

# REZONING REPORT

▶ **FILE #:** 6-F-24-RZ

**AGENDA ITEM #:** 49

**AGENDA DATE:** 6/13/2024

▶ **APPLICANT:** DAVYD MARKEYCH

OWNER(S): Davyd Markevych

TAX ID NUMBER: 58 D A 007

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 324 WATAUGA DR

▶ **LOCATION:** Southeast side of Watauga Dr, west side of Rosebay Rd

▶ **APPX. SIZE OF TRACT:** 14707 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Watauga Drive, a local street with a 20-ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ EXTENSION OF ZONE: Yes, this will be an extension

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-2 (Single-Family Residential Neighborhood)

East: Multifamily residential - RN-4 (General Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This is a residential area with a mix of single-family houses and multi-family dwellings. The surrounding area has historically been residential with mixed housing developments since 1996. The nearest non-residential use is Central High School approximately 730 ft south of the property.

## STAFF RECOMMENDATION:

▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is in compliance with the sector plan and consistent with the surrounding development.**

## COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. This parcel falls within census tract 51 which according to the U.S. Census Bureau, has experienced a 23.64% increase in population between 2015-2020. The increase in population corresponds with a growing demand for housing in this particular area. Rezoning the subject property to the RN-2 (Single-Family Residential Neighborhood) zoning district will allow for flexibility in the number of allowable units on the property, which is appropriate for the increased population experienced by the surrounding community.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 zoning district is intended to accommodate single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville.
2. The subject property is roughly 15,000 sf which is an appropriate lot size in the RN-2 district. Within an 800-ft radius of the parcel are multiple properties designated RN-2 districts with lot sizes ranging between 10,000 to 19,500 sf. The lot area of the subject parcel is in character with the intended purpose of the RN-2 district and the surrounding area.
3. 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed rezoning is not expected to adversely impact the surrounding area, which consists of a mix of residential zoning districts including: RN-1 (Single-Family Residential Neighborhood) zoning district, RN-2, RN-4 (General Residential Neighborhood) zoning district, and RN-5 (General Residential Neighborhood) zoning district. Both the RN-4 and RN-5 districts are intended to accommodate a mix of medium density residential development and can serve as a functional transition between low density development. The requested RN-2 district would be in character with the mix of residential developments in the community.
2. The property has been vacant since the 2018 demolition of a single-family home. Rezoning to RN-2 provides alternative avenues to reuse the vacant lot to promote infill development and mitigate neighborhood blight.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated LDR (Low Density Residential) under the City's One Year Plan and North City Sector Plan. The proposed RN-2 zoning is permitted in Low Density Residential areas.
2. The rezoning complies with the General Plan's development policy 4.5 to avoid creating small, isolated pockets of residential development and to encourage neighborhoods large enough to support cost-effective provision of community facilities and services to maintain a strong residential quality and stability.
3. The requested RN-2 zoning district complies with the General Plan's development policy 11.5 as it is not expected to include abrupt, incompatible changes in density, scale, and building appearance from one development to another in the area, which consists of a mix of residential developments.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site. The property is served by Knoxville Utility Board (KUB) for water and sewer services.
2. The subject property is located at the corner of Watauga Drive and Rosebay Road, two local streets. Rosebay Road is accessed via Garden Drive, a minor collector street. The subject property is protected from through traffic as it avoids direct access to major collector and arterial streets as recommended in the One Year Plan.
3. There is a Knoxville Area Transit (KAT) bus stop within walking distance (roughly 475 ft) from the property located on Garden Drive.

