

REZONING

8-N-24-RZ

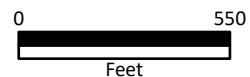
Petitioner: Oleg Cheban



From: A (Agricultural)
To: PR (Planned Residential) 8 du/ac

Map No: 91
Jurisdiction: County

Original Print Date: 7/10/2024
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Oleg Cheban

Applicant Name

Affiliation

6/25/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-N-24-RZ

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Oleg Cheban

Owner Name (if different)

7008 Hurst Ln Knoxville TN 37918

Owner Address

865-323-2487

Owner Phone / Email

0 BALL CAMP PIKE

Property Address

91 201

Parcel ID

8.07 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District, Knoxville Utiliti

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Camp Pike, west of Valley Grove Ln

General Location

City

Commission District 6

A (Agricultural)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

CMU (Corridor Mixed-use), SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Land Use (City)/Place Type (County)

Urban Growth Area (Outside City Limits)

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 PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment Proposed Plan Designation(s)	

8 du/ac

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$1,053.50	
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: **Oleg Cheban** Date: **6/25/2024**
Please Print

Phone / Email

Property Owner Signature: **Oleg Cheban** Date: **6/25/2024**
Please Print



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

OLEG CHEBAN
Applicant Name

Affiliation

6.24.24
Date Filed

August 8, 2024
Meeting Date (if applicable)

File Number(s)
08-N-24-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

DAVID HARBIN BATSON HIMES HORWELL + POE
Name Company

4334 Papermill Dr Knoxville TN 37909
Address City State ZIP

865-588-6472 harbin@bhn-p.com
Phone Email

CURRENT PROPERTY INFO

Property Owner Name (if different) 7008 HURST LN 865-323-2487
KNOXVILLE, TN 37918 Property Owner Address Property Owner Phone

0 BALL CAMP PIKE 091 201
Property Address Parcel ID

KUB KUB NO
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

General Location Tract Size

City County District Zoning District Existing Land Use

Planning Sector Land Use / Place Type Growth Policy Plan Designation
CITY COUNTY

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change PR @ 8 units per acre
 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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	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


Applicant Signature

DAVID HARBIN
Please Print

6-24-24
Date

865-588-6472
Phone Number

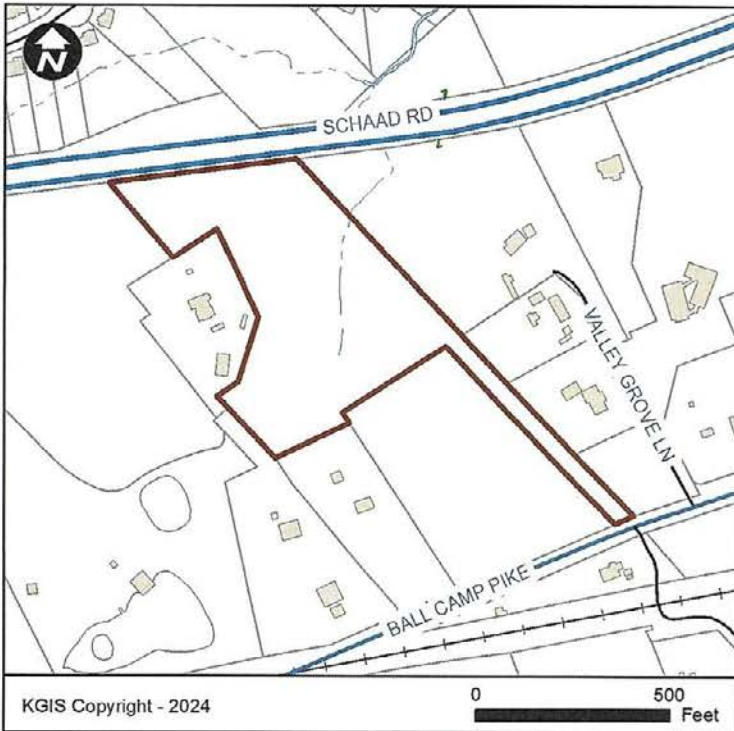
harbin@bhn-p.com
Email


Property Owner Signature

GREG CHEBAN
Please Print

06/24/2024, SG
Date Paid

Parcel 091 201 - Property Map and Details Report



Property Information

Parcel ID: 091 201
 Location Address: 0 BALL CAMP PIKE
 CLT Map: 91
 Insert:
 Group:
 Condo Letter:
 Parcel: 201
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision: JUBILEE FARMS RESUB
 Rec. Acreage: 8.07
 Calc. Acreage: 0
 Recorded Plat: 20220629 - 0097274
 Recorded Deed: 20231213 - 0029616
 Deed Type: QC:Quit Claim D
 Deed Date: 12/13/2023

25521

Address Information

Site Address: 0 BALL CAMP PIKE
 KNOXVILLE - 37931
 Address Type: UNUSED LAND
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

CHEBAN OLEG & OKSANA
 7008 HURST LN
 KNOXVILLE, TN 37918
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Other Information

Census Tract: 46.07
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 70E
 Voting Location: Amherst Elementary School
 5101 SCHAAD RD
 TN State House: 89
 TN State Senate: 7
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Kim Frazier
 School Board: 6 Betsy Henderson
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: AMHERST
 ELEMENTARY
 Intermediate:
 Middle: KARNS MIDDLE
 High: KARNS HIGH

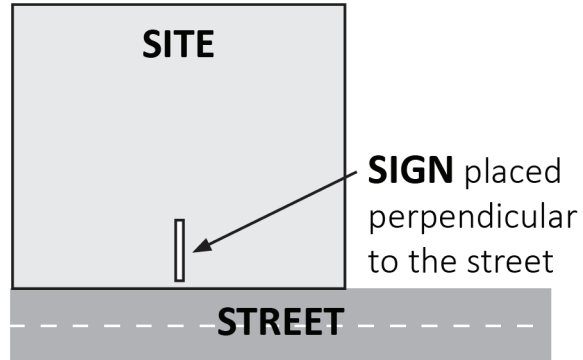
PRC @ Banks / aew

AG -

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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:

_____ 07/26/2024 _____ and _____ 08/09/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Oleg Cheban

Date: 06/26/2024

File Number: 8-N-24-RZ

- Sign posted by Staff
- Sign posted by Applicant