

REZONING REPORT

▶ **FILE #:** 5-B-23-RZ

AGENDA ITEM #: 21

AGENDA DATE: 5/11/2023

▶ **APPLICANT:** KAREL POLEDNIK JR. AND OLGA POLEDNIK

OWNER(S): Karel and Olga Polednik Jr.

TAX ID NUMBER: 28 181

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7828 GRIFFITH RD

▶ **LOCATION:** Southeast side of Griffith Rd, east of Shoffner Ln, west of Hill Rd

▶ **APPX. SIZE OF TRACT:** 1.22 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Griffith Road, a local street with a 15-ft pavement width within a 40-ft 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:** Single Family Residential

▶ EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential - A (Agricultural)

East: Single family residential, rural residential - A (Agricultural)

West: Single family residential, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is in a single family residential neighborhood among agricultural and rural residential properties.

STAFF RECOMMENDATION:

▶ **Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.**

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 general area surrounding Griffith Road has seen a consistent transition from agricultural to residential land uses over the past twenty years. In particular, property across the street from the subject parcel was rezoned from A (Agricultural) to the RA (Low Density Residential) zone in 2014 (2-G-14-RZ), and four residential lots were developed.

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

1. The RA zone is intended for residential areas with low population densities in an area that is protected from encroachment of incompatible uses.
2. The properties along Griffith Road are predominantly residential. Rezoning the subject parcel to RA would be a minor extension of this zone across Griffith Street, and would also align with a large RA-zoned tract immediately to the east.

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. Griffith Road is a narrow, winding street, but RA zoning on this 1.22-acre parcel is not anticipated to result in a residential density or increase in average daily traffic that would have a significant impact on the area.
2. Many of the properties along Griffith Road that are zoned Agricultural were built in the 1960s and are non-conforming with current area regulations, which require a minimum lot size of 1 acre for residential development. If those residential lots were developed today, they would be zoned RA. The proposed RA zoning is consistent with surrounding development.

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:

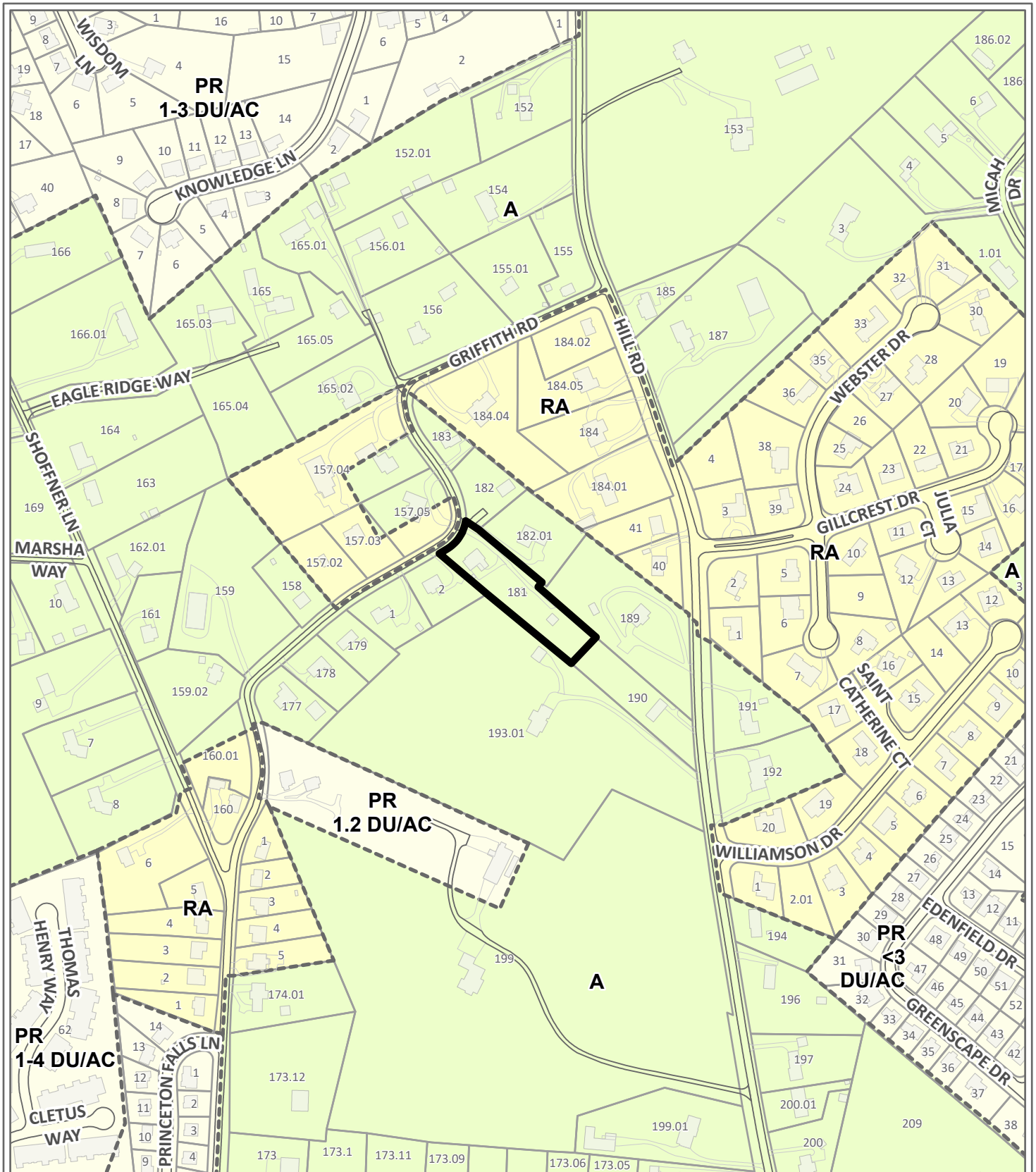
1. The North County Sector Plan's land use classification for this area is LDR (Low Density Residential), which is consistent with the RA zone.
2. The subject property and neighborhood are in the Planned Growth Area of the Growth Policy Plan. The Planned Growth Area encourages a reasonably compact pattern of development that offers a range of housing choices. This aligns with the purpose of the RA zone.
3. The proposed rezoning is not in conflict with the General Plan, or any other adopted plans in the region.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

