



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 12-F-23-DP

AGENDA ITEM #: 37

AGENDA DATE: 12/14/2023

▶ **APPLICANT:** **IGOR CHEBAN**
OWNER(S): Robert Edward Watson

TAX ID NUMBER: 31 P A 001 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7519 Washington Pk.

▶ **LOCATION:** **West side of Washington Pike, northwest of Shipe Road**

▶ **APPX. SIZE OF TRACT:** **1.36 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Washington Pike, a minor arterial road with a pavement width of 26 ft within a 40-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Roseberry Creek

▶ **ZONING:** **PR (Planned Residential) up to 1.5 du/ac**

▶ **EXISTING LAND USE:** **Single Family Residential**

▶ **PROPOSED USE:** **Single-family dwelling**

DENSITY PROPOSED: 1.47 du/ac

HISTORY OF ZONING: A sector plan amendment and rezoning was approved in August 2023. (Case # 8-A-23-RZ, 8-A-23-SP)

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)

West: Single family residential, agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of primarily large, single family dwellings along Washington Pike with small lot, single family residential subdivisions on side streets.

STAFF RECOMMENDATION:

▶ **Approve the development plan to create an additional lot with a single family dwelling, for a total of 2 detached residential lots, and a reduction of the peripheral setback from 35 ft to 15 ft for the northern boundary of lot, 1 and the southern boundary of lot 2, subject to 2 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of Knox County Engineering and Public Works.

COMMENTS:

The applicant is proposing to create one additional lot for a single family residential home and is requesting a reduction of the peripheral setback for the northern boundary of lot 1 and the southern boundary of lot 2. The applicant proposed a 10 ft peripheral setback on lot 1. However, the Planning Commission can only reduce the peripheral boundary to 15 ft, which is staff's recommendation. The existing structure is an existing nonconformity. If it was replaced in the future, it would need to meet the current setback requirements or request a variance from the Board of Zoning Appeals.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. Growth Plan Policy 9.3: ensure that the context of new development, including scale and compatibility does not impact existing neighborhoods and communities. The proposed addition of a single-family home is consistent with surrounding uses in the area. The site plan shows a building footprint of a scale similar to surrounding houses.

B. The proposed single family dwelling is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use classification, which encourages low density residential uses in the County's Rural Area.

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

A. The PR (Planned Residential) zone is intended to provide optional methods of residential land development. The property is zoned PR up to 1.5 du/ac. With an additional lot added, the new density of the subdivision would be 1.47 du/ac, which is within the PR zone's maximum allowance of 1.5 du/ac).

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 29,586 sq. ft. lot is consistent with the surrounding properties.

B. The property is in the rural area and built out would result in 1.47 du/ac, which generally allows up to 2 du/ac in the County's Rural Area..

C. The existing trailer near the northern property line is a pre-existing structure and is not part of the proposed subdivision.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed single family residential home is the same use as the surrounding properties, and as such, is not expected to significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access will be via Washington Pike, a minor arterial road, so traffic would not be required through side streets to access this development.

B. The increase of one additional home will not substantially impact local traffic.

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.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

