

REZONING REPORT

► **FILE #:** 1-L-23-RZ

AGENDA ITEM #: 22

AGENDA DATE: 1/12/2023

► **APPLICANT:** ALEKSANDR CHEKHOVSKYY

OWNER(S): Aleksandr Chekhovskyy

TAX ID NUMBER: 92 091

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 CAVALIER DR

► **LOCATION:** **Terminus of Cavalier Dr, northeast of Orabella Rd, northwest of Ellesmere Dr**

► **APPX. SIZE OF TRACT:** **0.99 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Cavalier Dr, a local road with a 25-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

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

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None Noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/Forestry/Vacant, Single family residential - RN-2 (Single-Family Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - PR (Planned Residential), RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Agricultural/Forestry/Vacant - PR (Planned Residential), RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is primarily large lot single-family residential and large lot agricultural.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) 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. The area surrounding the subject property has been transitioning from agricultural to single family residential land use since the late 1990s.
2. This area abuts large lot single family residential to the east the city's RN-1 (Single-Family Residential Neighborhood Zoning District) zone and RN-2 to the north. While the property directly to the west is PR (Planned Residential) at 4 du/ac.

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

1. This residential zone provides for residential areas with low population densities.
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 area consists primarily of single family residential and agricultural land uses. This rezoning to RA is consistent with the land uses and development pattern surrounding the subject property.
2. This RA (Low Density Residential) zoned acreage should not have any adverse effects on any other parts of the county.

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. This rezoning is not conflict with the General Plan or any other adopted plans.

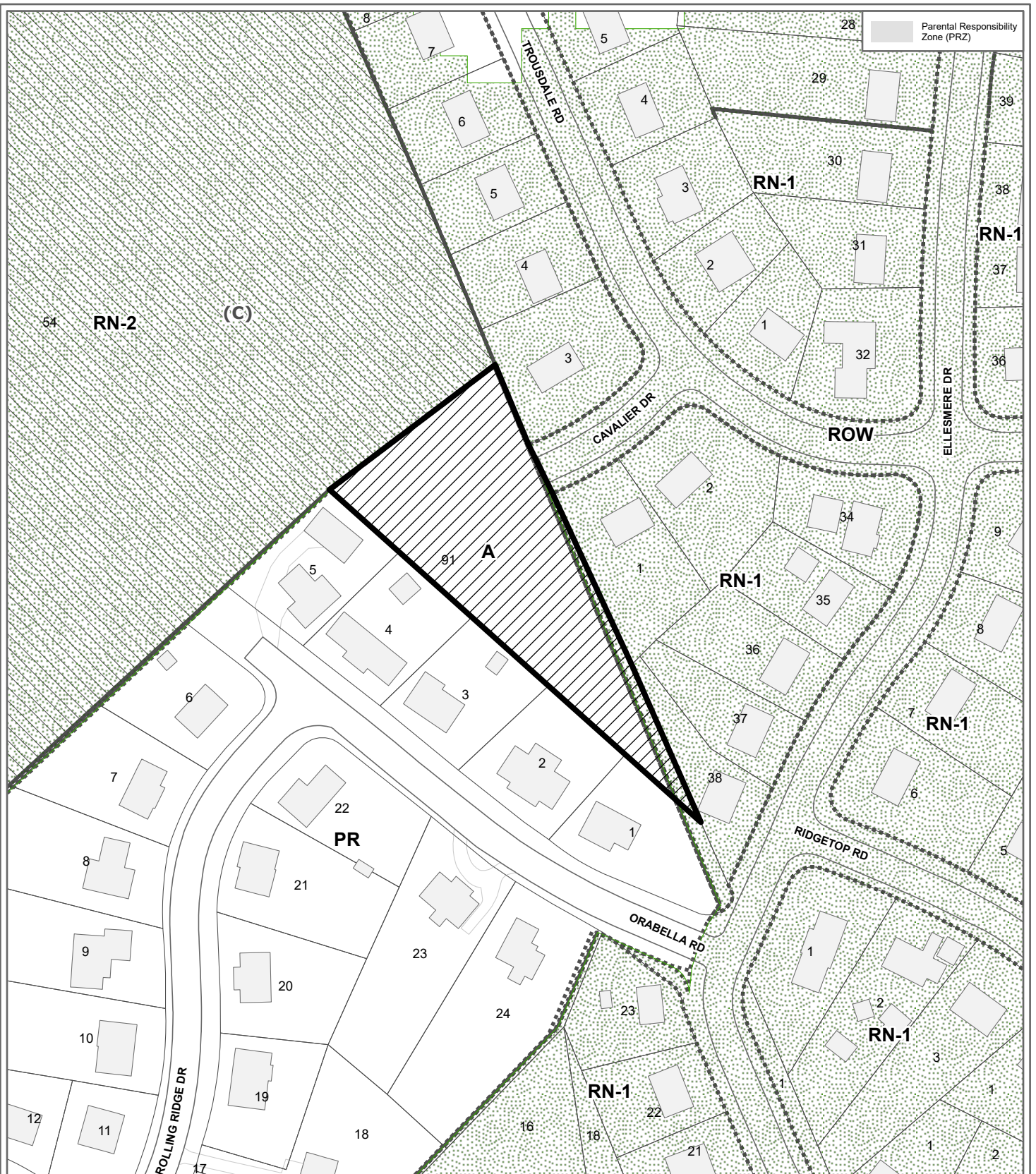
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst 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.