If approved, this item will be forwarded to Knox County Commission for action on 6/26/2023. 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

5-B-23-RZ

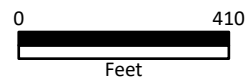
Petitioner: Karel Polednik Jr. and Olga Polednik

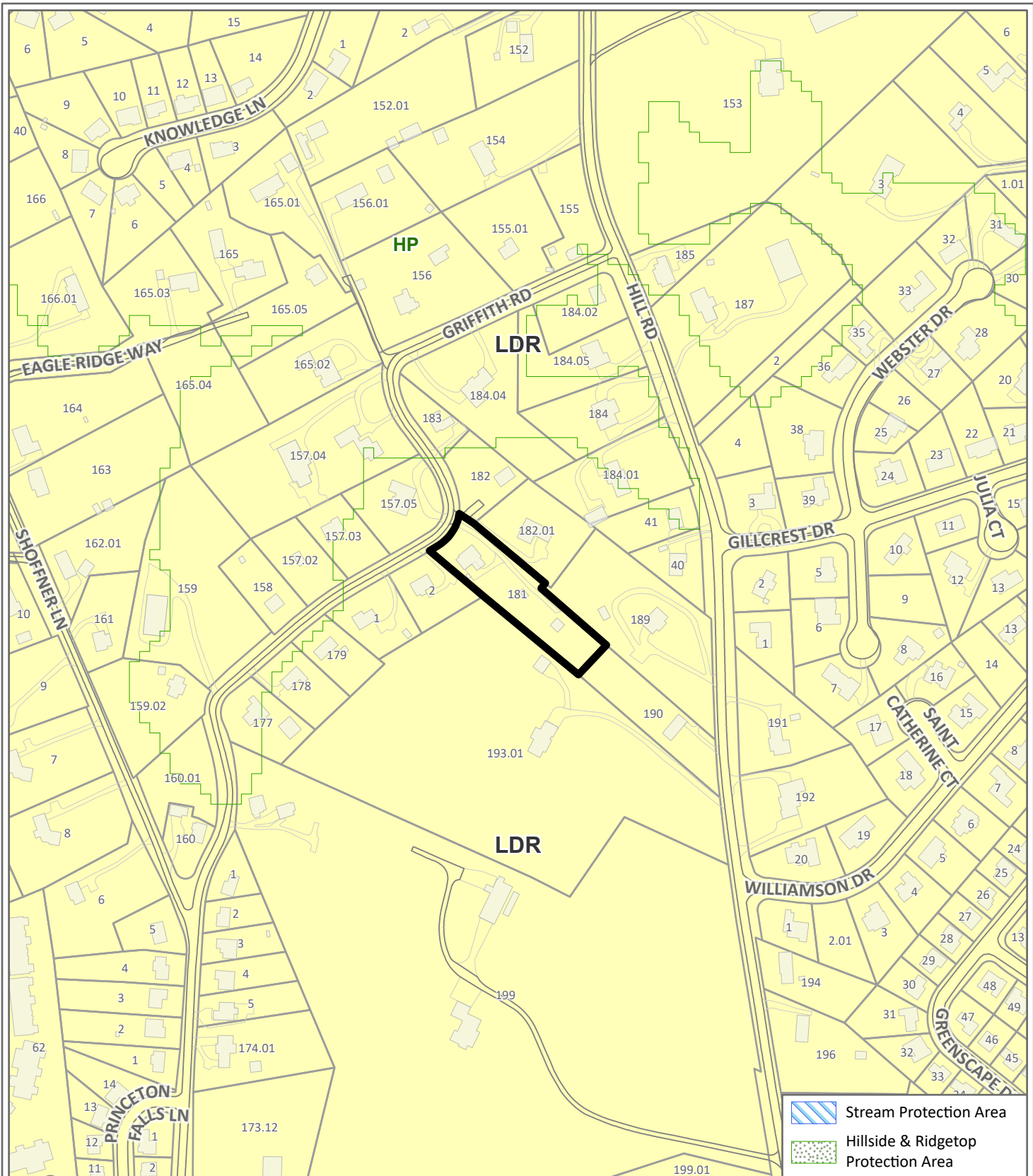


From: A (Agricultural)
To: RA (Low Density Residential)

