

REZONING REPORT

▶ **FILE #:** 4-V-23-RZ

AGENDA ITEM #: 35

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** ARTHUR ISAKOV

OWNER(S): Arthur Isakov

TAX ID NUMBER: 60 027.04

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2749 MARY EMILY LN

▶ **LOCATION:** West side of Mary Emily Ln, north of Millertown Pk

▶ **APPX. SIZE OF TRACT:** 8.5 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via an exclusive permanent access easement that connects to Mary Emily Lane, a local road with a pavement width of 24-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

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

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

▶ EXTENSION OF ZONE: Yes, A is adjacent to the west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - RA (Low Density Residential)

South: Rural residential - RA (Low Density Residential), RB (General Residential)

East: Agricultural/forestry/vacant, single family residential - RA (Low Density Residential)

West: Agricultural/forestry/vacant, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily large forested and agricultural tracts and small lot single family residential subdivisions.

STAFF RECOMMENDATION:

▶ **Approve the A (Agricultural) zone because it is consistent with the surrounding development and sector plan.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 COUNTY GENERALLY:

1. Surrounding properties have been transitioning away from Agricultural zoning since the early 2000s. However, this 8.36-acre property is an extension of the A (Agricultural) zone to the west.

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

1. The A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 rezoning from RA to A should not create any adverse effects directly nor indirectly.

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:

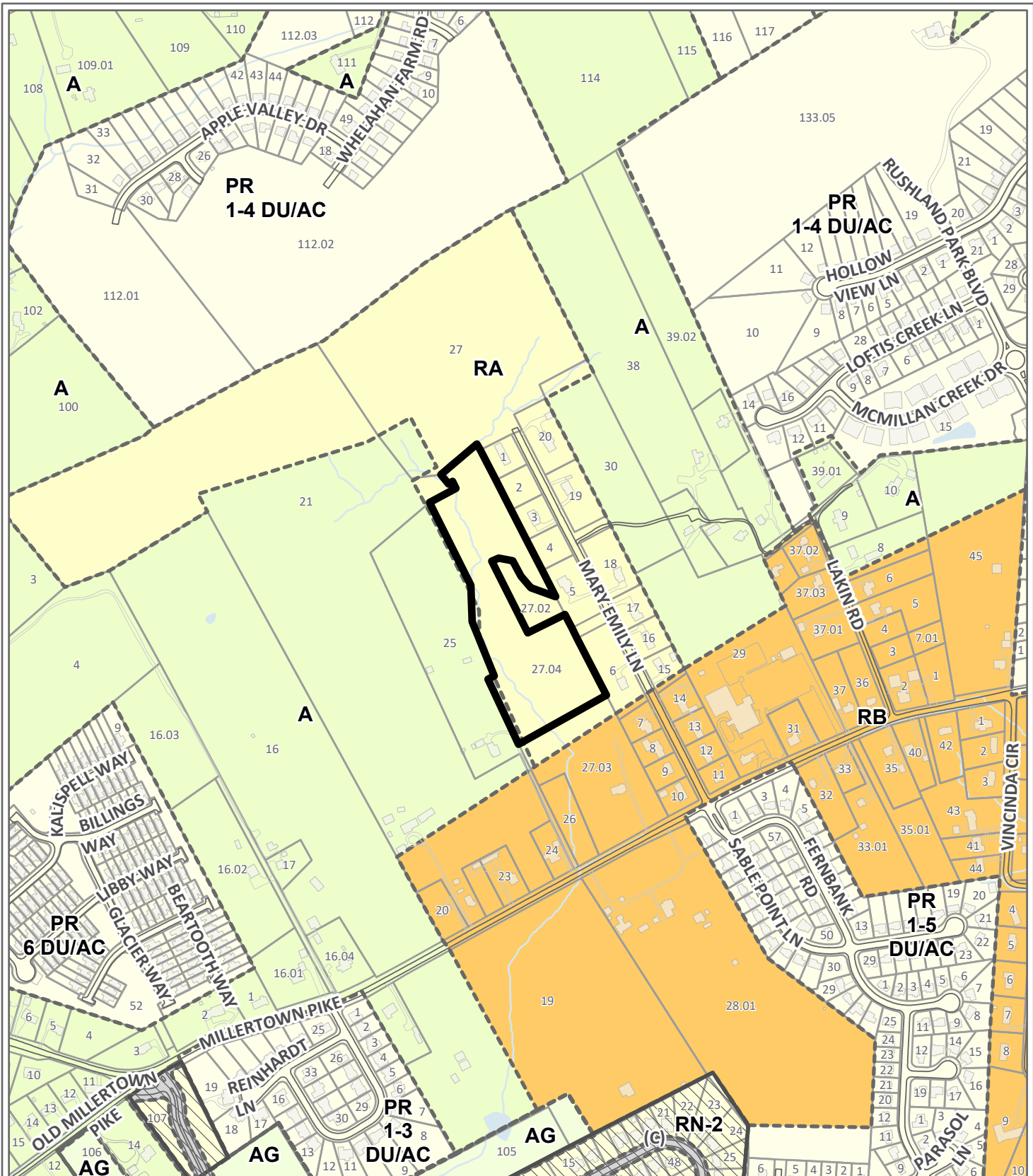
1. The subject property is designated as LDR in the Northeast County Sector Plan, which allows consideration of the A zone.

