

REZONING REPORT

► **FILE #:** 7-Q-24-RZ

AGENDA ITEM #: 17

AGENDA DATE: 7/11/2024

► **APPLICANT:** PETR FESYUK

OWNER(S): Petr Fesyuk

TAX ID NUMBER: 38 122 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7404 WILLOW FORK LN

► **LOCATION:** North side of E Emory Rd, east side of Willow Fork Ln

► **APPX. SIZE OF TRACT:** 2.5 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Rd, a major arterial street with a pavement width of 24-ft within a right-of-way of 50-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Rural Residential

► **DENSITY PROPOSED:** up to 6 du/ac

EXTENSION OF ZONE: No, it is not an extension of the zone.

HISTORY OF ZONING: A request to rezone this parcel from A to PR up to 5 du/ac was withdrawn prior to County Commission action.

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Halls is mostly single family subdivisions and attached houses. This property is 0.5 miles from the Halls Greenway and library and 0.75 miles from Halls schools and the commercial node at Maynardville Pike and E Emory Rd. This property abuts the last few large agricultural tracts on E Emory Rd in this area.

STAFF RECOMMENDATION:

► Postpone this request for 30 days to the August 8, 2024 Planning Commission meeting to allow further review due to sight distance issues. The applicant has agreed to the postponement.

ESTIMATED TRAFFIC IMPACT: 176 (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: 6 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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 8/19/2024. 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.

Hi Whitney,

I am able to certify sight distance on the frontage of E Emory Rd in both directions but I am afraid not by July 3rd, the surveyor is very busy and will not be able to meet this deadline. My apologies.

[Quoted text hidden]

--

Petr Fesyuk

Whitney Warner <whitney.warner@knoxplanning.org>

Tue, Jul 2, 2024 at 2:48 PM

To: Petr Fesyuk <petrfesyuk@gmail.com>

Petr,

I would recommend postponing this request until you have verified sight distance. Access appears to be an issue with property. We won't be able to recommend PR up to 6 du/ac. We're looking at only about 2 du/ac. Please let me know what you would like to do.

Whitney

[Quoted text hidden]

Petr Fesyuk <petrfesyuk@gmail.com>

Tue, Jul 2, 2024 at 4:15 PM

To: Whitney Warner <whitney.warner@knoxplanning.org>

Hi Whitney,

Let's pospond, and I will work on getting the verified sight distance document.

Thank you,

Petr

[Quoted text hidden]