Map No: 28
Jurisdiction: County

Original Print Date: 5/4/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





NORTH COUNTY SECTOR PLAN MAP

5-B-23-RZ

Petitioner: Karel Polednik Jr. and Olga Polednik



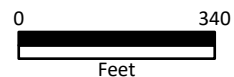
Case boundary

Map No: 28

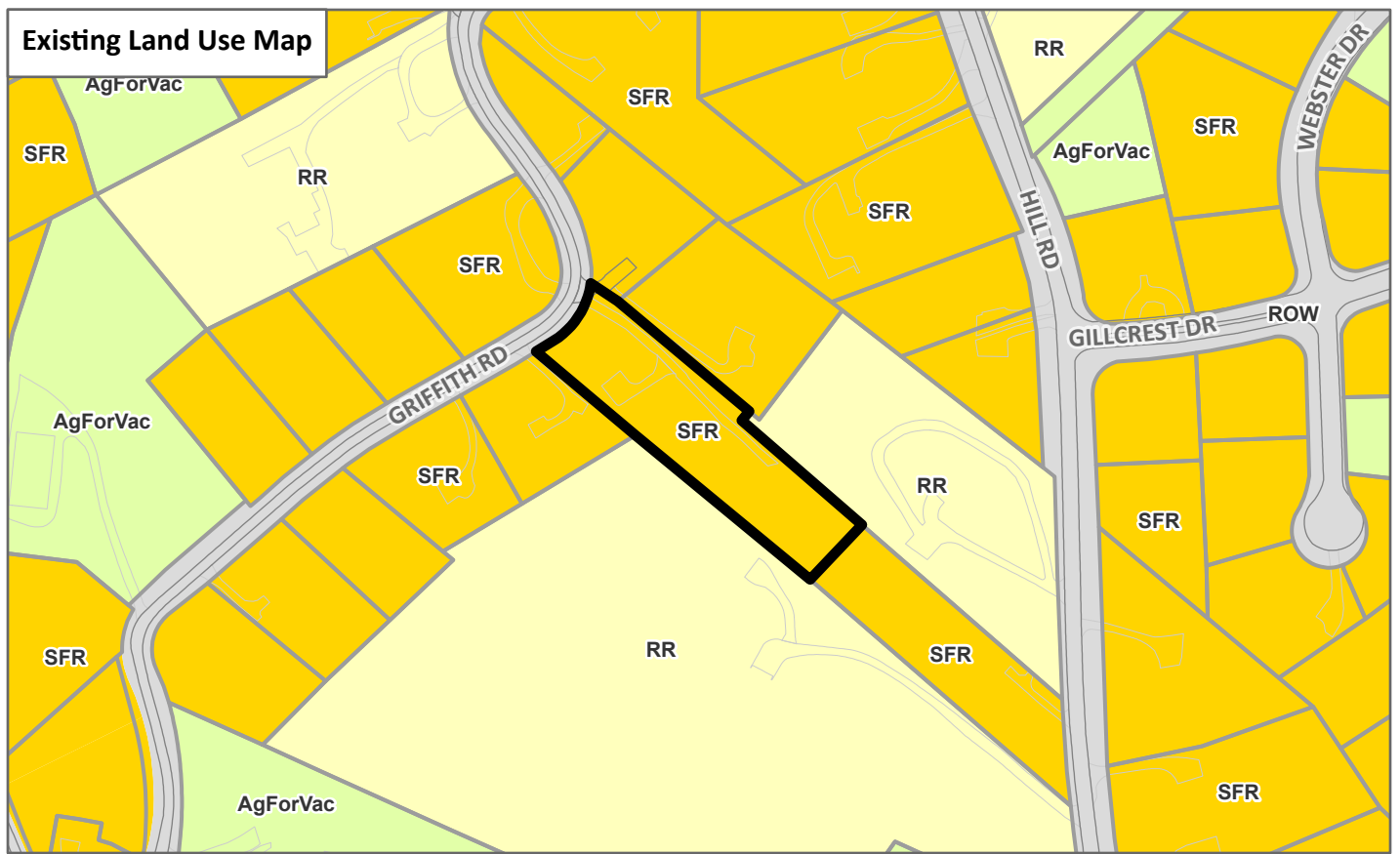
Jurisdiction: County

Original Print Date: 5/3/2023

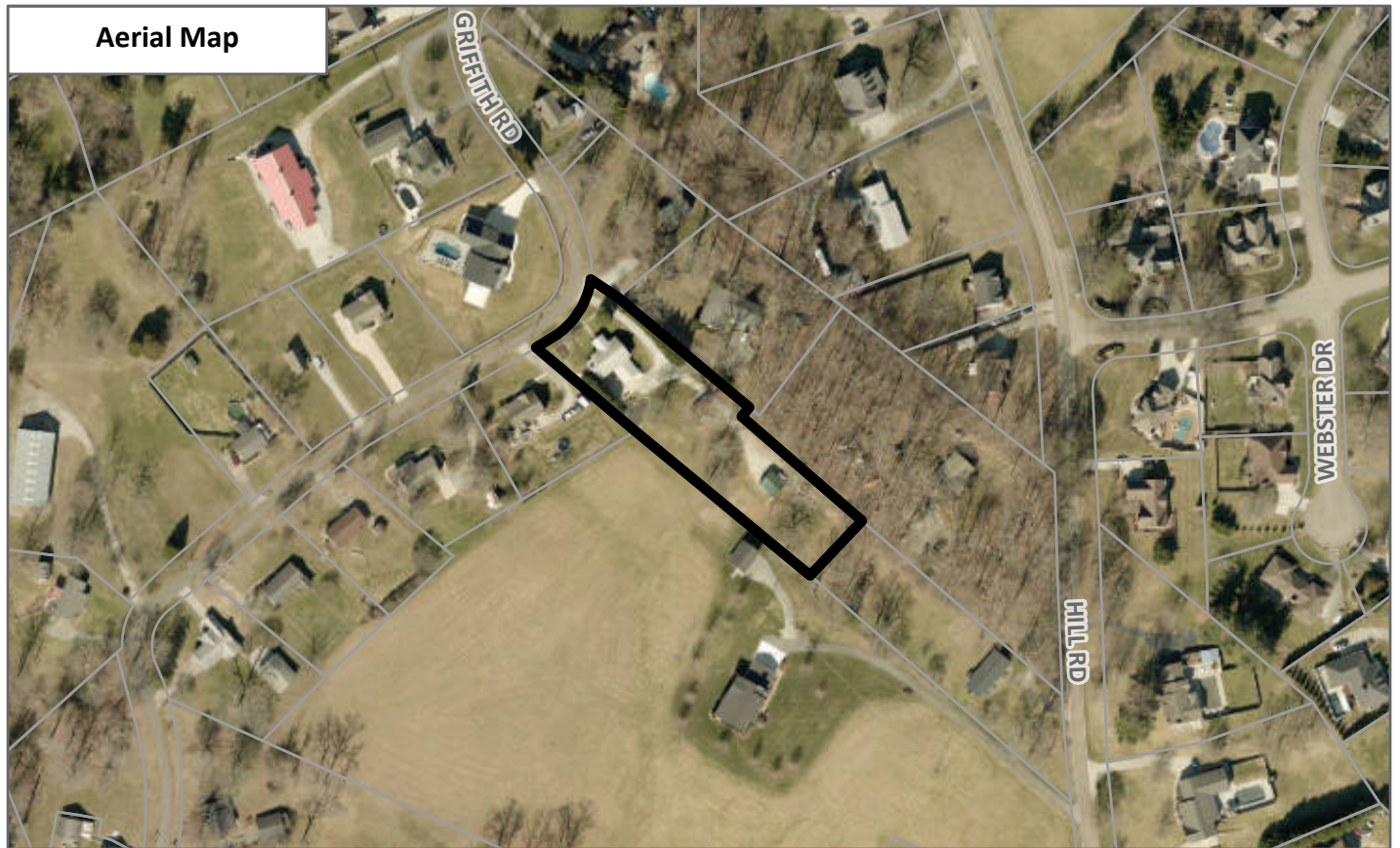
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Existing Land Use Map



