

REZONING REPORT

► **FILE #:** 4-B-24-RZ

AGENDA ITEM #: 11

AGENDA DATE: 4/11/2024

► **APPLICANT:** YURIY DROZHZHIN

OWNER(S): Yuriy Drozhzhin

TAX ID NUMBER: 91 052

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6329 BALL RD

► **LOCATION:** North side of Ball Rd, east side of Lobetti Rd

► **APPX. SIZE OF TRACT:** 1.74 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access could be via Ball Road, a major collector with an 18-ft pavement width within a 50-ft right-of-way, or Lobetti Road, a local road with a 15-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: West Knox Utilities, Knoxville Utilities Bd

WATERSHED: Grassy Creek

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

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

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



EXTENSION OF ZONE: No, this is not an extension

HISTORY OF ZONING: None noted

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

South: Single family residential - MU-SD, NWCO9 (Hines Valley/Amherst Mixed Use-Special District) - A (Agricultural)

East: Public/quasi public land (church) - CI (Civic/ Institutional) - A (Agricultural)

West: Single family residential - LDR (Low Density Residential) - A (Agricultural)

NEIGHBORHOOD CONTEXT: Ball Road consists of large lots with single family dwellings and subdivisions off side streets with smaller lots. Ball Road Baptist Church abuts this property to the east, and Karns Community Park is nearby to the northwest.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and other development in the area.**

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 experienced a transition from the A (Agricultural) zone to the PR (Planned Residential) and RA zones since the late 1980s.
2. This property is approximately 960 ft north of the Schaad Road extension currently underway.

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

1. The RA zone provides for residential areas with low population densities. The surrounding area consists of low density residential development, so the request for RA on this property is consistent with the zone's intent.
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 RA zone allows predominantly residential uses, though there are a handful of low-impact, nonresidential uses allowed.

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. This property is located in an area with a mix of residential zones and densities. Surrounding zoning includes the A, RA, and PR zones, the latter with densities of up to 4 and 5 du/ac. The RA zone is consistent with the area.
2. The RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a density of roughly 4 du/ac. Built at maximum capacity, this property could be developed with up to 7 lots.
3. The subject property is located at the intersection of Ball Road and Lobetti Road. Ball Road is a major collector, so no traffic would be required through residential streets to access the property.

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 the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the RA zone for properties in the Planned Growth Areas of the Growth Policy Plan.
2. The recommended rezoning complies with the General Plan's development policy 9.3 to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