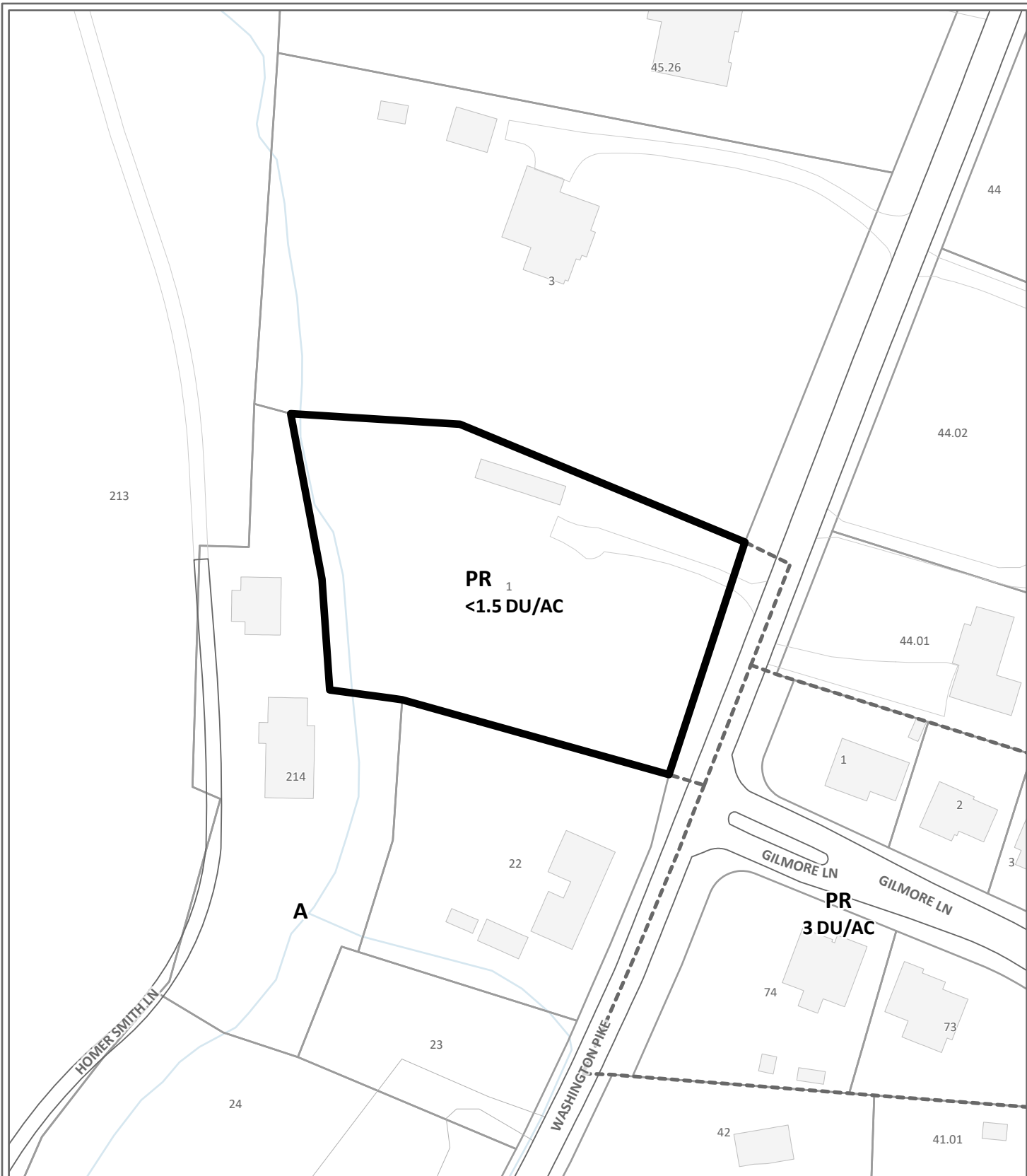
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Ritta Elementary, Holston Middle, and Gibbs 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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

12-F-23-DP

Petitioner: Igor Cheban



Requesting development of one single-family dwelling. in PR (Planned Residential)