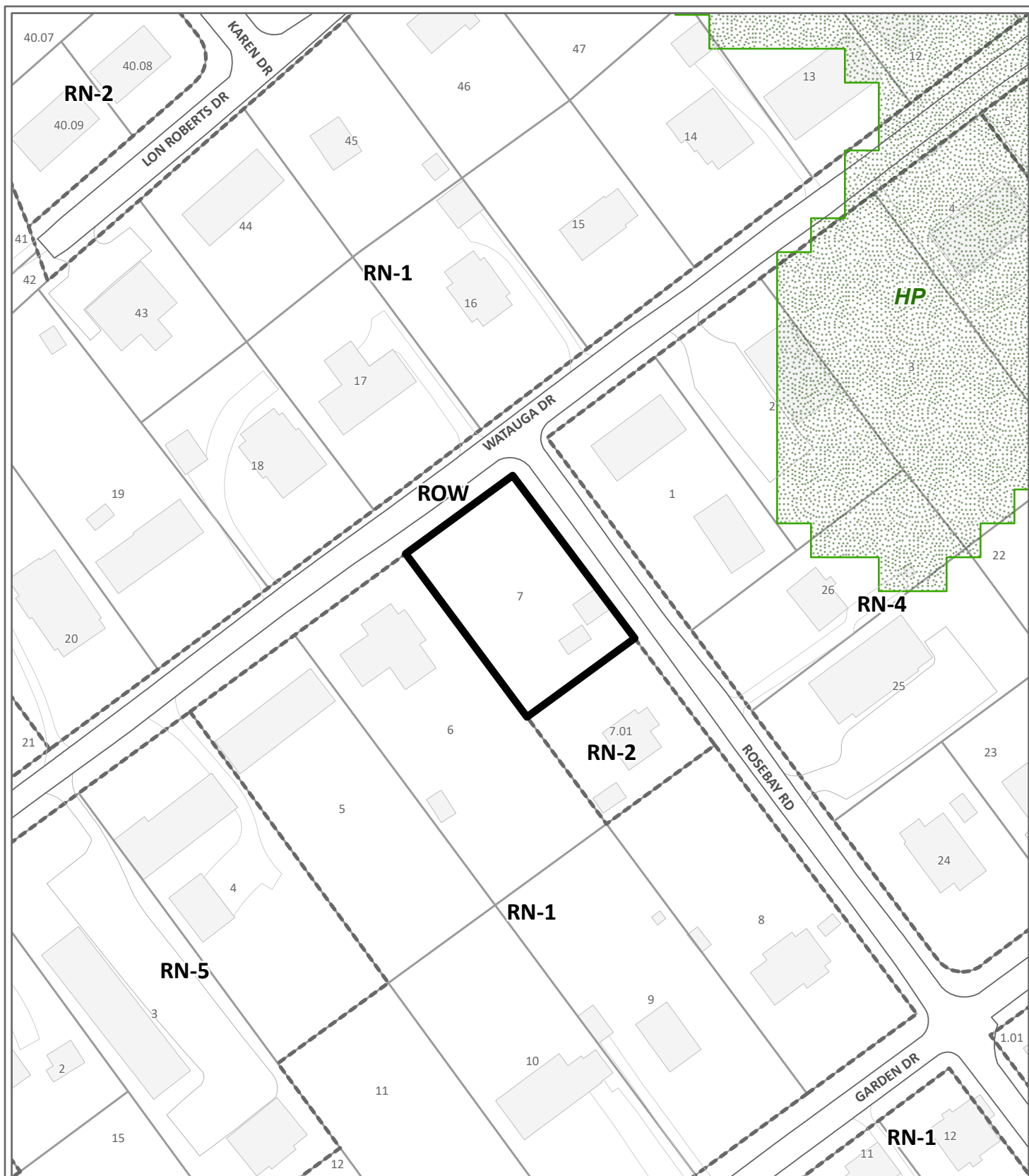
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central 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 Knoxville City Council for action on 7/9/2024 and 7/23/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**REZONING**

**6-F-24-RZ**

**Petitioner:** David Markevych



**From:** RN-1 (Single-Family Residential Neighborhood)

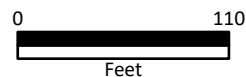
**To:** RN-2 (Single-Family Residential Neighborhood)