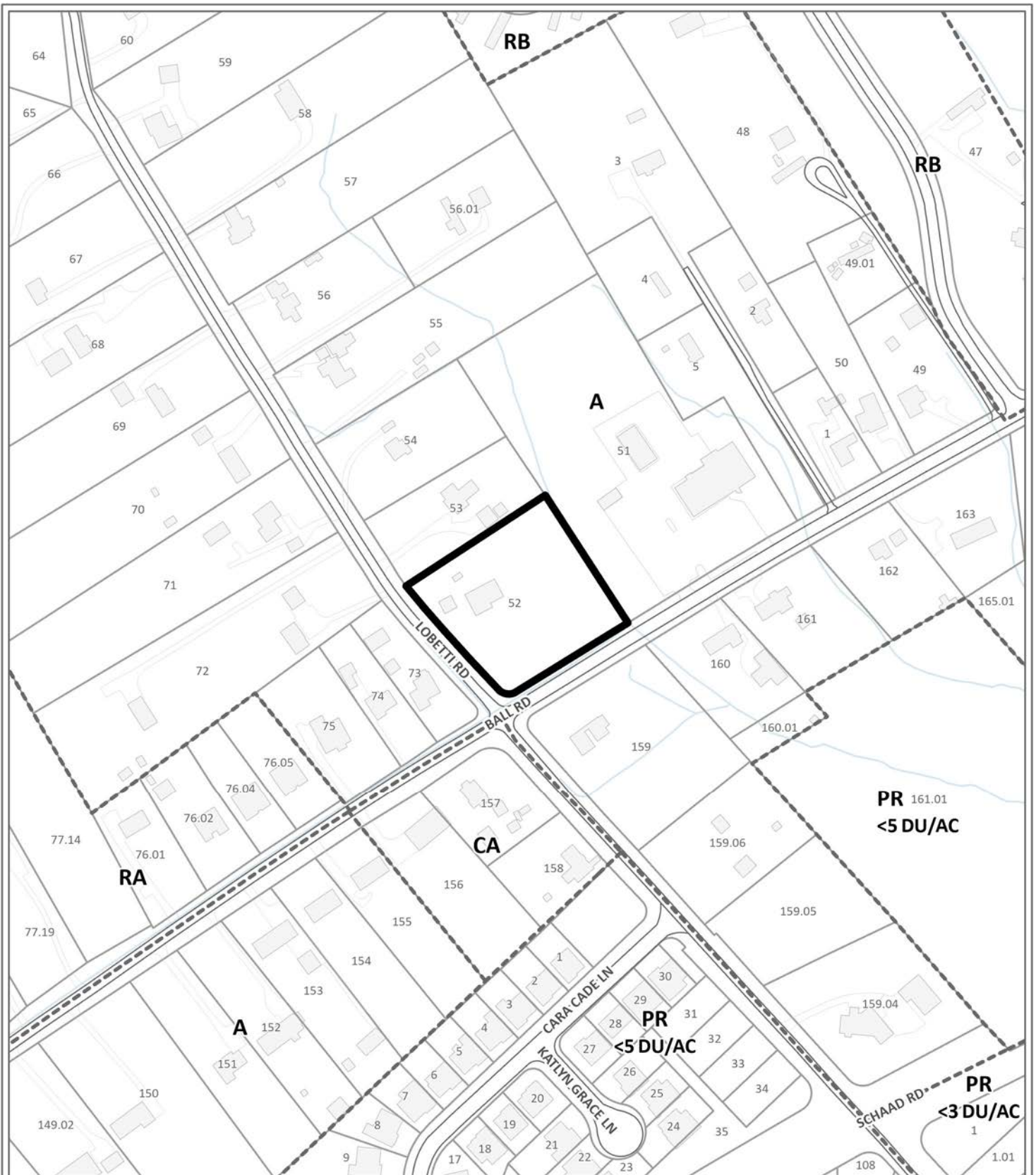
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Karns 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 5/20/2024. 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-B-24-RZ