Map No: 31

Jurisdiction: County

Original Print Date: 11/6/2023

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

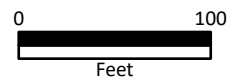
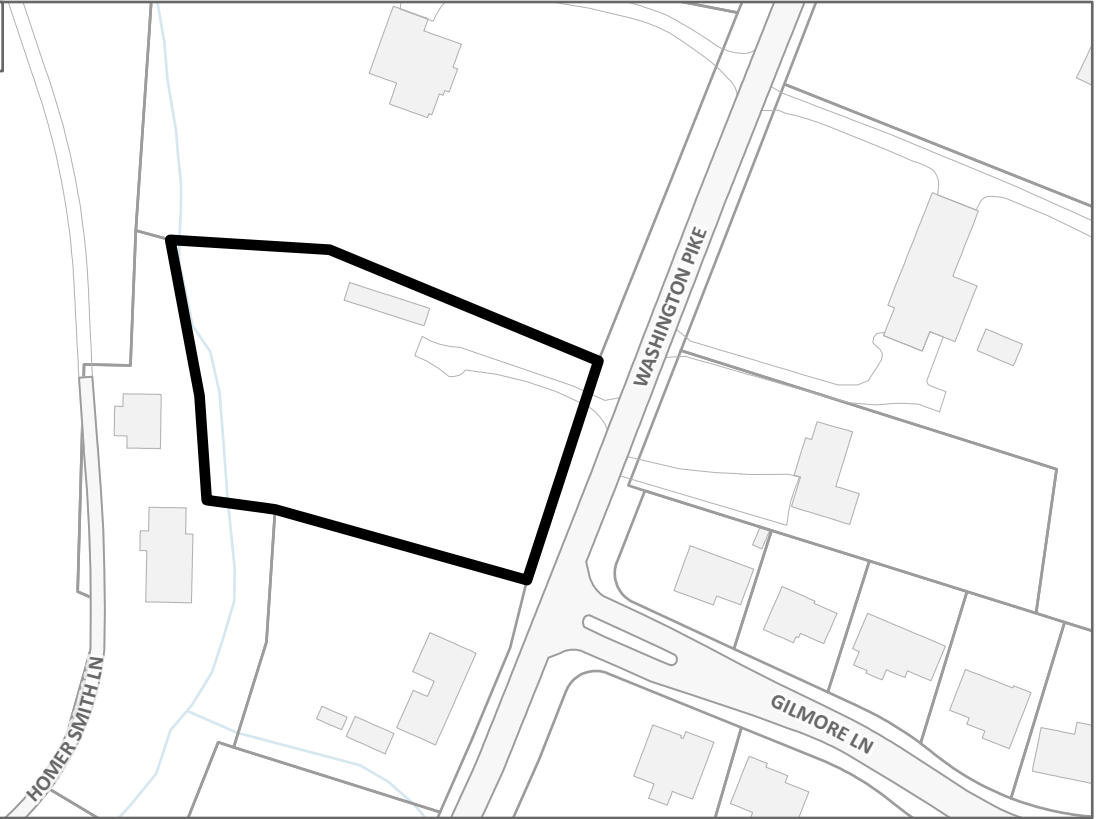


Exhibit A. Contextual Images

Location Map



Aerial Map

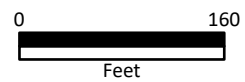


CONTEXTUAL MAPS 1

12-F-23-DP



Case boundary



Certificate of Ownership and General Dedication.
 (I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plat.
 Owner(s) Printed Name: WATSON, ROBERT EDWARD
 Signature(s): _____
 Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions
 (I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Owner(s) Printed Name: WATSON, ROBERT EDWARD
 Signature(s): _____
 Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set. I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the day of, 2023.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 I hereby certify that the unadjusted survey is not less than 1:_____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.
 Engineering Director: _____

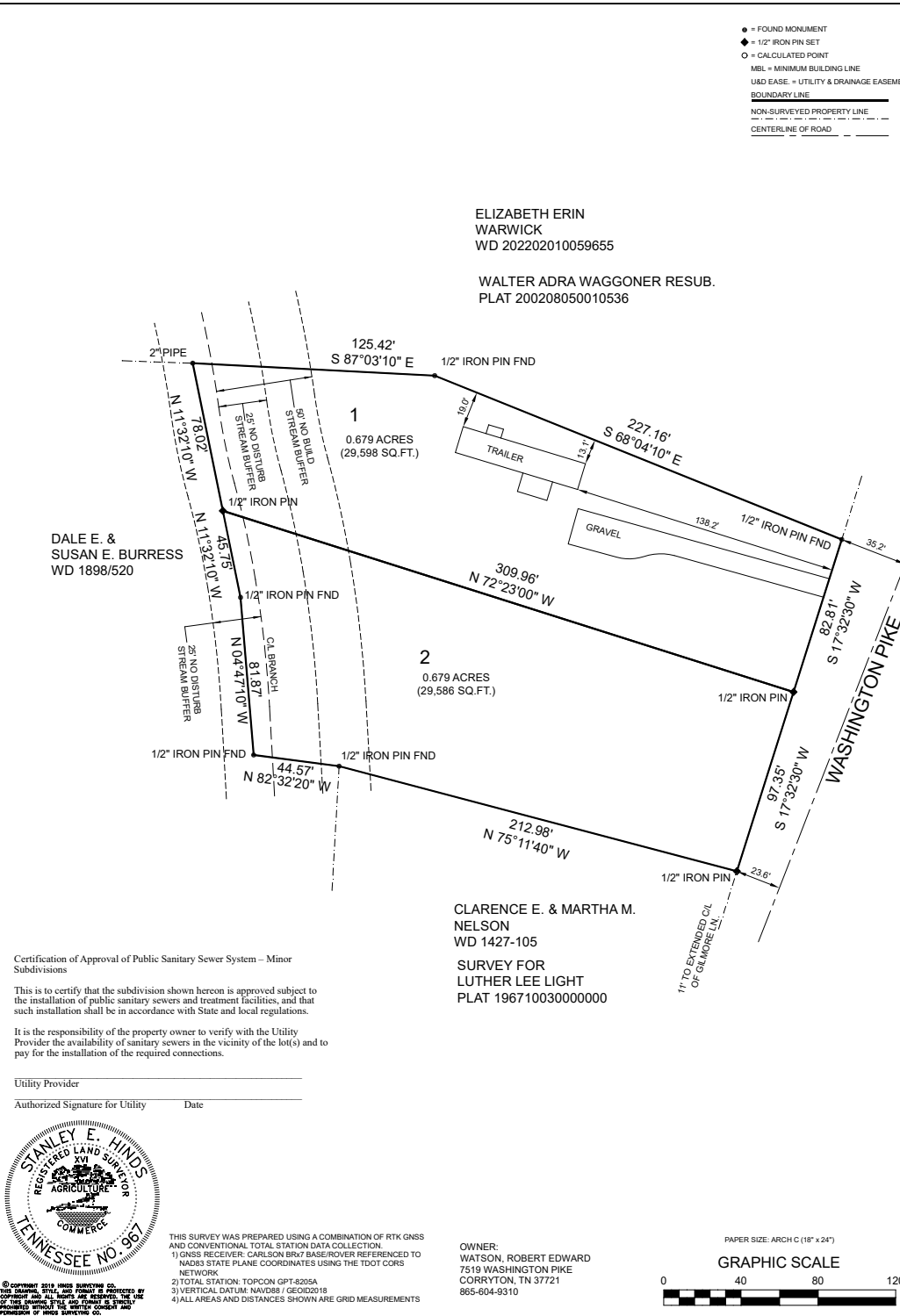
Certification of Approval of Public Water System - Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Utility Provider _____
 Authorized Signature for Utility _____ Date: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
 Signed: _____
 Date: _____

