



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-F-23-DP

AGENDA ITEM #: 36

AGENDA DATE: 3/9/2023

▶ **APPLICANT:** ALEKSANDR CHEKHOVSKYY

OWNER(S): Aleksandr Chekhovskyy

TAX ID NUMBER: 31 045.02

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7614 WASHINGTON PIKE

▶ **LOCATION:** East side of Washington Pike, south of Dunsmore Ln

▶ **APPX. SIZE OF TRACT:** 1.74 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Washington Pike, a minor arterial with a 22-ft pavement width within a 40- to 60-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Roseberry Creek

▶ **ZONING:** PR (Planned Residential)

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

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 1.15 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR < 1.2 du/ac in February 2023 (1-K-23-RZ)

SURROUNDING LAND USE AND ZONING: North: Rural residential, Single family residential, Agricultural/Forestry/Vacant -- F (Floodway), A (Agricultural)

South: Rural residential, Single family residential, Agricultural/Forestry/Vacant -- A (Agricultural), PR (Planned Residential)

East: Rural residential, Single family residential, Agricultural/Forestry/Vacant -- A (Agricultural), PR (Planned Residential)

West: Rural residential, Single family residential, Agricultural/Forestry/Vacant -- F (Floodway), A (Agricultural)

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

STAFF RECOMMENDATION:

▶ **Approve the development plan for a residential subdivision with up to 2 detached dwellings on individual lots, subject to 3 conditions.**

1) Providing a shared access for lots 1 and 2.

- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance
- 3) Meeting all requirements of the Knox County Engineering and Public Works during permit review.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a residential subdivision with lots on this 1.74 acre property.

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) ZONING ORDINANCE

PR (Planned Residential) up to 1.2 du/ac:

A. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. This PR zone district is approved for a maximum of 1.2 du/ac. The proposed density is 1.15 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed detached residential structures will have a similar scale as the other residential development in the area.

3) NORTHEAST COUNTY SECTOR PLAN

A. The property is classified RR (Rural Residential), which allows consideration density that is consistent with the Rural Area recommendations of the growth policy plan (up to 2 or 3 du/ac). The proposed development has a density of 1.15 du/ac.

B. A small portion of the northwest and northeast corners of the site are in the SP (Stream Protection) classification. The proposed house sites are not near the SP area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