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 3/12/2024

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

Petitioner: Yuriy Drozhzhin

Map No: 91

Jurisdiction: County

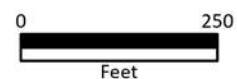
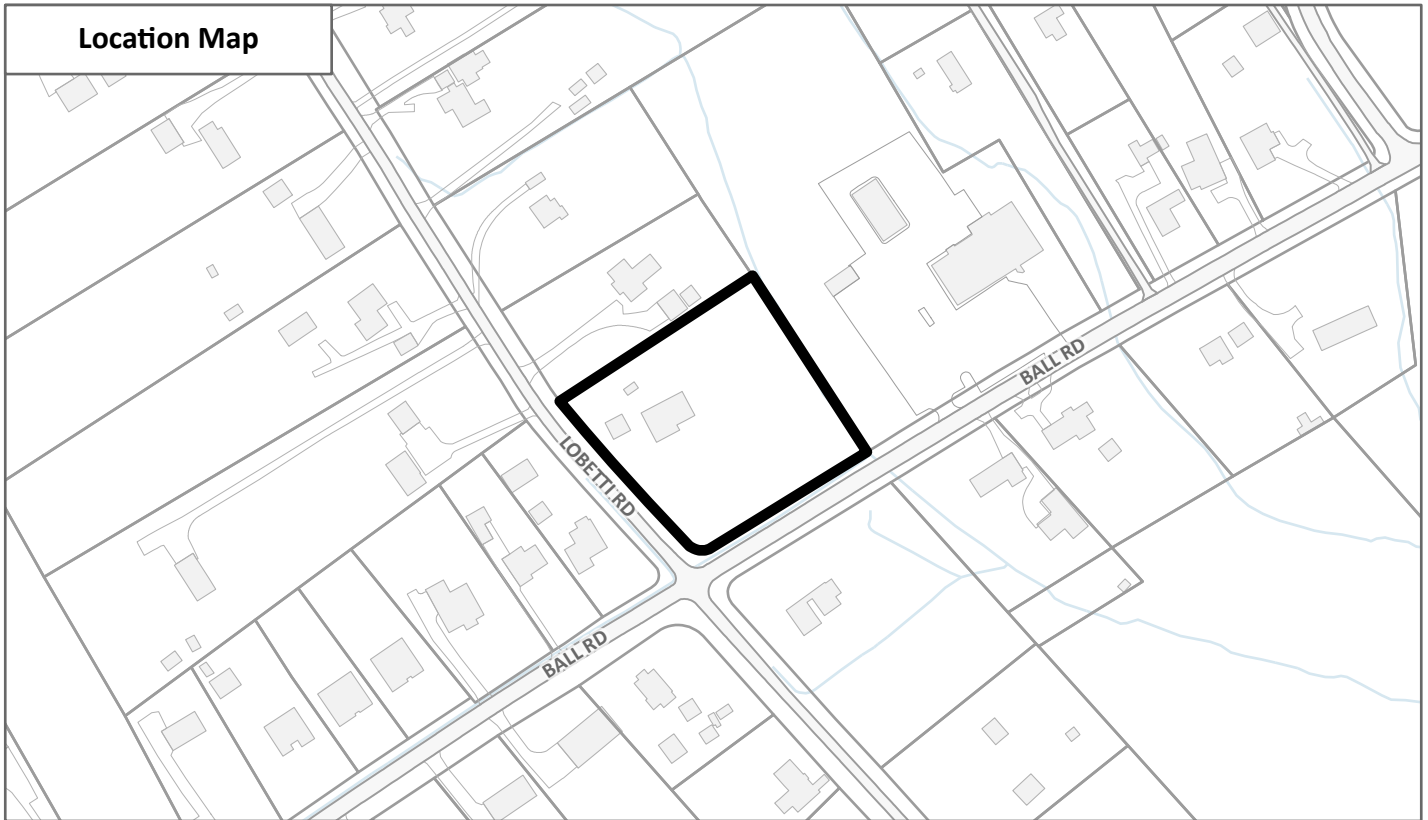