--

Petr Fesyuk

Whitney Warner <whitney.warner@knoxplanning.org>

Tue, Jul 2, 2024 at 4:24 PM


To: Petr Fesyuk <petrfesyuk@gmail.com>

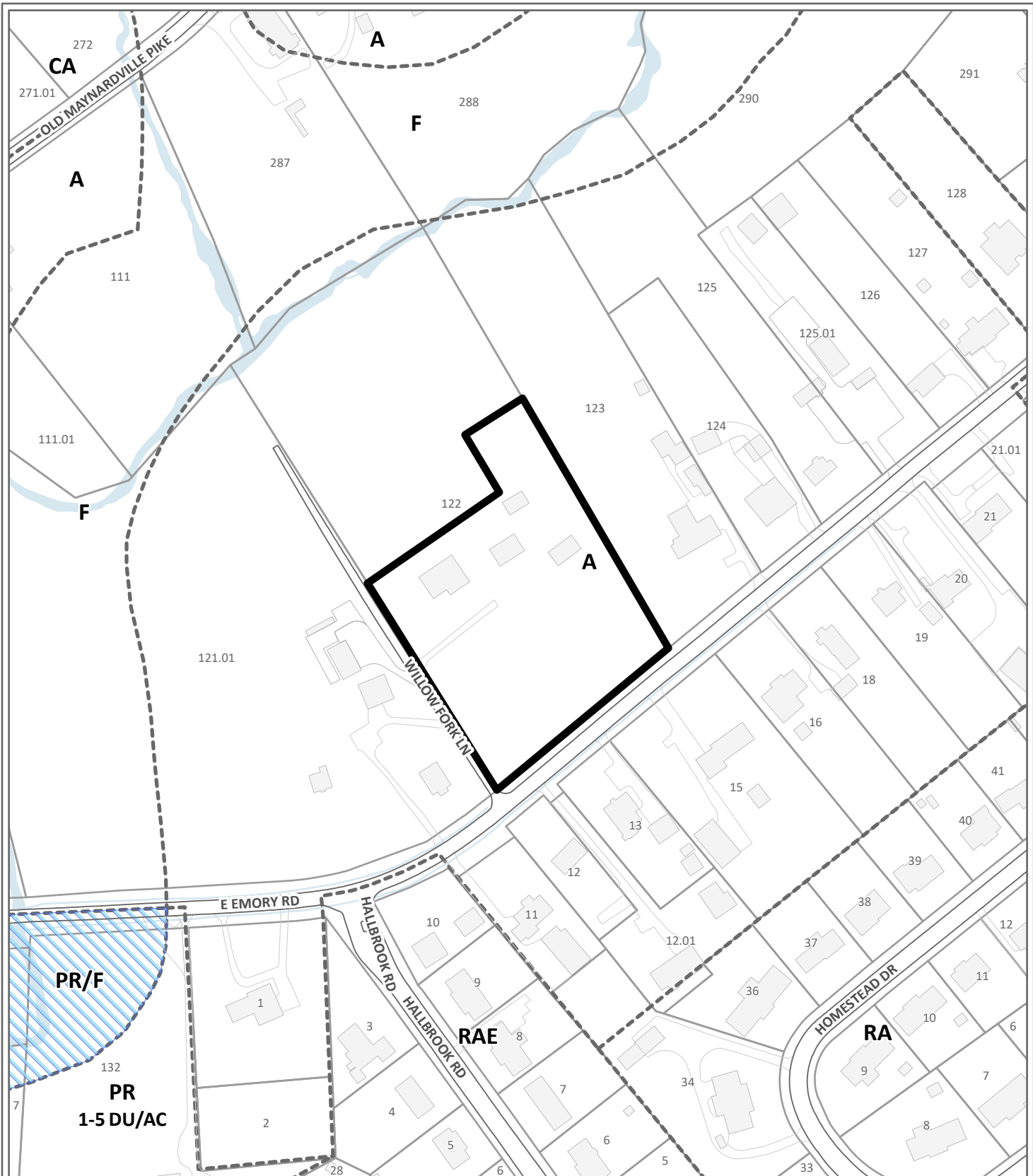
Ok, sounds good. Please fill out this postponement form.

Thanks,

Whitney

[Quoted text hidden]