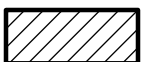
If approved, this item will be forwarded to Knox County Commission for action on 2/21/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



1-L-23-RZ REZONING

From: A (Agricultural)

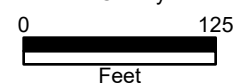
To: RA (Low Density Residential)



Petitioner: Aleksandr Chekhovskyy

Map No: 92

Jurisdiction: County



Original Print Date: 12/19/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 1-L-23-RZ Contextual Images

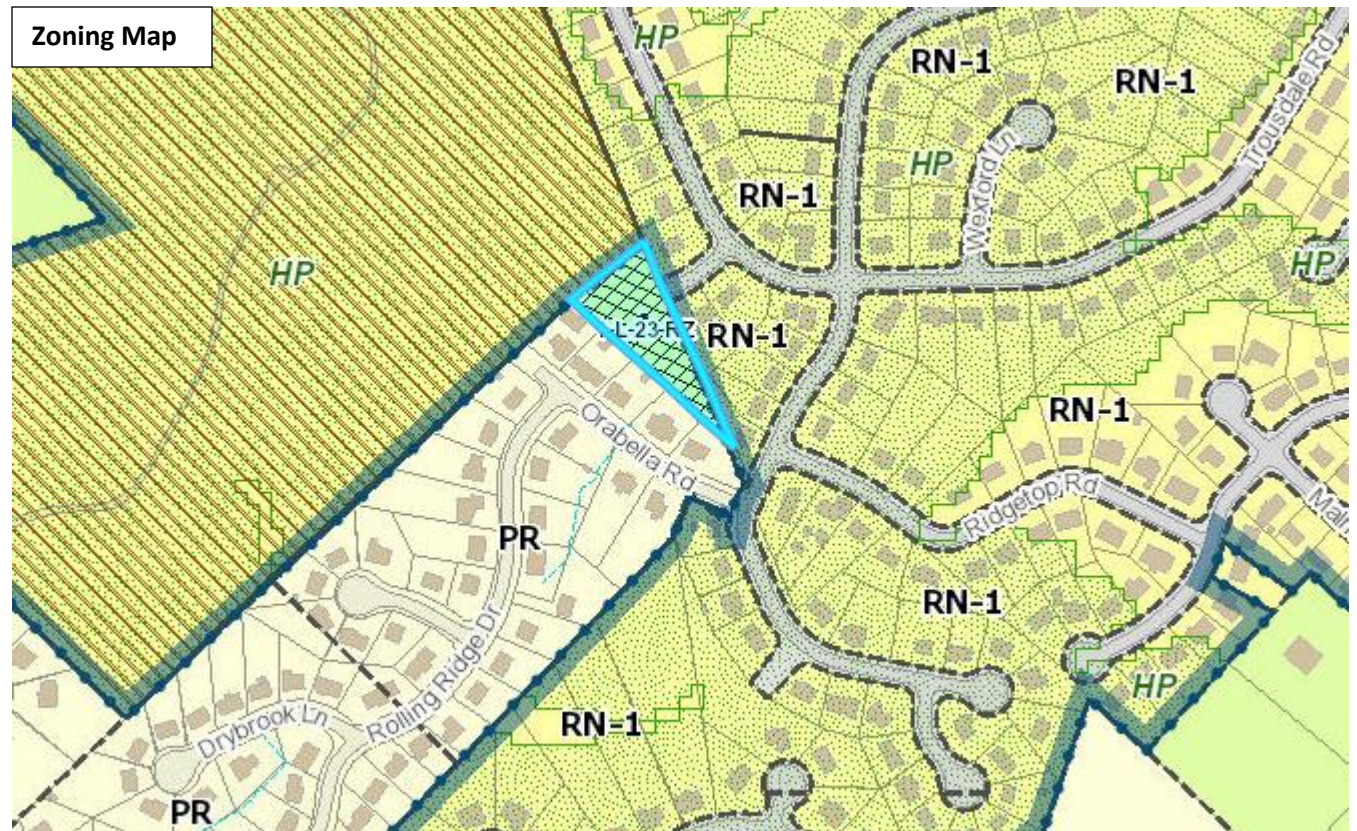
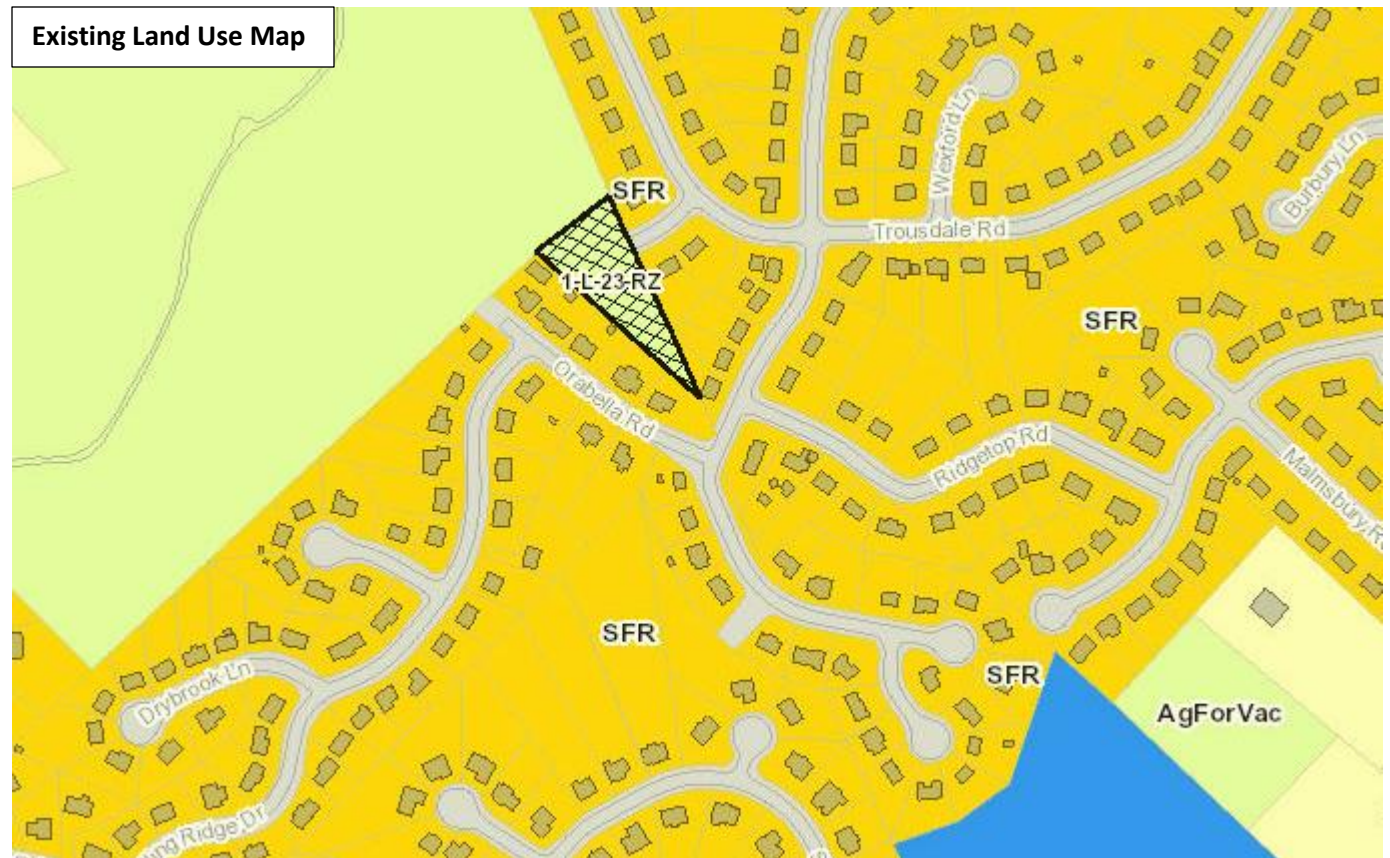