Exhibit A. Contextual Images

Location Map



Aerial Map

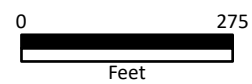


CONTEXTUAL MAPS 1

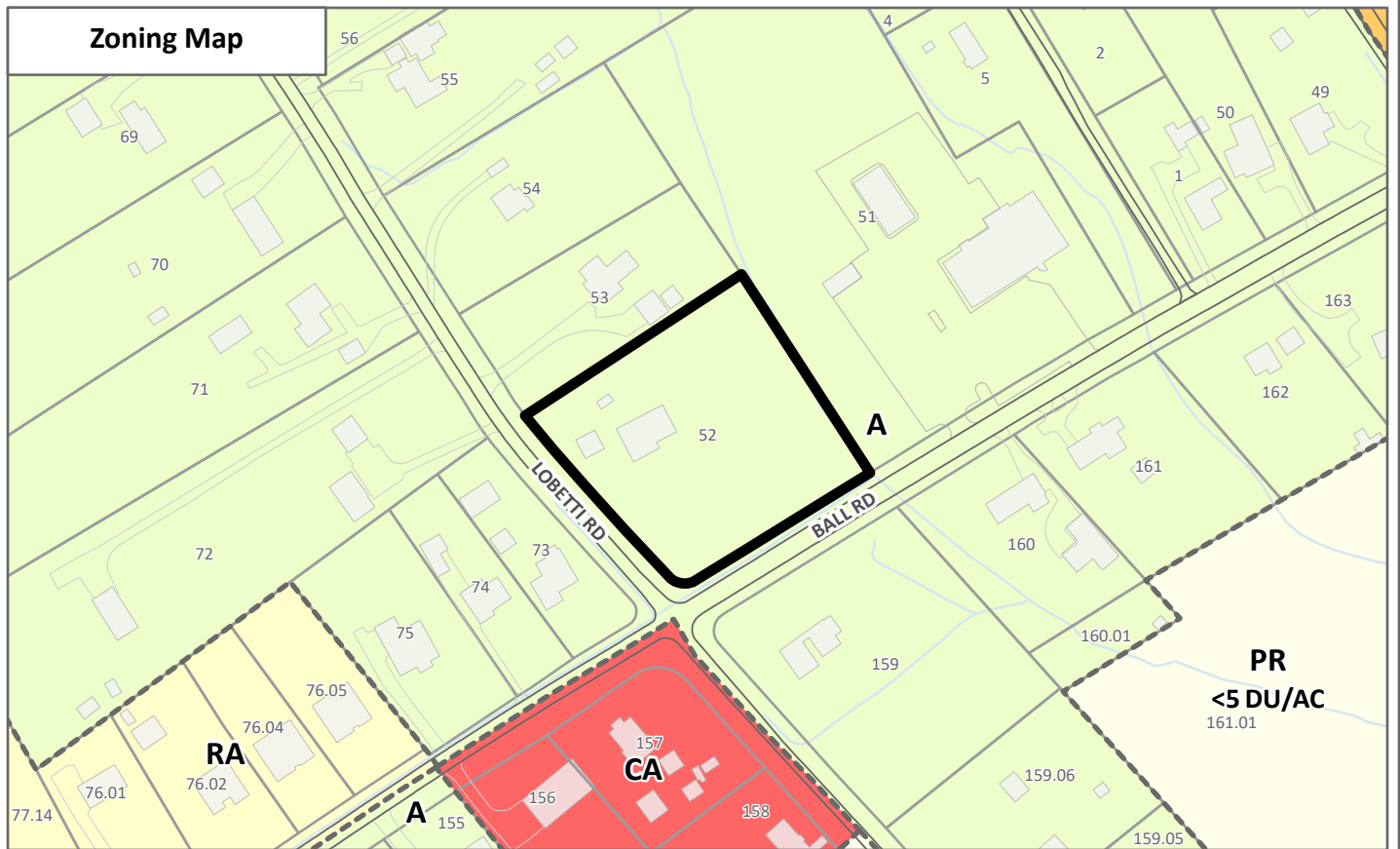
4-B-24-RZ



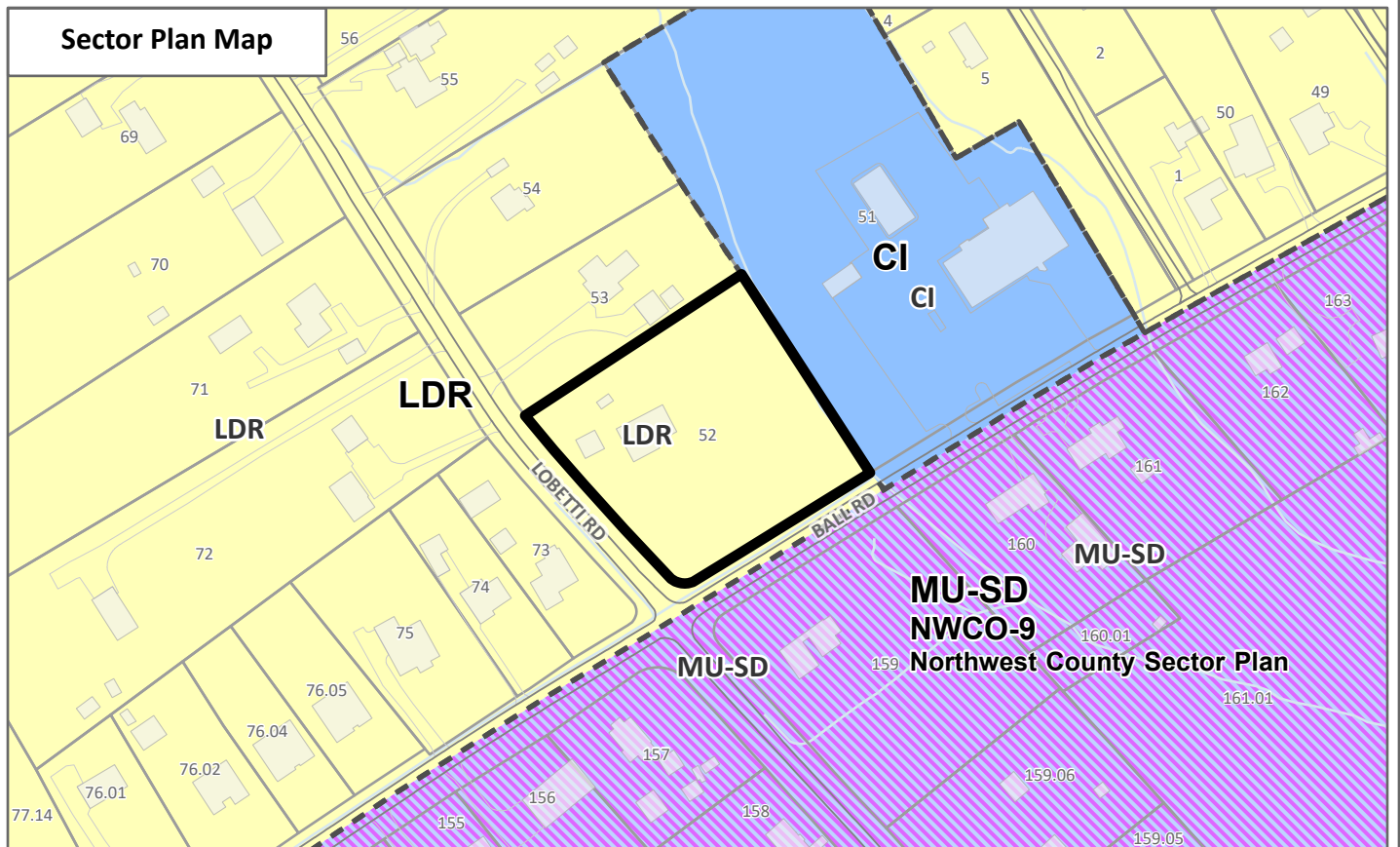