ZONING
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map _____
 Date: _____
 By _____

TAXES AND ASSESSMENTS
 This is to certify that all property taxes and assessments due on this property have been paid.
 Knox County Trustee: _____
 Signed: _____
 Date: _____

Planning Staff Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
 Signed: _____
 Date: _____



DALE E. & SUSAN E. BURRESS
 WD 1898/520

ELIZABETH ERIN WARWICK
 WD 202202010059655

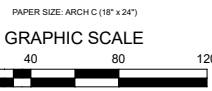
WALTER ADRA WAGGONER RESUB.
 PLAT 200208050010536

CLARENCE E. & MARTHA M. NELSON
 WD 1427-105
 SURVEY FOR LUTHER LEE LIGHT
 PLAT 196710030000000

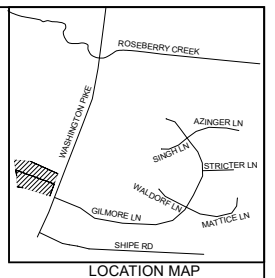


THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.
 1) GNSS RECEIVER: CARLSON B7X BASE/ROVER REFERENCED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORS NETWORK.
 2) TOTAL STATION: TOPCON GPT-8205A
 3) VERTICAL DATUM: NAVD83 / GEOID2018
 4) ALL AREAS AND DISTANCES SHOWN ARE GRID MEASUREMENTS

OWNER:
 WATSON, ROBERT EDWARD
 7519 WASHINGTON PIKE
 CORYTON, TN 37721
 865-604-9310



- = FOUND MONUMENT
- ◆ = 1/2" IRON PIN SET
- = CALCULATED POINT
- MBL = MINIMUM BUILDING LINE
- U&D EASE = UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- NON-SURVEYED PROPERTY LINE
- CENTERLINE OF ROAD



- 1) IRON PIN AT EACH CORNER
- 2) UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 3) 2 LOTS EQUALING 1.358 ACRES
- 4) ZONED "PR". Refer to Knox Planning case 8-A-23-SP for approved development conditions and setbacks.
- 5) BUILDING SETBACKS: FRONT = 20'
SIDE = 5'
REAR = 15'
PERIPHERAL = 35'
- 6) KNOX PLANNING DEVELOPMENT PLAN "8-A-23-SP" APPROVED 9-25-2023 CONDITIONS
a) MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE.
b) MEETING ALL REQUIREMENTS OF THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING PERMIT REVIEW.

