N/A		
0-15% Slope	4,459.0	0.10	100%	4,459.0	0.10
15-25% Slope	2,696.9	0.06	50%	1,348.5	0.03
25-40% Slope	2,088.6	0.05	20%	417.7	0.01
Greater than 40% Slope	3,382.9	0.08	10%	338.3	0.01
Ridgetops					
Hillside Protection (HP) Area	12,627.4	0.29	Recommended disturbance budget within HP Area	6,563.5	0.15
			Percent of HP Area	52.0%	



H | G | F | E | D | C | B | A



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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



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



4 BACK/SOUTH ELEVATION
1/8" = 1'-0"



5 FRONT/NORTH ELEVATION
1/8" = 1'-0"



6 SIDE/EAST ELEVATION
1/8" = 1'-0"



7 SIDE/WEST ELEVATION
1/8" = 1'-0"



PWA Properties
131 E Broadway Ave. | Maryville, TN 37804
+1 (866) 233-6441 | pwa-properties.com

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PROJECT NO. 26008

(8-E-26-SU)
DUPLEXES AT
ROHAR ROAD
(PARCEL IDs:
079LE003,
079LE004)

4714 / 4722 ROHAR
ROAD KNOXVILLE TN
37921



REVISIONS		
NO.	DATE	DESCRIPTION
1	07.27.2026	CITY COMMENTS
2	07.27.2026	CITY COMMENTS REV 2

DATE: 06.28.2024
DRAWN BY: JLM
PROJECT PHASE: SPECIAL USE APPROVAL

SITE PLAN, FLOOR
PLANS, & ELEVATIONS

A100

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



Yuri Bordei

06/29/2026

Applicant Signature

Applicant Name

Date