**Map No:** 58

**Jurisdiction:** City

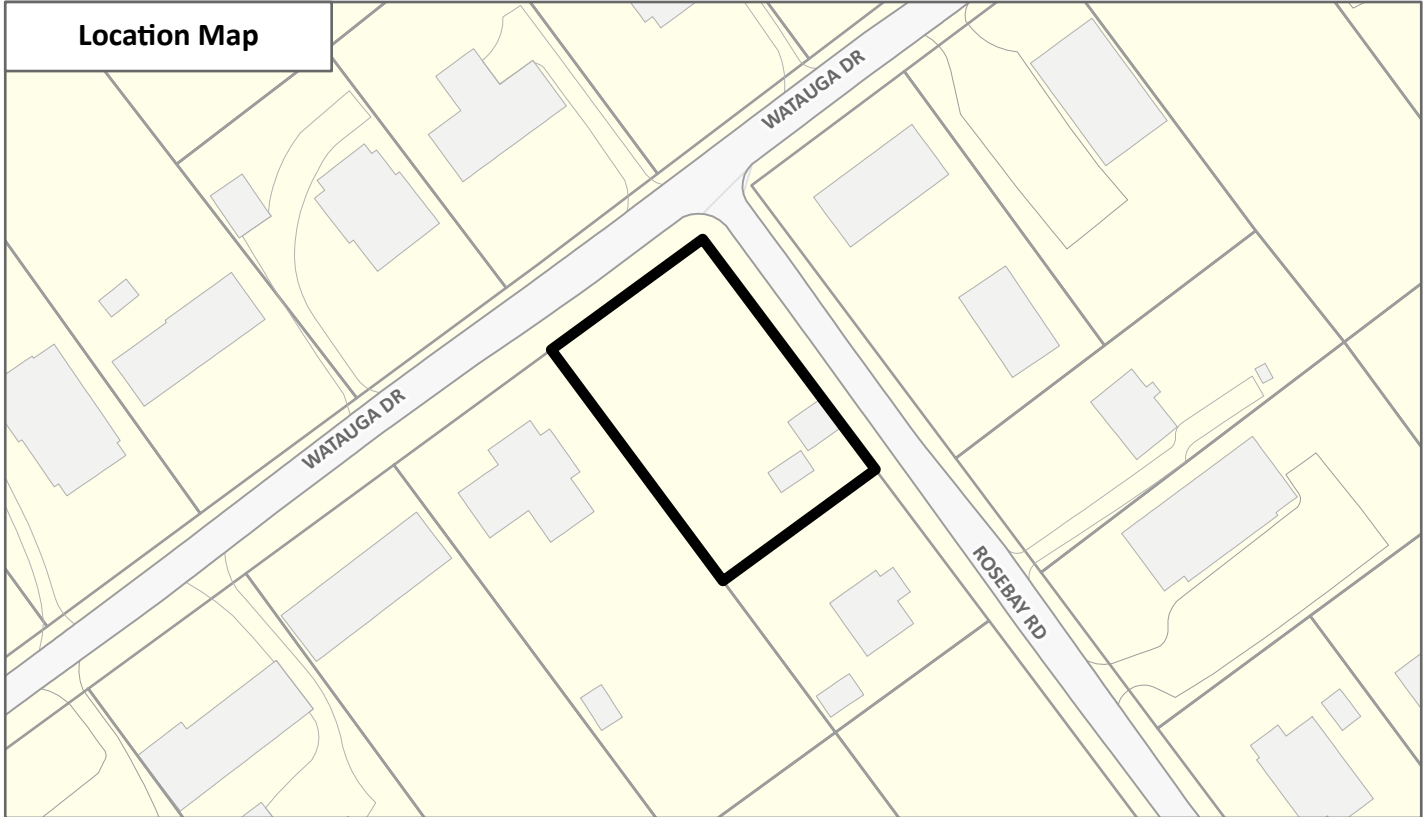
**Original Print Date:** 5/6/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