Case boundary



Zoning Map



Sector Plan Map

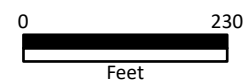


CONTEXTUAL MAPS 2

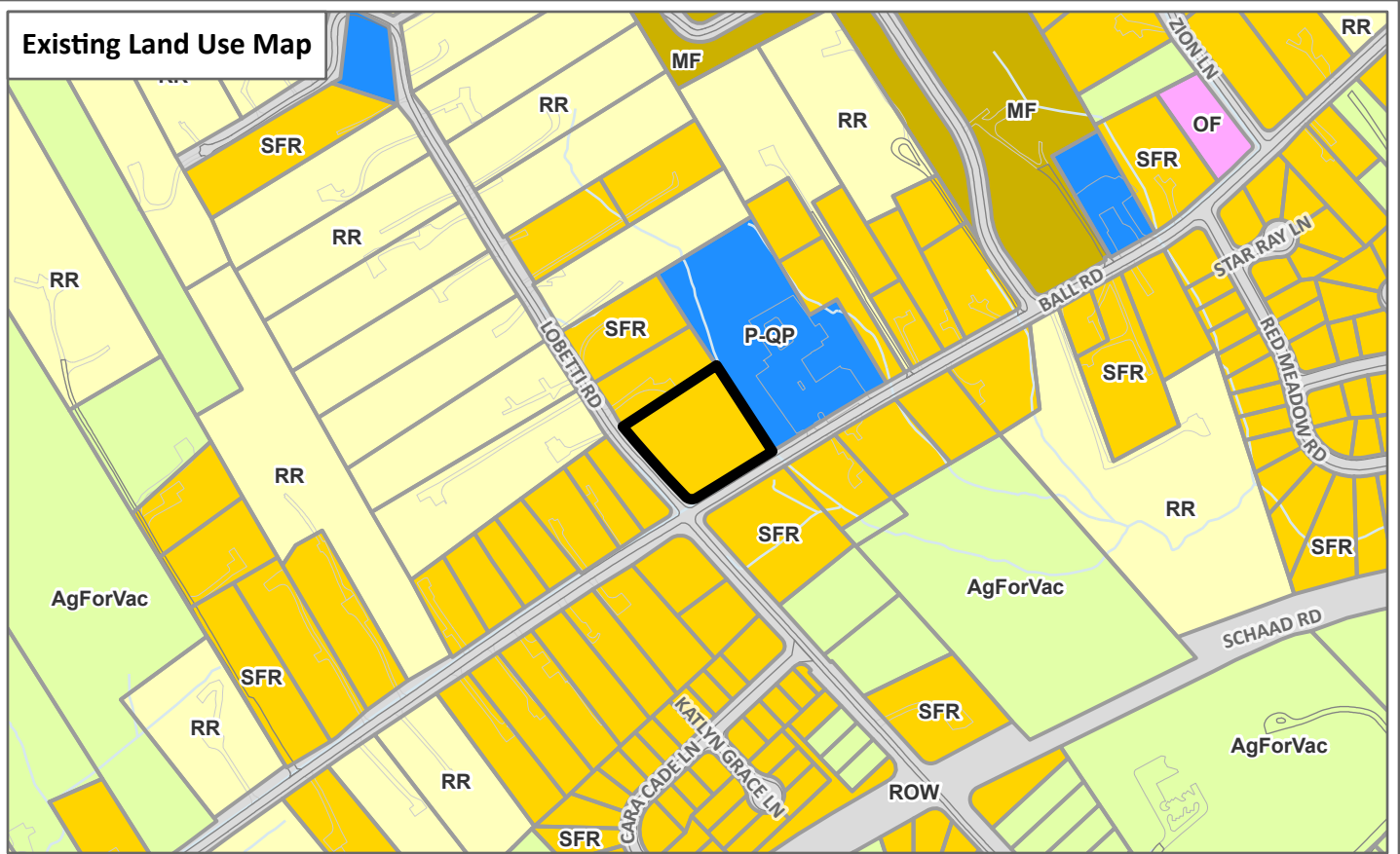
4-B-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