12-F-23-DP
 11/3/2023

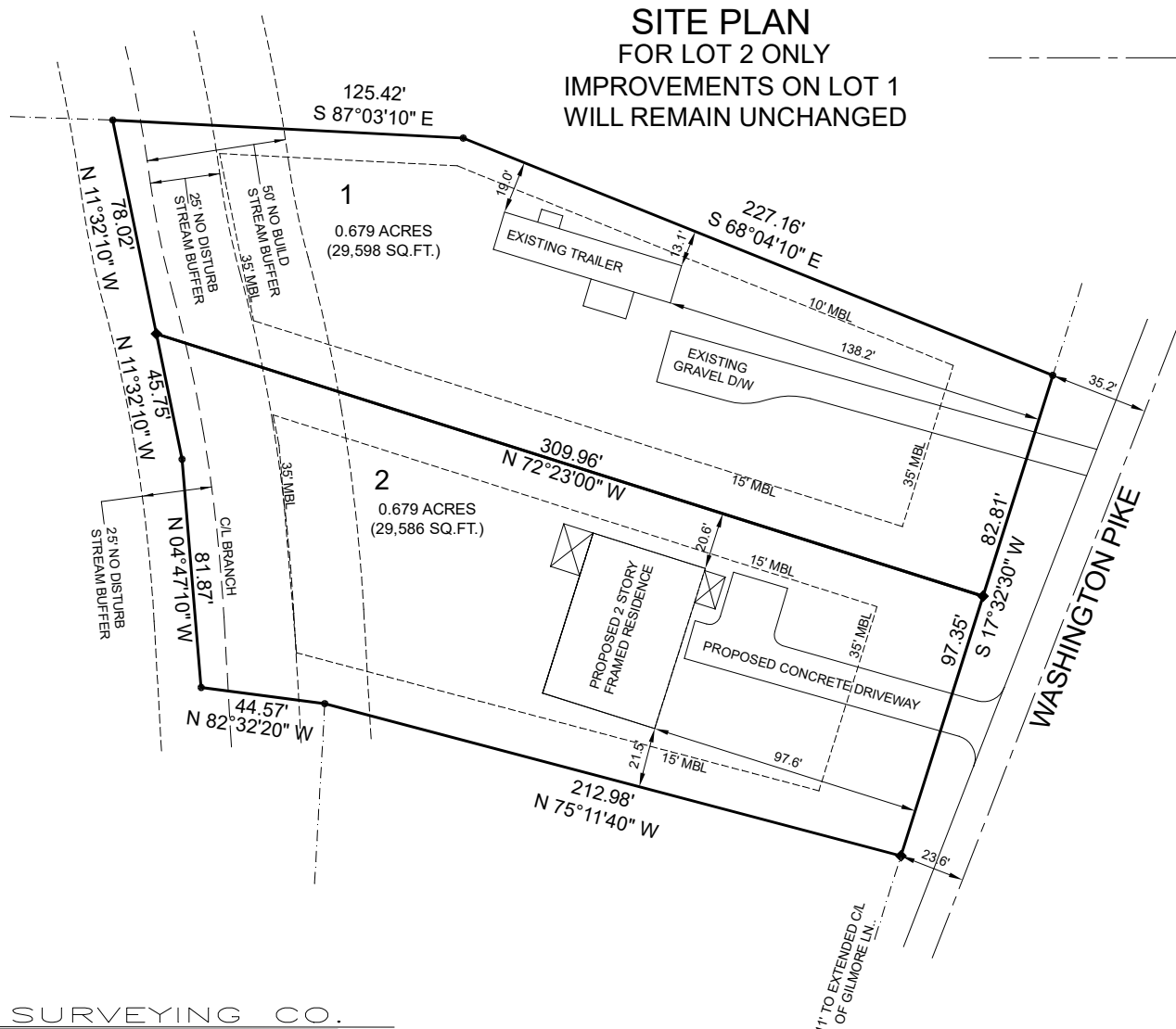
PLANNING FILE #: 10-Y-23

FINAL PLAT OF THE ROBERT WATSON PIKE PROPERTY
 FORMER TRACT 1 OF WALTER ADRA WAGGONER
 DISTRICT: 8 KNOX COUNTY
 INSTR.: WD 202104270088722 PLAT 200201170058555
 C.L.T. MAP: PARCEL 031P A 001 DATE: 10-10-2023
 SCALE: 1"=40'
HINDS SURVEYING CO.
 3555 WINDY J FARMS DR. LOUISVILLE, TN 37777
 PH. 865-588-9799 tnsurvey@gmail.com
 WWW.HINDSSURVEYING.COM JOB NO. 2310005