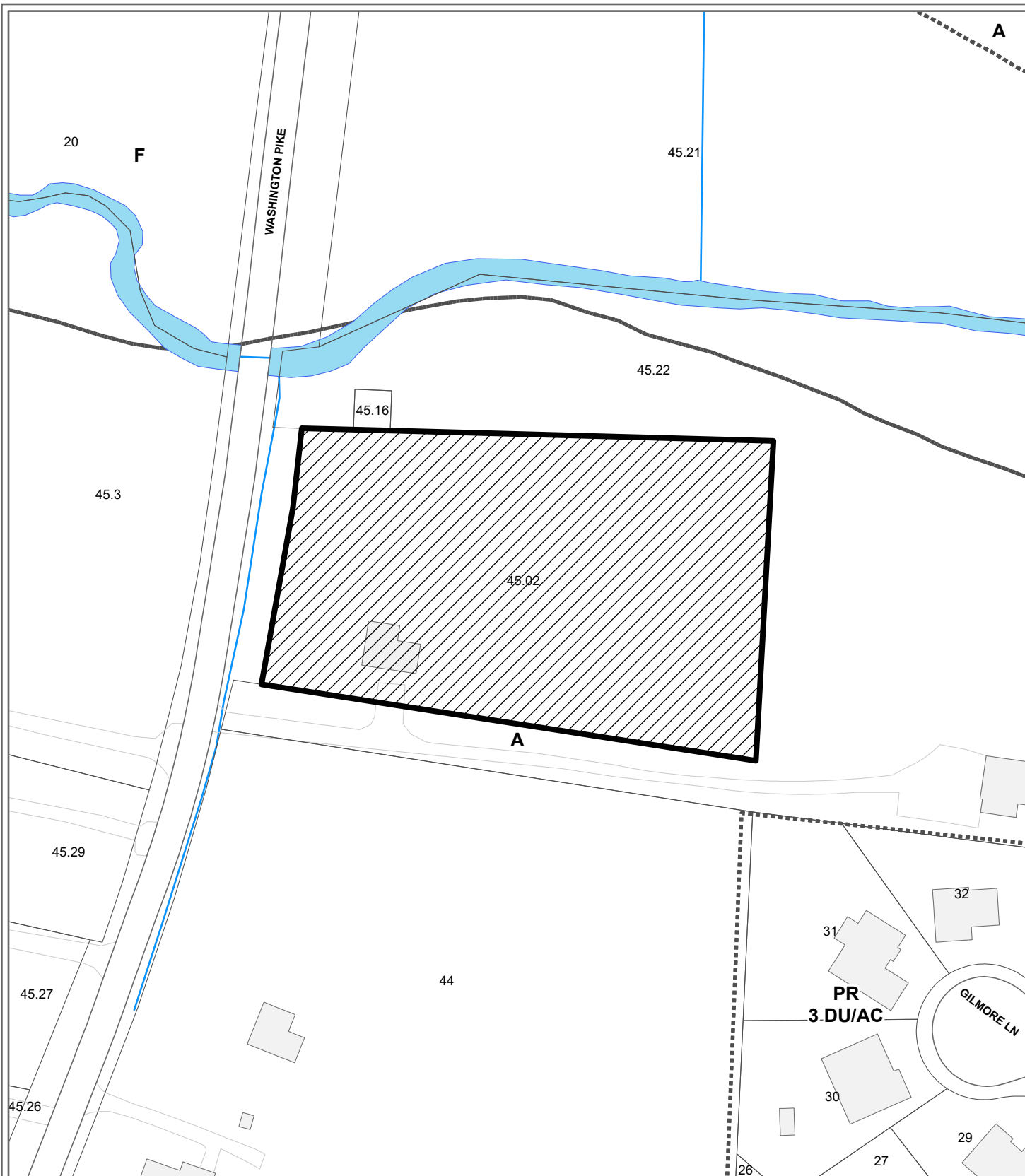
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.

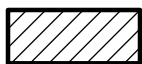
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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).



**3-F-23-DP
DEVELOPMENT PLAN**

Petitioner: Aleksandr Chekhovskyy

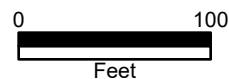


Detached residential subdivision in PR (Planned Residential) pending

Original Print Date: 2/14/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 31
 Jurisdiction: County

