

▶ **FILE #:** 8-A-17-RZ

**AGENDA ITEM #:** 40

**AGENDA DATE:** 8/10/2017

▶ **APPLICANT:** IGOR CHEBAN

OWNER(S): Igor Cheban

TAX ID NUMBER: 92 F C 005

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 4321 McKamey Rd

▶ **LOCATION:** Northwest side McKamey Rd., north of Cain Rd.

▶ **APPX. SIZE OF TRACT:** 4.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via McKamey Rd., a major collector street with 26' of pavement width within 50-75' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural) and RP-1 (Planned Residential)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Three residential lots

EXTENSION OF ZONE: Yes, extension of R-1 zoning from the north and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / R-1 (Low Density Residential)

South: McKamey Rd., residential subdivision / RP-1 (Planned Residential) at 1-4 du/ac

East: McKamey Rd., houses and vacant land / R-1 (Low Density Residential)

West: Vacant land / RP-1 (Planned Residential) at 1-4 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A-1, R-1 and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY

GENERALLY:

1. This site, which is accessed from McKamey Rd., a minor collector street, is proposed for low density residential uses on the sector plan map, consistent with the requested R-1 zoning.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is in the vicinity of several low density residential developments, zoned R-1 or RP-1. The request is a logical extension of R-1 zoning from the north and east.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. If connected to sewer, the R-1 zone allows detached residential development with a minimum lot size of 7,500 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the Knox County Health Department.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. R-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to subdivide the property into lots of no less than 7,500 square feet in size, if connected to public sanitary sewer. The elimination of the A-1 zoning would remove the right to keep farm animals on the property.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.
4. A survey plat has never been recorded on the subject property. If subdivided into smaller lots, a final plat will have to be reviewed and certified by MPC, and then recorded at the Knox County Register of Deeds before any building permits for structures can be issued.
5. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of McKamey Rd., this dedication will be 30 feet from the centerline of the right-of-way.

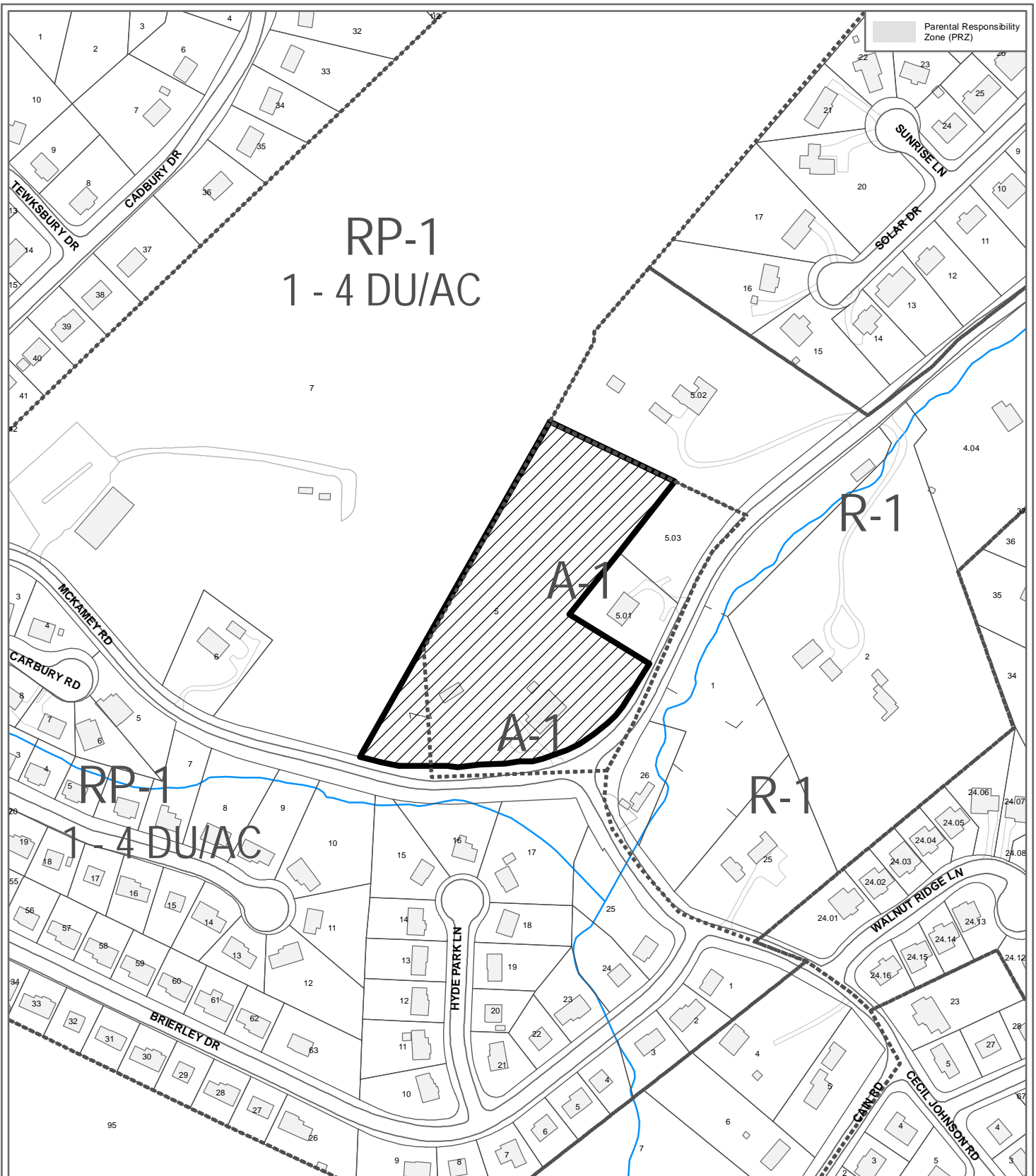
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the proposed R-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/12/2017 and 9/26/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**8-A-17-RZ  
REZONING**