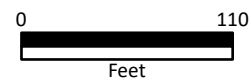


CONTEXTUAL MAPS 1

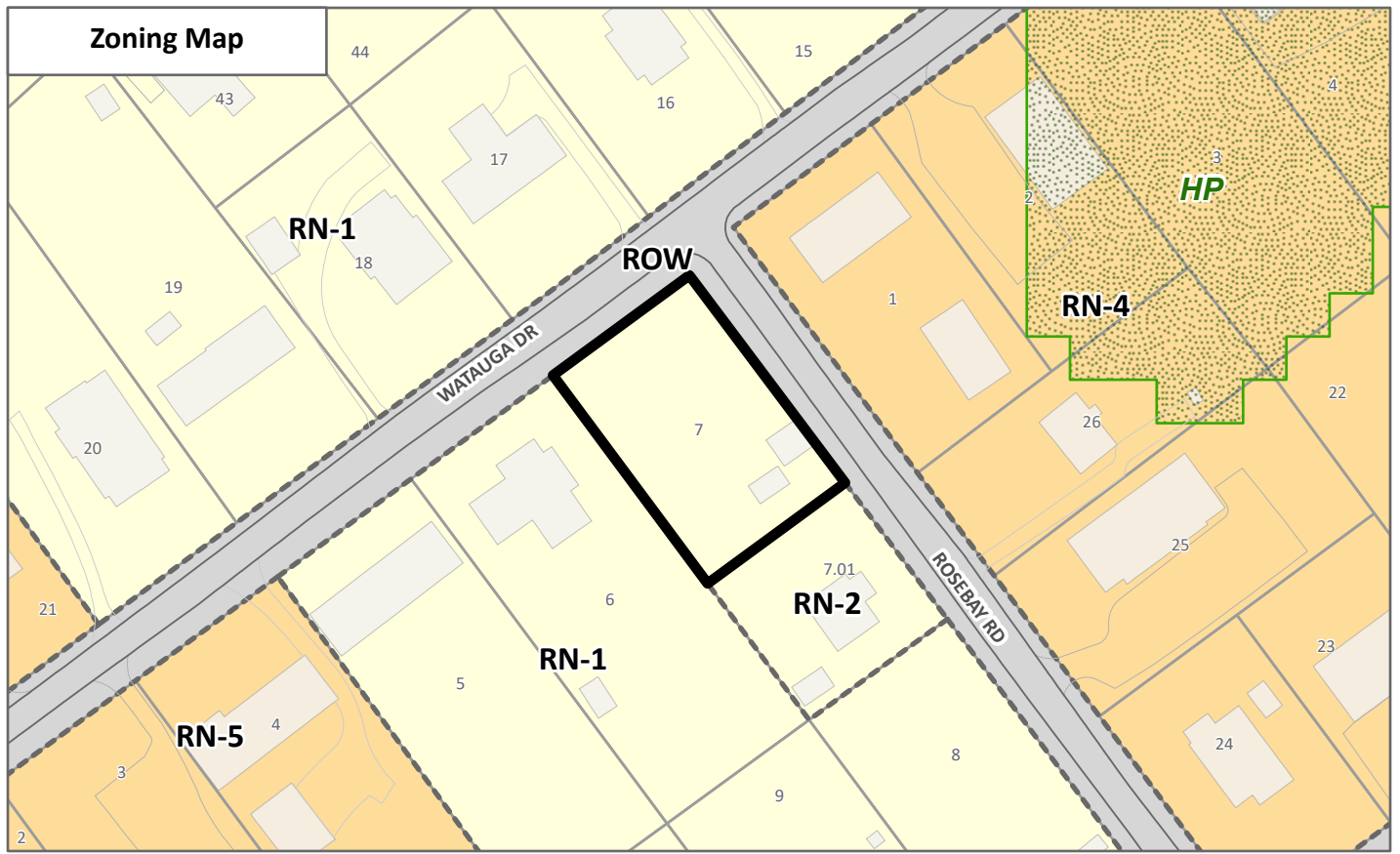
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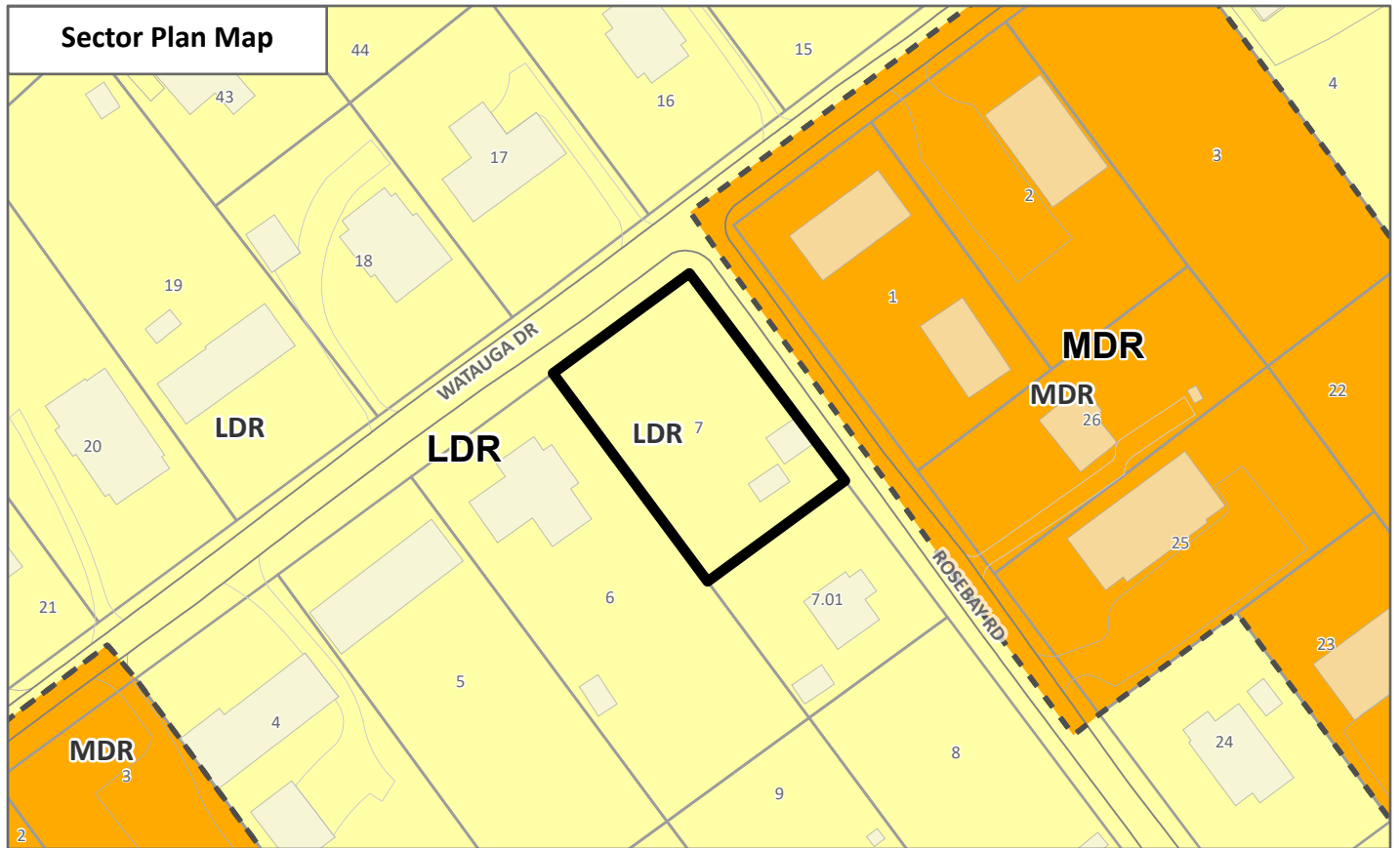
Case boundary