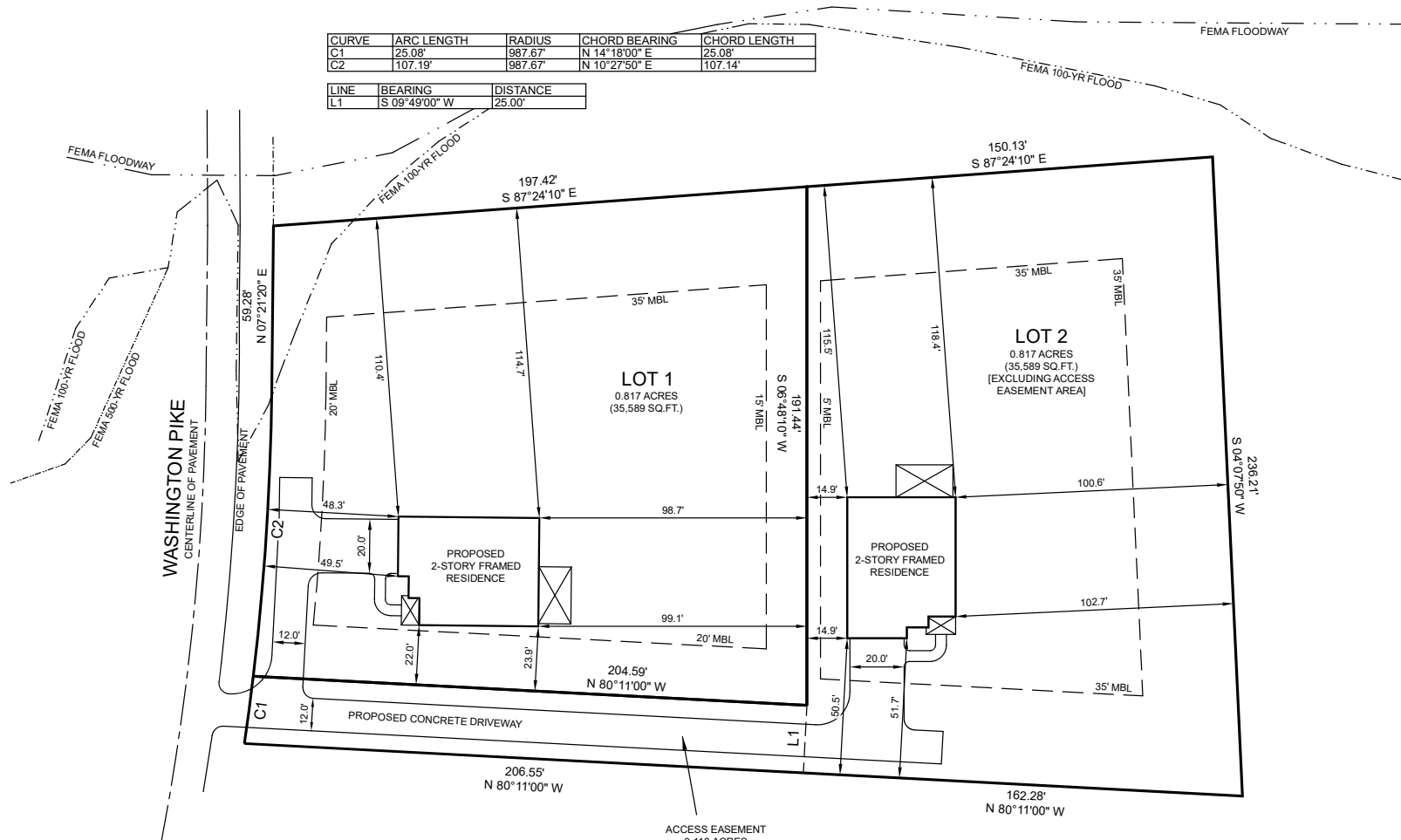


SITE PLAN



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	25.08'	987.67'	N 14° 18' 00" E	25.08'
C2	107.19'	987.67'	N 10° 27' 50" E	107.14'

LINE	BEARING	DISTANCE
L1	S 09° 49' 00" W	25.00'



NOTES:

- 1) THIS SITE PLAN DOES NOT CONSTITUTE AN OFFICIAL PLAT OR BOUNDARY SURVEY. LOT DIMENSIONS ARE PER HINDS SURVEYING JOB # 2301006.
- 2) FINISHED FLOOR ELEVATION TO BE DETERMINED BY BUILDER BASED ON PREVAILING SITE CONDITIONS.
- 3) ZONED PR - SETBACKS SHOWN ARE PER ZONING.
- 4) PARCEL 031 045.02 HAS BEEN SUBMITTED FOR RESUBDIVISION INTO THREE LOTS BY HINDS SURVEYING. THIS SITE PLAN WILL BE UPDATED AS NEW INFORMATION BECOMES AVAILABLE.
- 5) SETBACKS SHOWN MEET OR EXCEED THE STANDARD UTILITY AND DRAINAGE EASEMENTS THAT WILL APPLY AFTER THE PROPERTY IS SUBDIVIDED.
- 6) FEMA FLOOD LINES WERE RETRIEVED FROM THE STATE OF TN GIS REST SERVICES. FEMA FLOOD LINES ONLY INTERSECT THE LOT IN THE NORTHWESTERN CORNER. WHILE KGIS SHOWS THE 100-YR FLOOD OVERLAPPING THE NORTHEASTERN BOUNDARY OF THIS PROPERTY, THAT IS AN INACCURATE REPRESENTATION.