2. This rezoning is not conflict with the General Plan or the Growth Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2023. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



REZONING

4-V-23-RZ

Petitioner: Arthur Isakov



From: RA (Low Density Residential)

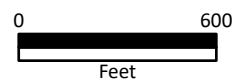
To: A (Agricultural)

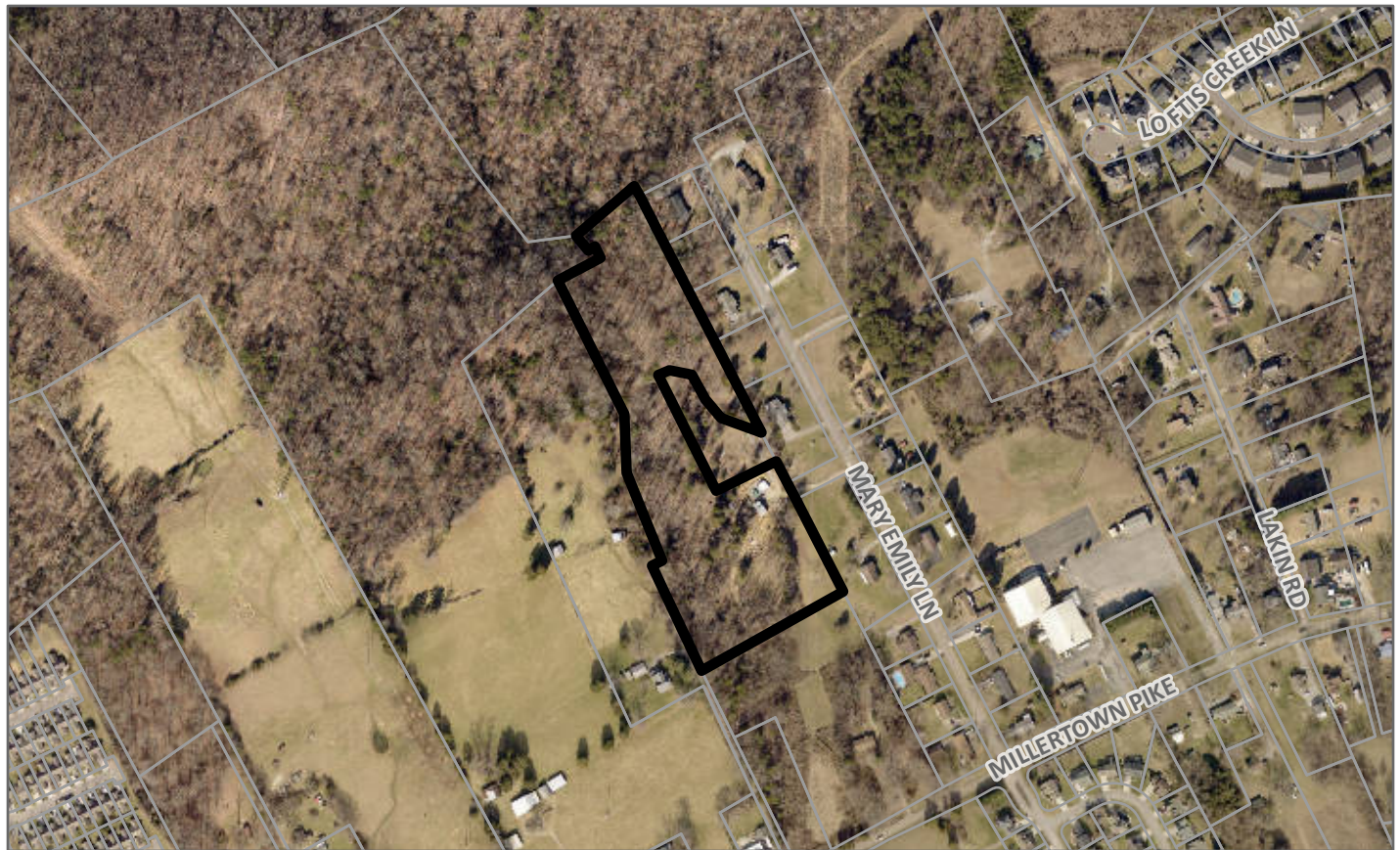
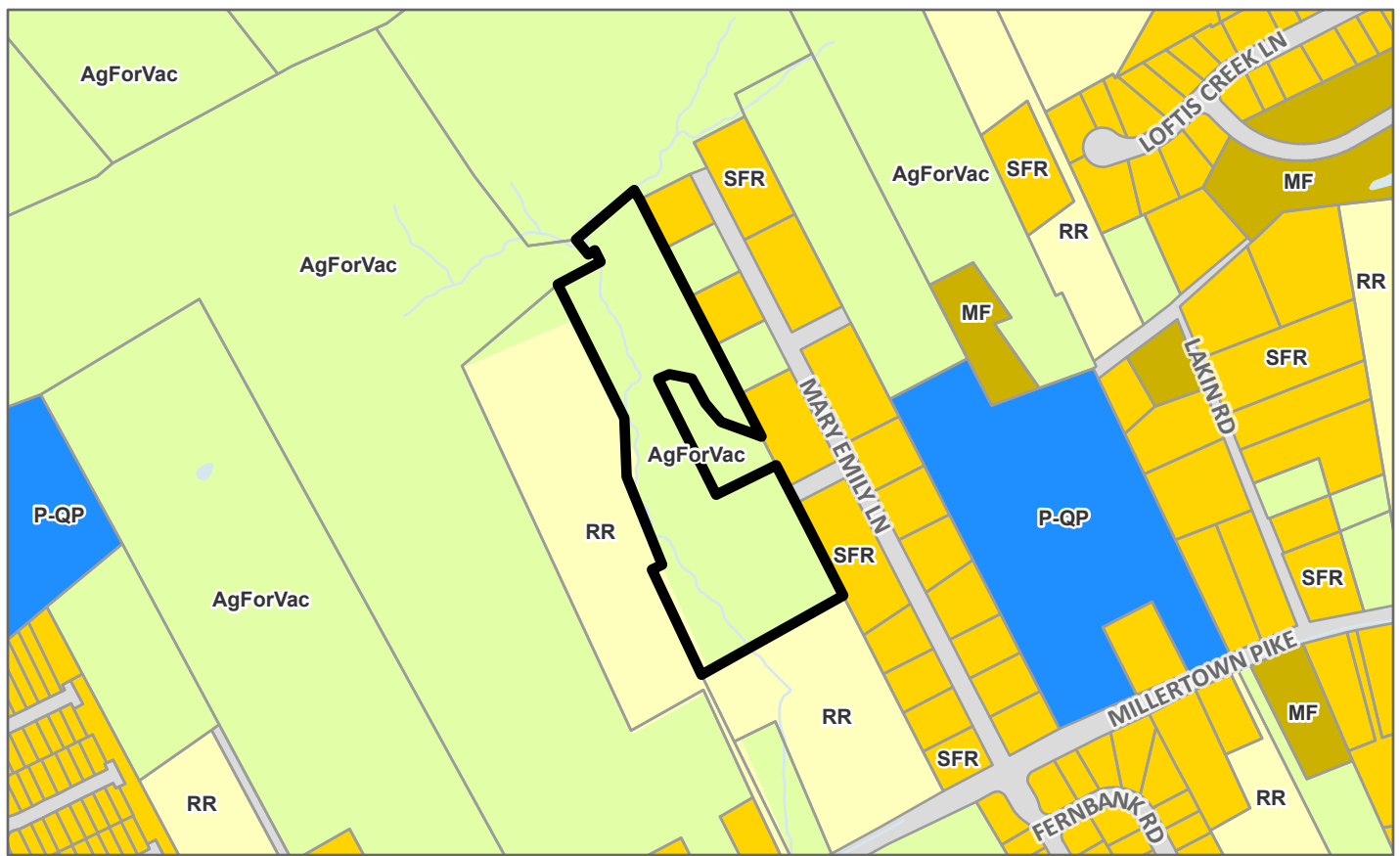
Map No: 60