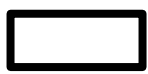
 **postpone (1) (1) (1).pdf**
2583K



REZONING

7-Q-24-RZ

Petitioner: Petr Fesyuk



From: A (Agricultural)
To: PR (Planned Residential) up to 6 du/ac

Original Print Date: 6/21/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

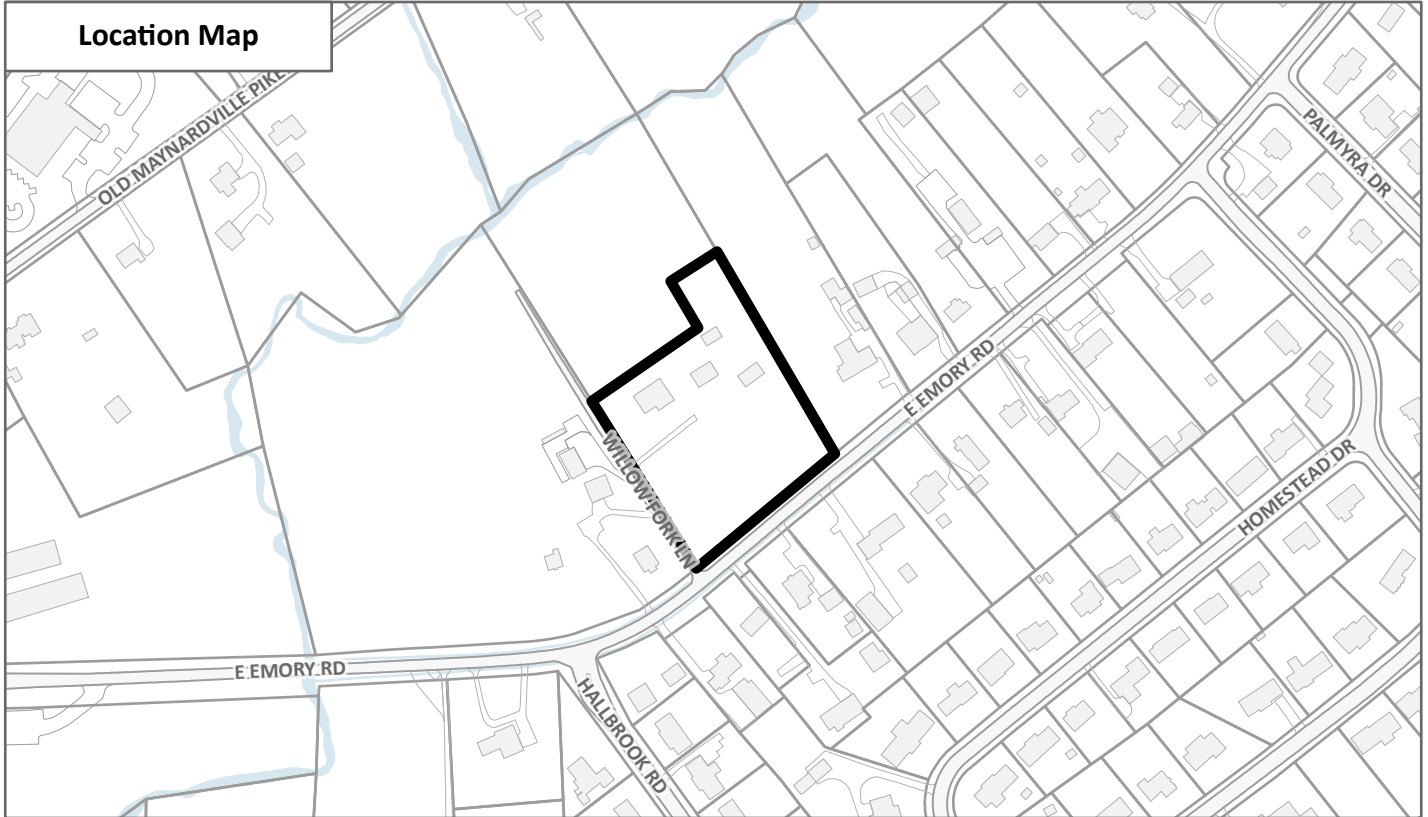
Map No: 38
Jurisdiction: County

0 200
 Feet



Exhibit A. Contextual Images

Location Map



Aerial Map

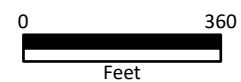


CONTEXTUAL MAPS 1

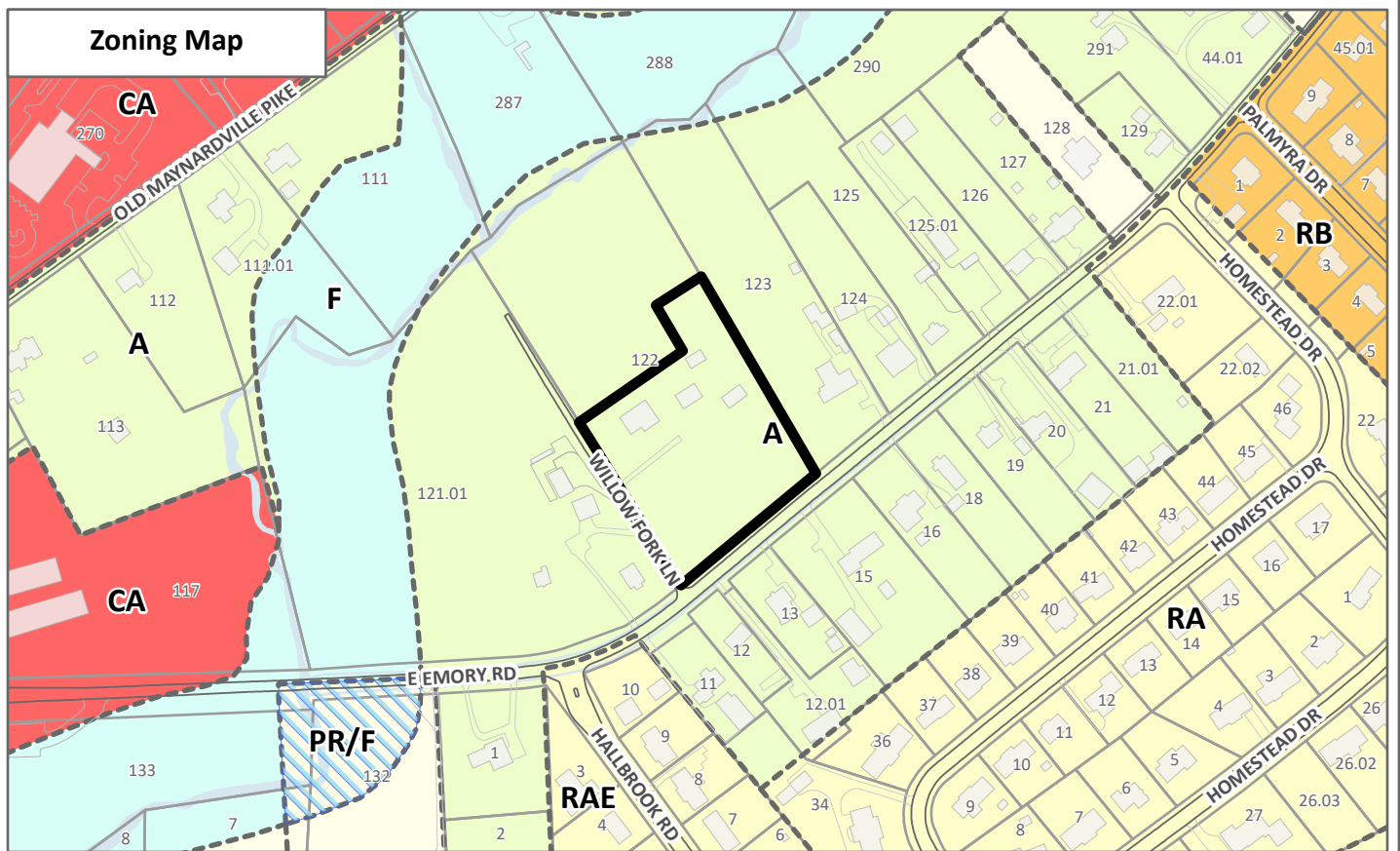