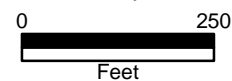
From: A-1 (General Agricultural) and RP-1 (Planned Residential)  
To: R-1 (Low Density Residential)



Petitioner: Cheban, Igor

Map No: 92

Jurisdiction: City



Original Print Date: 7/18/2017  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

REZONING  PLAN AMENDMENT

Name of Applicant: Igor Cheban

Date Filed: 6/19/17 Meeting Date: Aug 10, 2017

Application Accepted by: Bmsseau

Fee Amount: \$500 File Number: Rezoning 8-A-17-R2

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 4321 McKamey Rd. General Location: NW side McKamey Rd., N of Cain Rd.

Parcel ID Number(s): 092 FC 005

Tract Size: 4.30 Existing Land Use: Residence Planning Sector: Northwest County Growth Policy Plan: Inside City Census Tract: 46.08 Traffic Zone: 212

Jurisdiction: [X] City Council 3rd District [ ] County Commission District

Requested Change

REZONING

FROM: A-1 + RP-1

TO: R-1

PLAN AMENDMENT

[ ] One Year Plan [ ] Sector Plan

FROM:

TO:

PROPOSED USE OF PROPERTY

Three residential lots

Density Proposed Units/Acre

Previous Rezoning Requests: None noted

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT

Name: Igor Cheban

Company:

Address: 4321 McKamey Rd

City: Knoxville State: TN Zip: 37921

Telephone: 865 816-4488

Fax:

E-mail: 1stchoiceheatair@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Same

Company:

Address:

City: State: Zip:

Telephone:

Fax:

E-mail:

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Same

PLEASE PRINT

Name:

Company:

Address:

City: State: Zip:

Telephone:

E-mail:

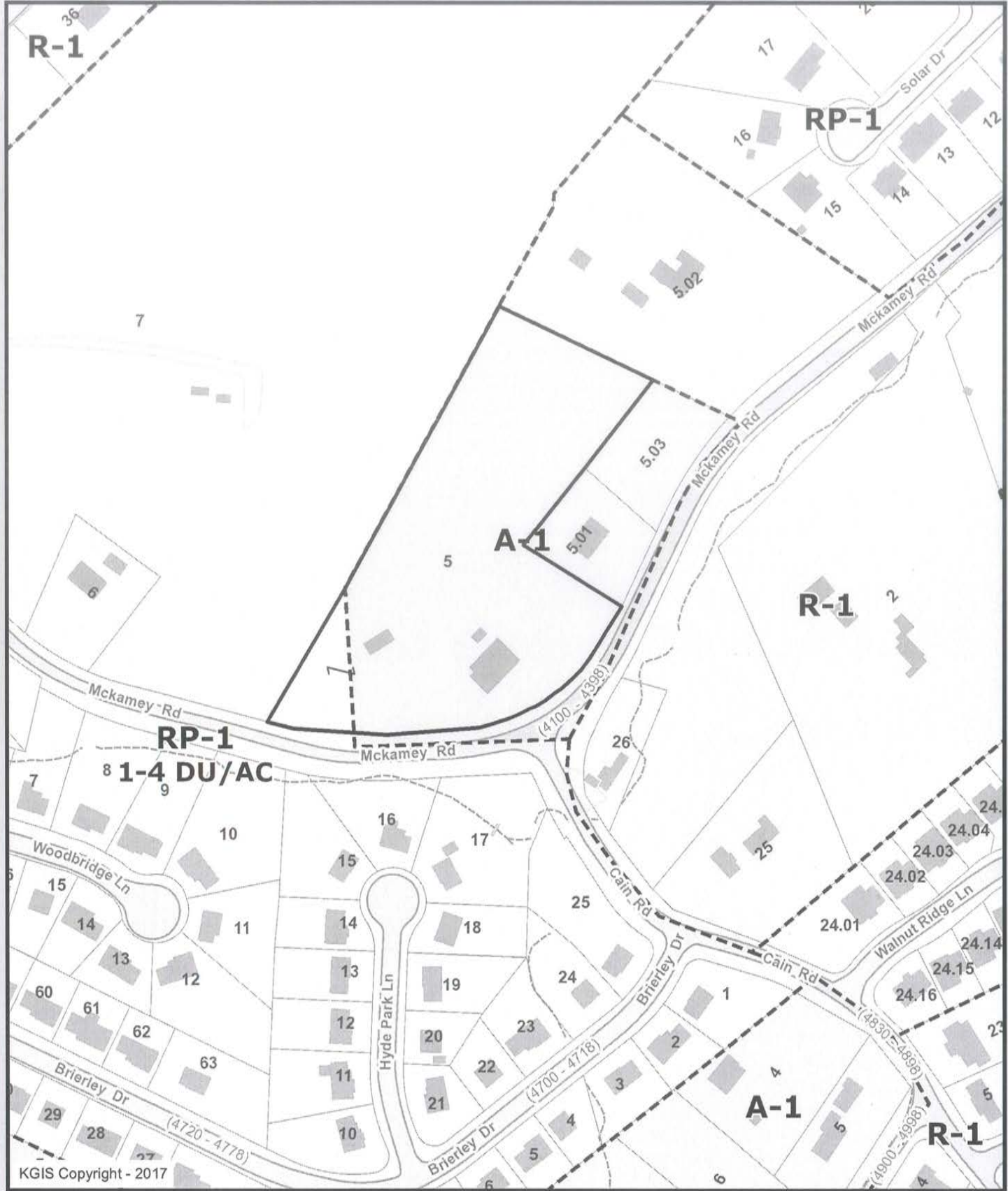
NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Egor Cheban	4321 McLanahan Rd	Knoxville	TN	37921	✓	

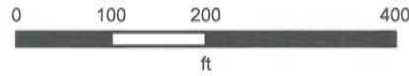




Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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## REQUIRED SIGN POSTING AGREEMENT FORM

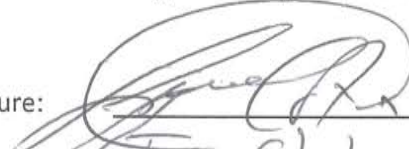
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before July 27, 2017 consistent with the guidelines provided above:

Signature:   
Printed name: Igor Cheban  
MPC/BZA File #: 8-A-17-R2

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