4-B-24-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

Yuriy Drozhzhin

Applicant Name

Affiliation

1/24/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-B-24-RZ

File Number(s)

CORRESPONDENCE

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

Yuriy Drozhzhin

Name / Company

6329 Ball Rd Knoxville TN 37931

Address

865-566-4546 / yuriydr@hotmail.com

Phone / Email

CURRENT PROPERTY INFO

Yuriy Drozhzhin

Owner Name (if different)

6329 Ball Rd Knoxville TN 37931

Owner Address

865-566-4546 / yuriydr@hotmail.com

Owner Phone / Email

6329 BALL RD

Property Address

91 052

Parcel ID

1.74 acres

Tract Size

West Knox Utilities, Knoxville Utilities Bd

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Rd, east side of Lobetti Rd

General Location

☐ City Commission District 6 A (Agricultural)

☒ County District Zoning District

Single Family Residential

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RA (Low Density Residential)**

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

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

\$650.00

Total

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.

Yuriy Drozhzhin

1/24/2024

Applicant Signature

Please Print

Date

Phone / Email

Yuriy Drozhzhin

1/24/2024

Property Owner Signature

Please Print

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

Yuriy Drozhzhin

Applicant Name

Affiliation

1-24-2024

Date Filed

4/11/24

Meeting Date (if applicable)

File Number(s)

4-B-2A-R2

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

Yuriy Drozhzhin

Name

Company

6329 Ball Rd

Address

Knoxville

City

TN

State

37931

ZIP

865-566-4546

Phone

Yuriydr@hotmail.com

Email

CURRENT PROPERTY INFO

Yuriy & Olga Drozhzhin

Property Owner Name (if different)

Property Owner Address

865-566-4546

Property Owner Phone

6329 Ball Rd, Knoxville, TN

Property Address

091 052

Parcel ID

KUB (underway)

Sewer Provider

KUB

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

May 1, 2023

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

RA

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
	0801 \$650.00
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 Yuriy Drozhzhin

Please Print

Date

Phone Number 865-566-4546

Email

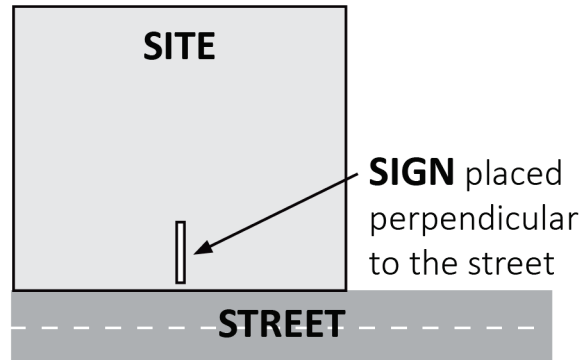
YURIYDR@hotmail.comProperty Owner Signature Yuriy Drozhzhin

Please Print

Date Paid

1-24-2024

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:

_____ March 30, 2024 _____ and _____ April 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Yuriy Drozhzhin

Date: 1/24/24

File Number: 4-B-24-RZ



Sign posted by Staff



Sign posted by Applicant