7-Q-24-RZ



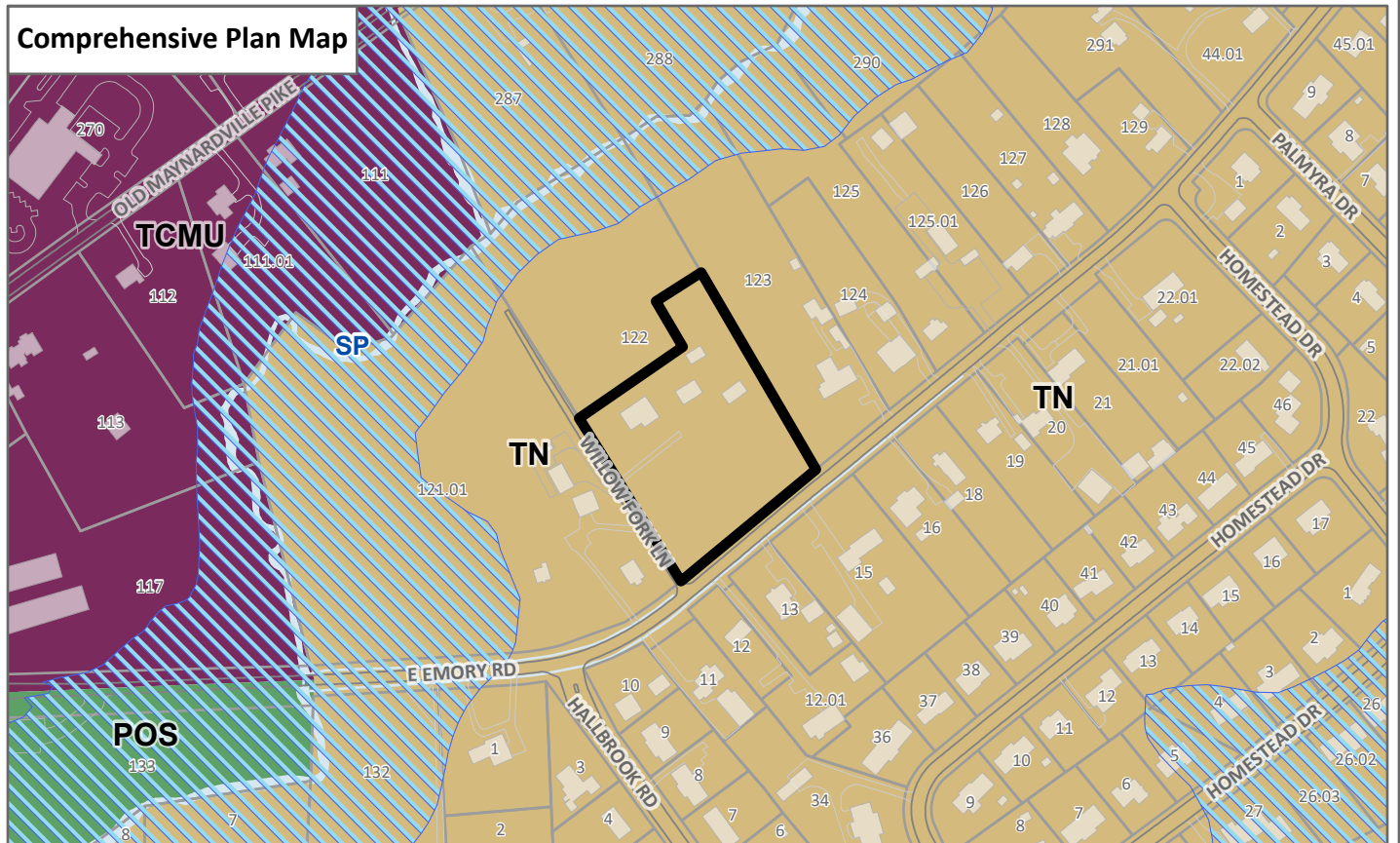
Case boundary



Zoning Map



Comprehensive Plan Map

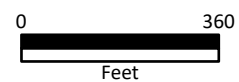


CONTEXTUAL MAPS 2

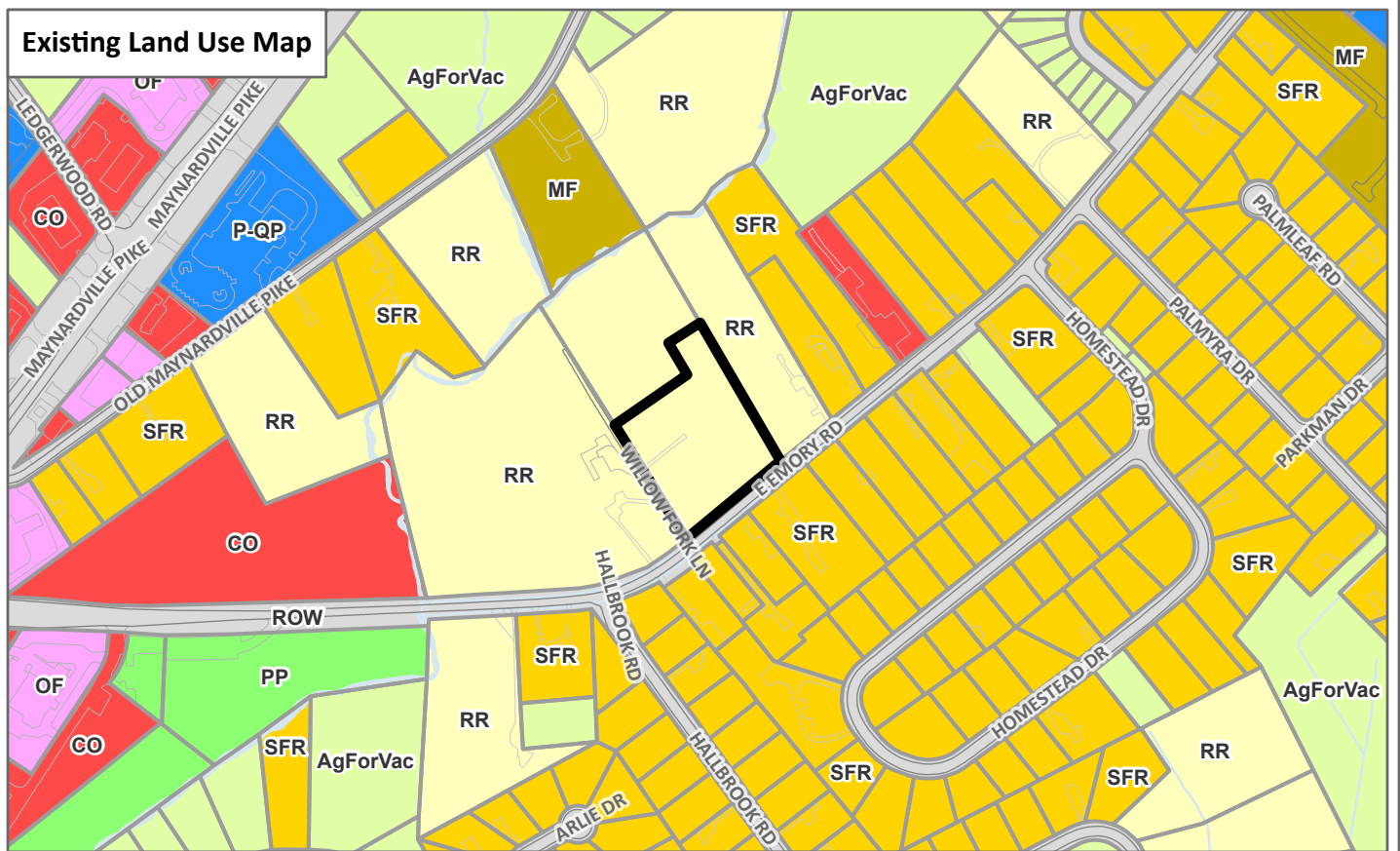
7-Q-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