**Zoning Map**



**Sector Plan Map**

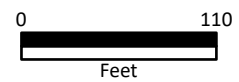


**CONTEXTUAL MAPS 2**

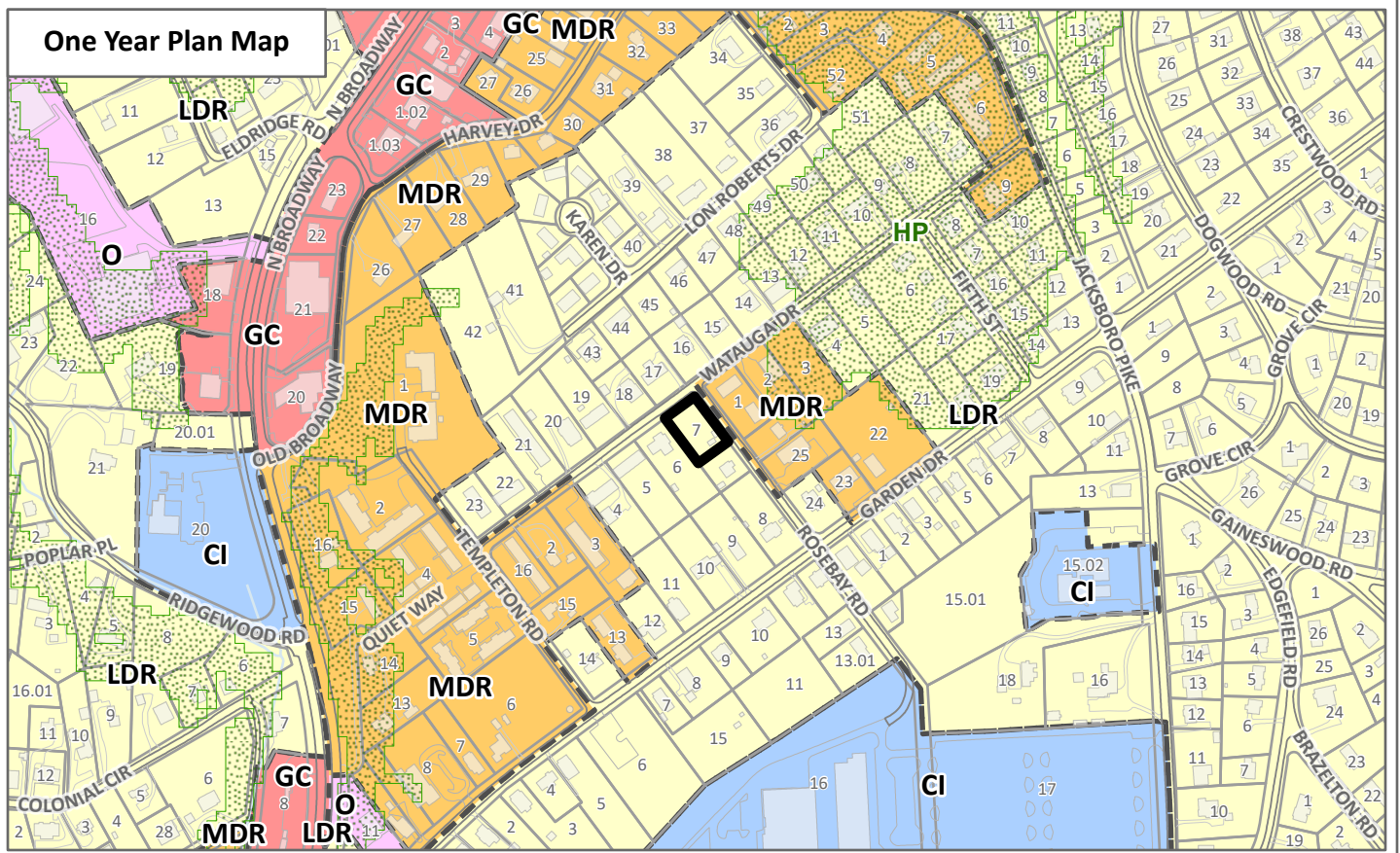