Jurisdiction: County

Original Print Date: 4/4/2023

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



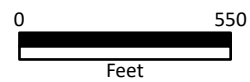


Existing Land Use and Aerial Maps

4-V-23-RZ



Case boundary





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Arthur Isakov

Applicant Name

Affiliation

3/1/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-V-23-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Arthur Isakov

Name / Company

2749 Mary Emily Ln Knoxville TN 37924

Address

865-224-2767 / isakovarthur@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Arthur Isakov

Owner Name (if different)

2749 Mary Emily Ln Knoxville TN 37924

Owner Address

865-224-2767 / isakovarthur@g

Owner Phone / Email

2749 MARY EMILY LN

Property Address

60 027.04

Parcel ID

8.5 acres

Tract Size

Part of Parcel (Y/N)?

Northeast Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

W of Mary Emily Ln, north of Millertown Pk

General Location

City **Commission District 8 RA (Low Density Residential)**

**Rural Residential,
Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

Northeast County

LDR (Low Density Residential), HP (Hillside Protection)

Urban Growth Area (Outside City Limit)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change A (Agricultural)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$1,075.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Applicant Signature	Arthur Isakov Please Print	3/1/2023 Date
---------------------	--------------------------------------	-------------------------

Property Owner Signature	Arthur Isakov Please Print	3/1/2023 Date
--------------------------	--------------------------------------	-------------------------

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

- DEVELOPMENT**
- Development Plan
 - Planned Development
 - Use on Review / Special Use
 - Hillside Protection COA

- SUBDIVISION**
- Concept Plan
 - Final Plat

- ZONING**
- Plan Amendment
 - SP OYP
 - Rezoning

ARTHUR ISAKOV

Applicant Name

12/19/2022

Date Filed

Meeting Date (if applicable)

Affiliation

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

ARTHUR ISAKOV

Name

Company

2749 MARY EMILY LN

KNOXVILLE

TN

37924

Address

City

State

ZIP

8652242767

isakovarthur@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Arthur Isakov

917 557 3683

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2749 Mary Emily Ln

Property Address

060 02702
~~02704~~

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

RA

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Agricultural
Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