7-Q-24-RZ



Case boundary

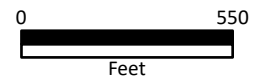
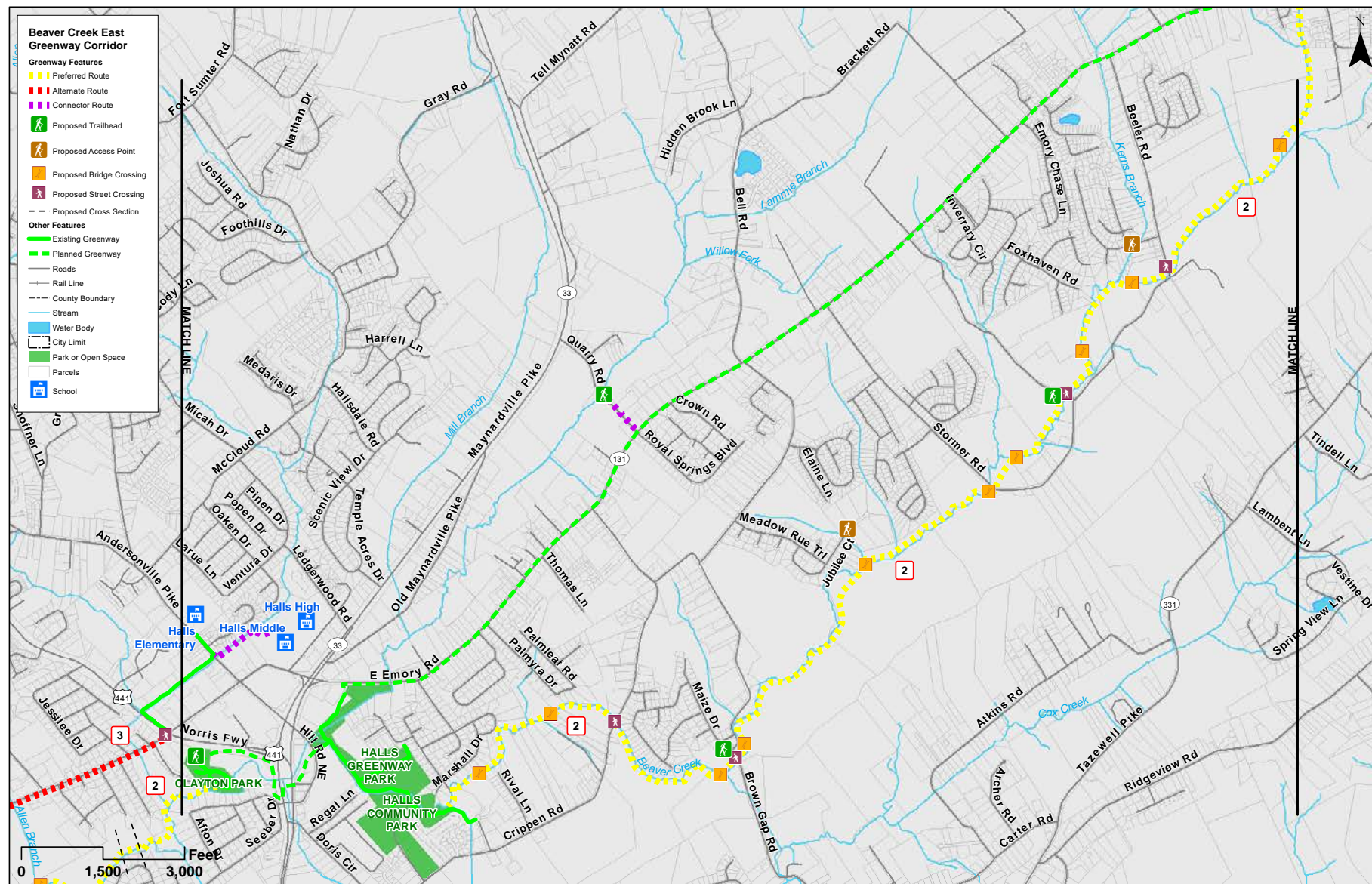