Exhibit A. 1-L-23-RZ Contextual Images





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

Aleksandr Chekhovskyy

Applicant Name

Affiliation

11/15/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-L-23-RZ

File Number(s)

CORRESPONDENCE

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

Aleksandr Chekhovskyy

Name / Company

1025 Maryville Park Knoxville TN 37920

Address

231-392-6052 / flyedgeexpress@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Aleksandr Chekhovskyy

Owner Name (if different)

1025 Maryville Park Knoxville TN 37920

Owner Address

231-392-6052 / flyedgeexpress

Owner Phone / Email

0 CAVALIER DR

Property Address

92 091

Parcel ID

Part of Parcel (Y/N)?

0.99 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Terminus of Cavalier Dr, northeast of Orabella Rd, northwest of Ellesmere Dr

General Location

☐ City

Commission District 3

A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

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

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit

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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RA (Low Density Residential)	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	Fee 1	Total
<input type="checkbox"/> Staff Review	\$650.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
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)		

AUTHORIZATION

Aleksandr Chekhovskyy	11/15/2022
Applicant Signature	Date
Please Print	
Phone / Email	
Aleksandr Chekhovskyy	11/15/2022
Property Owner Signature	Date
Please Print	

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

Aleksandr
Applicant Name

Chekhovskyy

11-15-22
Date Filed

Meeting Date (if applicable)

Affiliation

File Number(s)

1-L-23-RZ

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

ALEXSANDR
Name

CHEKHOVSKYY
Company

1025 MARYVILLE PIKE KNOXVILLE TN 37920
Address City State ZIP

231-392-6052 flyedgeexpress@gmail.com
Phone Email

CURRENT PROPERTY INFO

SAME
Property Owner Name (if different)

SAME
Property Owner Address

231-392-6052
Property Owner Phone

0 ORABELLA rd
Property Address

092 - 091
Parcel ID

KUB
Sewer Provider

KUB
Water Provider

KUB
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

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 _____

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*RA*
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

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

Aleksandr Chetkovsky

Please Print

11-15-22
Date

Phone Number

231-392-6052

Email

fledgeexpress@gmail.com

Property Owner Signature

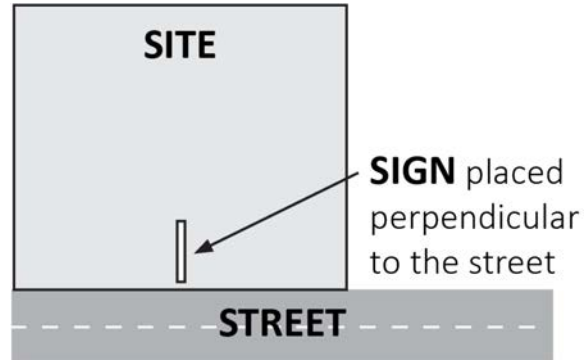
Aleksandr Chetkovsky

Please Print

11-15-22
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.

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:

_____ 12/31/2022 _____ and _____ 1/13/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Aleksandr Checkhovskyy

Date: 11/15/22

File Number: 1-L-22-RZ

☐

Sign posted by Staff

☒

Sign posted by Applicant