Aerial Map

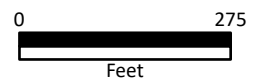


CONTEXTUAL MAPS

5-B-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

Karel Polednik Jr. and Olga Polednik

Applicant Name

Affiliation

3/22/2023

Date Filed

5/11/2023

Meeting Date (if applicable)

5-B-23-RZ

File Number(s)

CORRESPONDENCE

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

Olga Polednik

Name / Company

4841 Creekrock Ln Knoxville TN 37918

Address

/ opolednik84@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Karel and Olga Polednik Jr.

Owner Name (if different)

4841 Creekrock Ln Knoxville TN 37918

Owner Address

865-406-2772 / opolednik84@g

Owner Phone / Email

7828 GRIFFITH RD

Property Address

28 181

Parcel ID

1.22 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

south side of Griffith Rd., east of Hill Rd., west of Shoffner Ln.

General Location

City **Commission District 7 A (Agricultural)**

County District

Zoning District

Single Family Residential

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

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	Total Number of Lots Created
<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 <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	\$650.00	
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

Karel Polednik Jr. and Olga Polednik	3/22/2023
Applicant Signature	Date

Karel and Olga Polednik Jr.	3/22/2023
Property Owner Signature	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

Karel Polednik Jr. and Olga Polednik

Applicant Name July 1, 2022	Affiliation
Date Filed	Meeting Date (if applicable)
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
- Karel Polednik Jr. and Olga Polednik

Name	Company
4841 Creekrack Lane	Knoxville TN 37918
Address	City State ZIP
8654062772	opolednik84@gmail.com and/or kpolednik@aol.com
Phone	Email

CURRENT PROPERTY INFO

Karel Polednik Jr and Olga Polednik	4841 Creekrack Lane Knoxville TN 37918	8654062772
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7828 Griffith Rd Knoxville TN 37938	028 181	
Property Address	Parcel ID	
Hallsdale/Powell Utility	Hallsdale/Powell Utility	No
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> 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
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

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

~~Residential~~ **RA zoning**
 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	Total
Fee 2	
Fee 3	

AUTHORITY/AVAILABILITY



Olga Polednik

July 1, 2022

Applicant Signature

Please Print

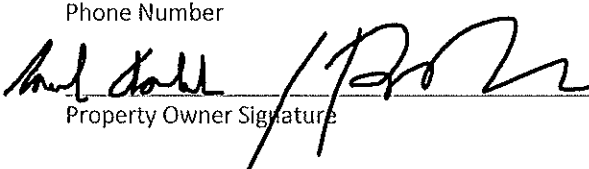
Date

8654062772

opolednik84@gmail.com

Phone Number

Email



Karel Polednik Jr / Olga Polednik

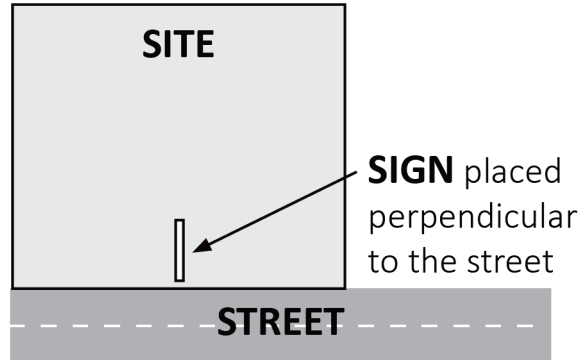
July 1, 2022

Property Owner Signature

Please Print

Date

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:

_____ April 28, 2023 _____ and _____ May 12, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Karel Polednik Jr and Olga Polednik

Date: 3/22/2023

File Number: 5-B-23-RZ



Sign posted by Staff



Sign posted by Applicant