	Fee 1	Fee 2	Fee 3	Total

AUTHORIZATION

[Signature]
Applicant Signature

Arthur Isakov
Please Print

Feb 18 / 23
Date

917 557 3683
Phone Number

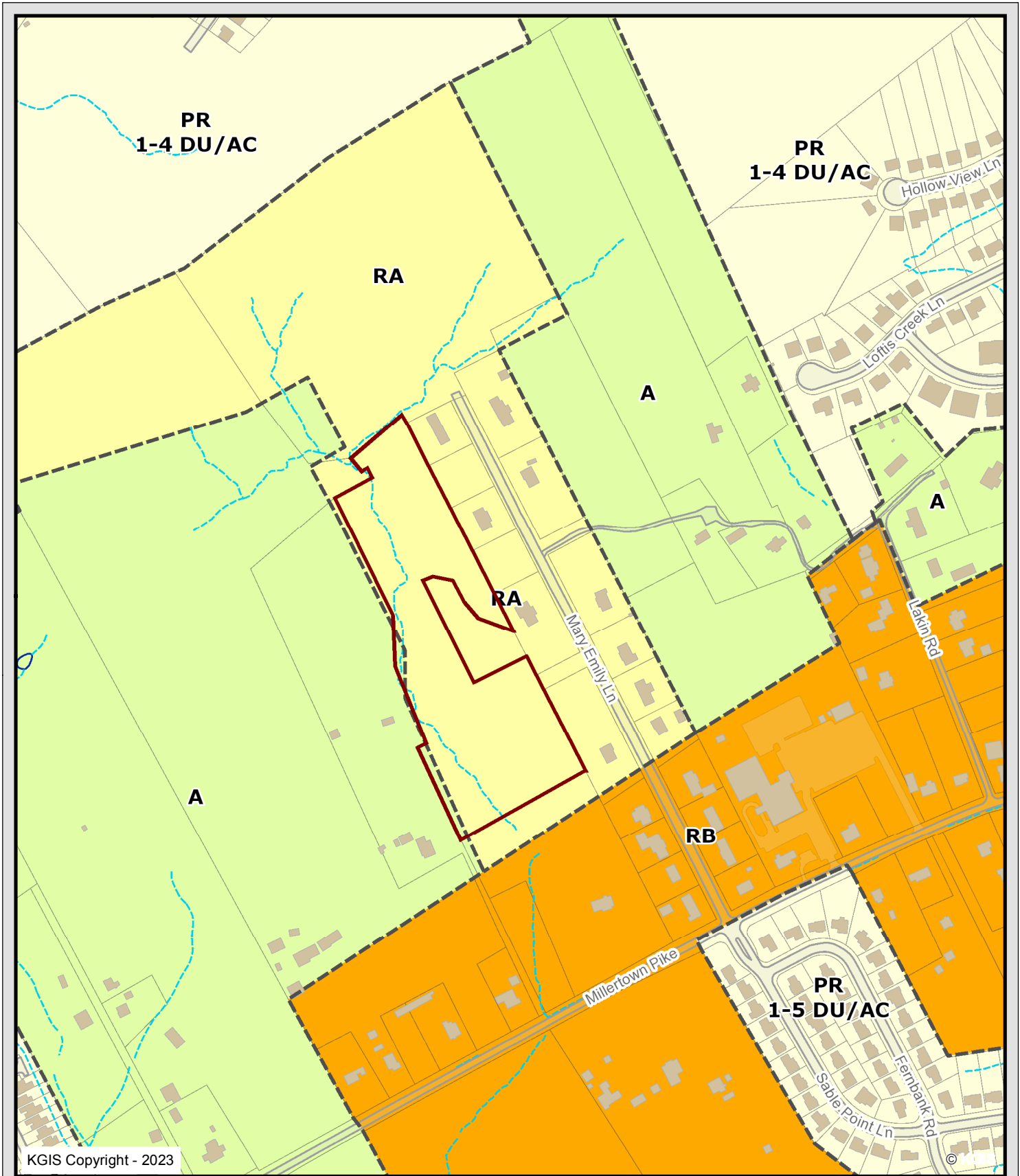
ISAKOV Arthur@gmail.com
Email

[Signature]
Property Owner Signature

Arthur Isakov
Please Print

Feb 18 / 23
Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

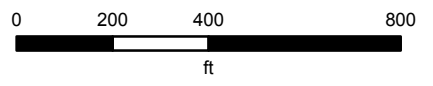


2749 Mary Emily Ln

Knoxville - Knox County - KUB Geographic Information System

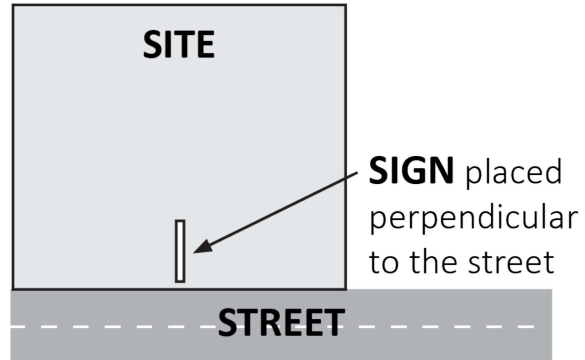


Printed: 3/1/2023 at 2:50:27 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS , WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Arthur Isakov

Date: 3/1/23

File Number: 4-V-23-RZ

- Sign posted by Staff
- Sign posted by Applicant