EASE = EASEMENT
 MBL = MINIMUM BUILDING LINE (SETBACK)
 SS = SANITARY SEWER
 U&D = UTILITY & DRAINAGE

GRAPHIC SCALE



JACOBS DIMENSIONS LLC
 JACOBSDIMENSIONS.COM
 PAPER SIZE: 11x17 (TABLOID)

ACCESS EASEMENT
 0.118 ACRES
 (5,138 SQ.FT.)

3-F-23-DP
 Revised: 3/23/2023

7614 WASHINGTON PIKE FUTURE LOTS 1 & 2 : NO PLANNING FILE # AS OF 02/23/2023 WD 202211020026810 PARCEL 031 045.02 DISTRICT 8 - KNOX COUNTY			BUILDER(S) / OWNER(S) IGOR CHEBAN ALEKSANDR & NATALYA CHEKHOVSKYY		
JOB# 20230102	DRAWN: JPF	02/23/2023	SCALE : 1" = 40'	BEARINGS AND DISTANCES ARE PER HINDS SURVEYING JOB # 2301006	



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

1/24/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-F-23-DP

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

7614 WASHINGTON PIKE

Property Address

31 045.02

Parcel ID

Part of Parcel (Y/N)?

1.74 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Washington Pike, south of Dunsmore Ln

General Location

City

Commission District 8

PR (Planned Residential) pending

Single Family Residential

Count

District

Zoning District

Existing Land Use

Northeast County

Planning Sector

RR (Rural Residential) pending

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) Detached residential subdivision	

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 type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<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 <input type="checkbox"/> Planning Commission	\$500.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" 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	1/24/2023
Applicant Signature	Date
Please Print	

Phone / Email

Aleksandr Chekhovskyy	1/24/2023
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 Chekhovskyy

Applicant Name
1/13/2023

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

3-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

Aleksandr Chekhovskyy

Name	Company	TN	37920
1025 Maryville Pike	Knoxville		

Address	City	State	ZIP
2313926052	flyedgeexpress@gmail.com		

Phone	Email
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CURRENT PROPERTY INFO

Aleksandr Chekhovskyy	1025 Maryville Pike Knoxville TN 37920	2313926052
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Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7614 Washington Pike	03104502	

Property Address	Parcel ID
Knoxville Utilities Board	Northeast Knox Utility District

Sewer Provider	Water Provider	Septic (Y/N)
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STAFF USE ONLY

East side of Washington Pike, south of Dunsmore Ln	1.74 acres
General Location	Tract Size

<input type="checkbox"/> City <input checked="" type="checkbox"/> County	8th District	PR (pending) Zoning District	Single family Existing Land Use
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Northeast County Planning Sector	Rural Residential (pending) Sector Plan Land Use Classification	Rural Area Growth Policy Plan Designation
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DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Related City Permit Number(s)

Residential Non-Residential

Home Occupation (specify) **3-Single family Dwellings**

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

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	Development Plan	\$500
Fee 2		
Fee 3		

MR

AUTHORIZATION

Applicant Signature

Aleksandr Chekhovskyy

1/13/2023

Please Print

Date

2313926052

flyedgeexpress@gmail.com

Phone Number

Email

Aleksandr Chekhovskyy

1/13/2023

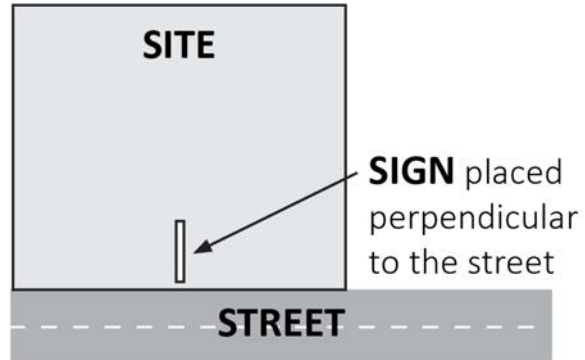
Property Owner Signature

Please Print

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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Aleksandr Chekhovskyy

Date: 1/24/23

File Number: 3-F-23-DP

- Sign posted by Staff
- Sign posted by Applicant