

▶ **FILE #:** 12-H-17-RZ

**AGENDA ITEM #:** 46

**AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** VALERIY ALIY

OWNER(S): Valeriy Aliy

TAX ID NUMBER: 46 201

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8312 Heiskell Rd

▶ **LOCATION:** Northeast side Heiskell Rd., southeast of W. Copeland Dr.

▶ **APPX. SIZE OF TRACT:** 2.02 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Heiskell Rd., a minor arterial street with 20' of pavement width within 55-90' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA zoning from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House and vacant land / A (Agricultural)

South: Heiskell Rd., vacant land / CA (General Business)

East: House and vacant land / A (Agricultural)

West: House and vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with agricultural and rural to low density residential uses, under A, PR and RA zoning. There is a strip of CA commercial zoning to the southwest, on the opposite side of Heiskell Rd., but it is undeveloped except for a child day care center on the corner of E. Copeland Dr. and Heiskell Rd.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA is a logical extension of zoning from the northwest, 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. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed RA zoning is consistent with the North County Sector Plan proposal for the site.
3. If approved, the applicant would have the potential to subdivide the property into lots of less than 1 acre. The minimum lot size under the current A zoning would be 1 acre.

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

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by 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. The applicant intends to subdivide the subject property into more than two residential lots. Under the current A zoning, which requires a minimum lot size of one acre, only 1 lot could be accommodated. RA zoning will allow this 2.02 acre site to be subdivided into more than 2 lots for detached residential uses.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication of 44 feet from the centerline of Heiskell Rd. will be required.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

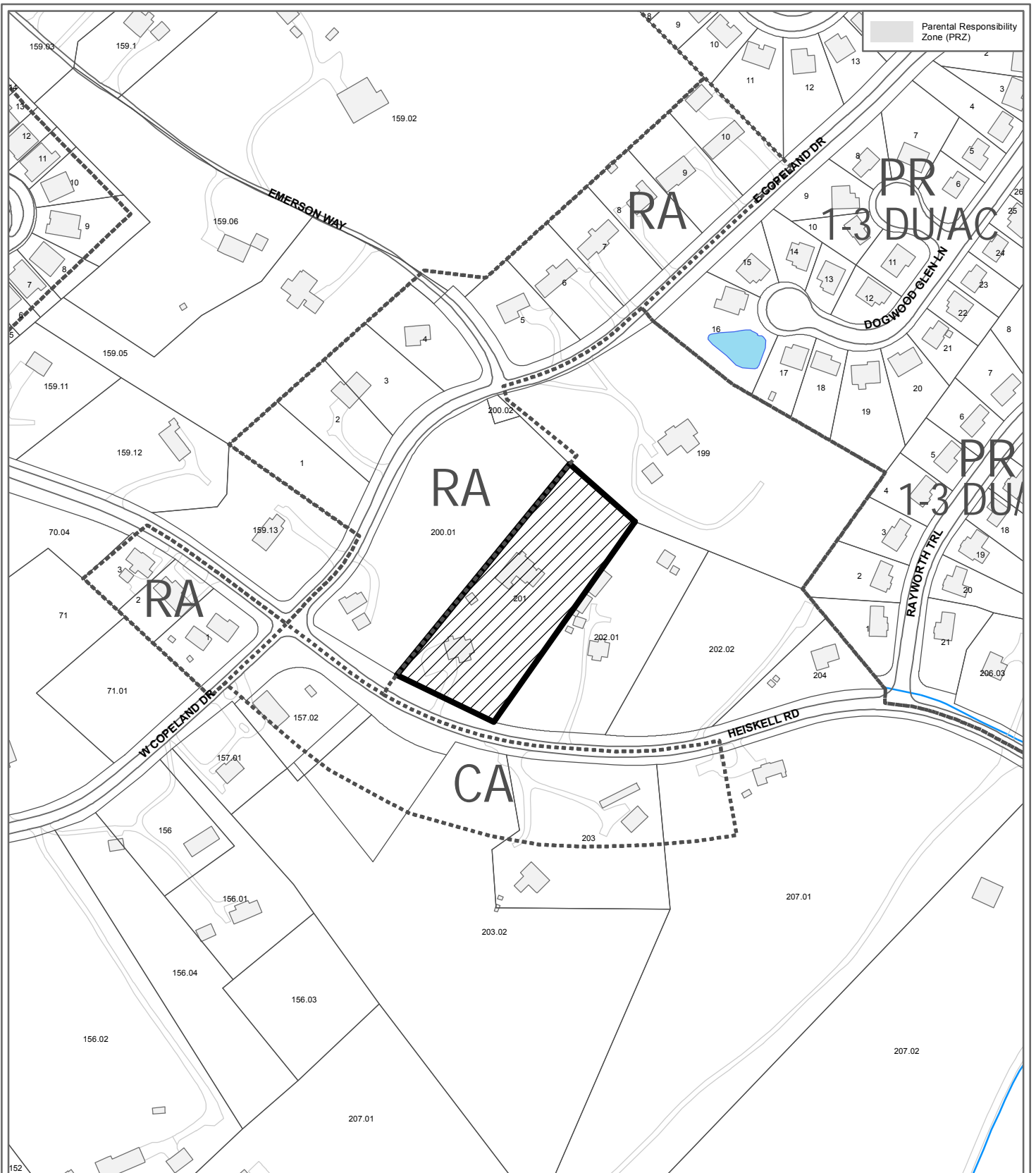
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.
4. The 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 Knox County Commission for action on 1/22/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-H-17-RZ  
REZONING**

From: A (Agricultural)  
To: RA (Low Density Residential)



Petitioner: Aliy, Valeriy

Map No: 46

Jurisdiction: County



Original Print Date: 11/13/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

KNOXVILLE REGIONAL GOVT

# MPC

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

TELEPHONE SERVICE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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## REZONING      PLAN AMENDMENT

Name of Applicant: Zinaida & Valeriy Aliy

Date Filed: 10/30/17 Meeting Date: 12/14/17

Application Accepted by: M. Payne

Fee Amount: \$500.00 File Number: Rezoning 12-H-17-RZ

Fee Amount: X File Number: Plan Amendment X



### PROPERTY INFORMATION

Address: 8312 Heiskell Rd

General Location: 1/2 Heiskell Rd  
due east of  
E. Copeland Dr.

Parcel ID Number(s): 046 201

Tract Size: 2.02 ac

Existing Land Use: Residential

Planning Sector: North County

Growth Policy Plan: Planned

Census Tract: 6102

Traffic Zone: 195

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7<sup>th</sup> District

### Requested Change REZONING

FROM: A

TO: RA

### PLAN AMENDMENT

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: N/A

TO: A

### PROPOSED USE OF PROPERTY

Residential

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

### PROPERTY OWNER    OPTION HOLDER

PLEASE PRINT  
Name: VALERIY ALIY

Company: \_\_\_\_\_

Address: 8316 HEISKELL RD

City: POWELL State: TN Zip: 37849

Telephone: 865-659-71-64

Fax: \_\_\_\_\_

E-mail: ZINAIDAALIIY@YAHOO.COM

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 8316 HEISKELL RD

City: POWELL State: TN Zip: 37849

Telephone: 865-659-71-64

Fax: \_\_\_\_\_

E-mail: ZINAIDAALIIY@YAHOO.COM

### 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: \_\_\_\_\_

PLEASE PRINT  
Name: VALERIY ALIY

Company: \_\_\_\_\_

Address: 8316 HEISKELL RD

City: POWELL State: TN Zip: 37849

Telephone: 865-659-71-64

E-mail: ZINAIDAALIIY@YAHOO.COM