Figure 4-2. Beaver Creek East: Clayton Park to East of Beeler Road





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

Petr Fesyuk

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-Q-24-RZ

File Number(s)

CORRESPONDENCE

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

Petr Fesyuk

Name / Company

7404 Willow Fork Ln Knoxville TN 37934

Address

865-333-2050 / petrfsyuk@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Petr Fesyuk

Owner Name (if different)

7404 Willow Fork Ln Knoxville TN 37934

Owner Address

865-333-2050 / petrfsyuk@gm

Owner Phone / Email

7404 WILLOW FORK LN

Property Address

38 122 (part of)

Parcel ID

2.5 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of E Emory Rd, east side of Willow Fork Ln

General Location

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

☒ County District Zoning District

Rural Residential

Existing Land Use

North County

Planning Sector

TN (Traditional Neighborhood)

Land Use (City)/Place Type (County)

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 **PR (Planned Residential)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

up to 6 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

\$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.

Petr Fesyuk

5/28/2024

Applicant Signature

Please Print

Date

Phone / Email

Petr Fesyuk

5/28/2024

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
 - ☐ PA
- ☒ Rezoning

Petr Fesyuk

| | | |
|----------------|------------------------------|----------------|
| Applicant Name | | Affiliation |
| 5/27/2024 | 7/11/2024 | File Number(s) |
| Date Filed | Meeting Date (if applicable) | |

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

Petr Fesyuk

| | | | |
|-----------------------|----------------------|-------|-------|
| Name | Company | | |
| 7404 Willow Fork Lane | Knoxville | TN | 37938 |
| Address | City | State | ZIP |
| 865-333-2050 | petrfesyuk@gmail.com | | |
| Phone | Email | | |

CURRENT PROPERTY INFO

| | | |
|------------------------------------|------------------------|----------------------|
| Property Owner Name (if different) | Property Owner Address | Property Owner Phone |
| 7404 Willow Fork Lane | 038 122 | |
| Property Address | Parcel ID | |
| KUB | KUB | N |
| 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 |
| Planning Sector | | Existing Land Use |
| Land Use / Place Type CITY COUNTY | | 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

Planned Residential Zone

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
☐ 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

Petr Fesyuk

Petr Fesyuk

5/27/2024

Applicant Signature

Please Print

Date

865-333-2050

petrfesyuk@gmail.com

Phone Number

Email

Petr Fesyuk

Petr Fesyuk

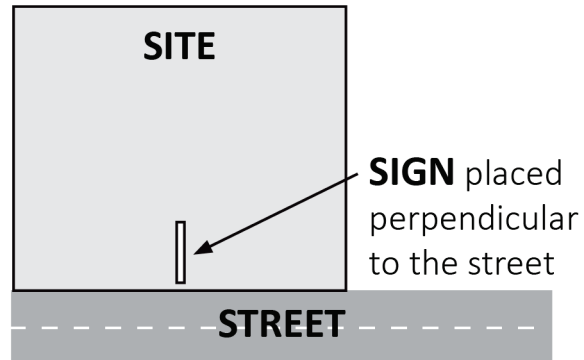
05/27/2024

Property Owner Signature

Please Print

Date Paid

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:

_____ June 28, 2024 _____ and _____ July 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Petr Fesyuk

Date: 5/29/2024

File Number: 7-Q-24-RZ



Sign posted by Staff



Sign posted by Applicant