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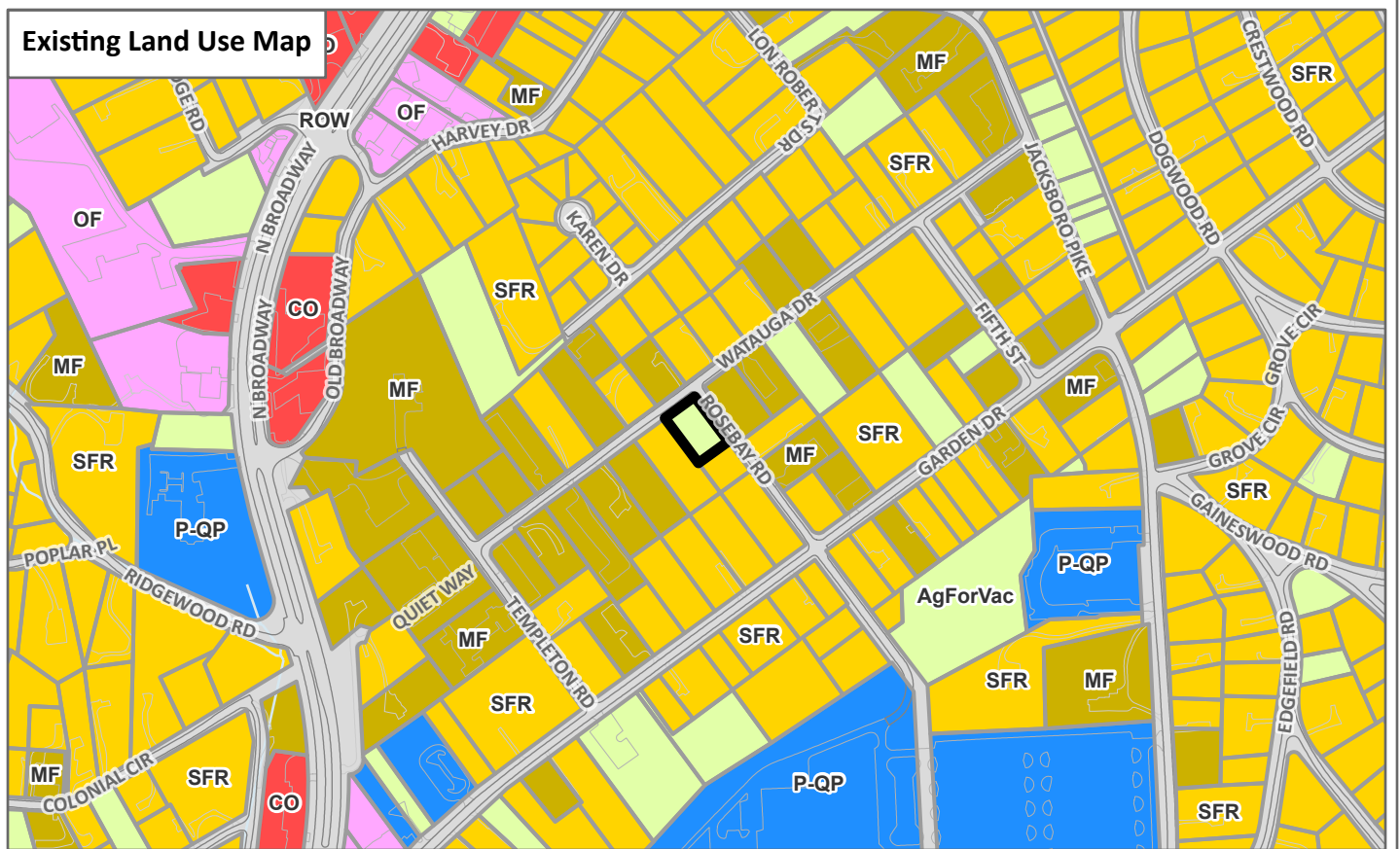
Case boundary