**SITE PLAN
FOR LOT 2 ONLY
IMPROVEMENTS ON LOT 1
WILL REMAIN UNCHANGED**

--- MBL = MINIMUM BUILDING LINE
--- CENTERLINE OF ROAD

1. ZONED PR
2. PARCEL 031P A 001 HAS BEEN SUBMITTED FOR RESUBDIVISION INTO 2 LOTS. THIS SITE PLAN WILL BE UPDATED AS NEW INFORMATION BECOMES AVAILABLE.



PLANNING # 12-F-23-DP

OWNER:
WATSON, ROBERT EDWARD
7519 WASHINGTON PIKE
CORRYTON, TN 37721

FINAL PLAT OF THE ROBERT WATSON PIKE
PROPERTY

C.L.T. MAP: PARCEL 031P A 001
DISTRICT 8 - KNOX COUNTY
WD 202104270088722

JOB NO. 2310005

HINDS SURVEYING CO.

3555 WINDY J FARMS DR. LOUISVILLE, TN 37777

865-588-9799 SURVEY@GMAIL.COM

WWW.HINDSSURVEYING.COM

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0 50 100 150



11' TO EXTENDED O/L
OF GILMORE LN.



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

Igor Cheban

Applicant Name

Affiliation

11/3/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-F-23-DP

File Number(s)

CORRESPONDENCE

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

Igor Cheban

Name / Company

6939 Clinton Highway Knoxville TN 37921

Address

865-315-5070 / 1stchoiceheatair@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Robert Edward Watson

Owner Name (if different)

7519 Washington Pike Corryton TN 37721

Owner Address

865-604-9310

Owner Phone / Email

7519 Washington Pk.

Property Address

31 P A 001

Parcel ID

1.36 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Washington Pike, NW of Shipe Road

General Location

City

Commission District 8

PR (Planned Residential)

Single Family Residential

County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

RR (Rural Residential)

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) Requesting development of one single-family dwelling.	

SUBDIVISION REQUEST

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

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: **Igor Cheban** Please Print **11/3/2023** Date

Phone / Email _____
Property Owner Signature: **Robert Edward Watson** Please Print **11/3/2023** Date



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

Igor Cheban

Applicant Name

11/02/2023

Affiliation

12/14/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

12-F-23-DP

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
- Igor Cheban ProStar Builds LLC

Name

6939 Clinton Hwy

Company

Knoxville

TN

37921

Address

8653155070

City

1stchoiceheatair@gmail.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Robert Edward Watson

7519 Washington Pike Corryton TN 37721

8656049310

Property Owner Name (if different)

7519 Washington Pike Corryton TN 37721

Property Owner Address

031PA001

Property Owner Phone

Property Address

KUB

Parcel ID

Northeast Utility

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Related City Permit Number(s)

Residential Non-Residential

Home Occupation (specify) Build a Single Family Dwelling

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

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		Total
0402	\$500.00	
Fee 2		\$500.00
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Igor Cheban

Please Print

Date

11-2-2023

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

865 315 5070

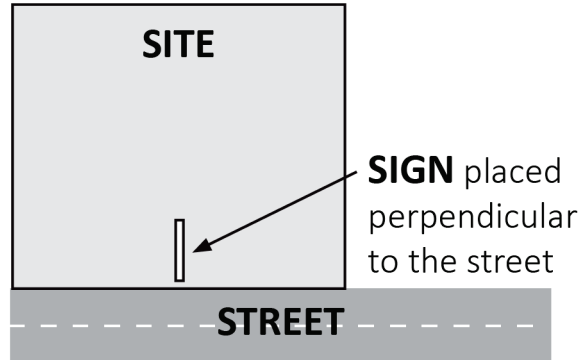
1stchoicerealty@gmail.com

Robert E. Watson

Robert E. Watson

11/03/2023. SG

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:

_____ 12/01/2023 _____ and _____ 12/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Igor Cheban

Date: 11/03/2023

File Number: 12-F-23-DP

- Sign posted by Staff
- Sign posted by Applicant