### One Year Plan Map



### Existing Land Use Map

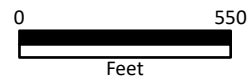


### CONTEXTUAL MAPS 3

6-F-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

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

**Davyd Markevych**

Applicant Name

Affiliation

**4/23/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-F-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Davyd Markevych**

Name / Company

**7523 Millertown Pike Knoxville TN 37924**

Address

**865-312-3727 / markevychdavyd1997@yahoo.com**

Phone / Email

## CURRENT PROPERTY INFO

**Davyd Markevych**

Owner Name (if different)

**7523 Millertown Pike Knoxville TN 37924**

Owner Address

**865-312-3727 / markevychdavyd**

Owner Phone / Email

**324 WATAUGA DR**

Property Address

**58 D A 007**

Parcel ID

**14707 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of Watauga Dr, west side of Rosebay Rd**

General Location

City

**Council District 4**

**RN-1 (Single-Family Residential Neighborhood)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**North City**

**LDR (Low Density Residential)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>RN-2 (Single-Family Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$650.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Davyd Markevych</b> Please Print	<b>4/23/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Davyd Markevych</b> Please Print	<b>4/23/2024</b> 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

Davyd markevych

Applicant Name

Owner

Affiliation

April,21 2024

Date Filed

June 13, 20204

Meeting Date (if applicable)

File Number(s)

6-F-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

Davyd markevych

Name

Company

7523 millertown pike

Address

Knoxville

City

TN

State

37924

ZIP

8653123727

Phone

Markevychdavyd1997@yahoo.com

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

324 watauga dr

Property Address

058da007

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

N

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

## DEVELOPMENT REQUEST

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

Home Occupation (specify) Single family homes/condos

Other (specify) Single family homes /condos

Related City Permit Number(s)

## SUBDIVISION REQUEST

Seperate units,no subdivision

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel   2-3  
Total Number of Lots Created

Other (specify) 2-3 depending on setbacks and lot size after it gets subdivided

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change   RN2  
Proposed Zoning

Plan Amendment Change   5,000sqft per lot   3 lots  
Proposed Plan Designation(s)

5,000sqft per lot   3 lots   None  
Proposed Density (units/acre)   Previous Rezoning Requests

Other (specify) \_\_\_\_\_

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

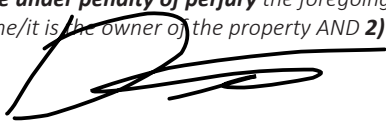
- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Fee 2	Fee 3	Total
0801	\$650.00		\$650.00

## 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**



Davyd markevych

04/21/2024

Applicant Signature

Please Print

Date

8653123727

Markevychdavyd1997@yahoo.com

Phone Number

Email



Davyd Markevych

04/23/2024, SG

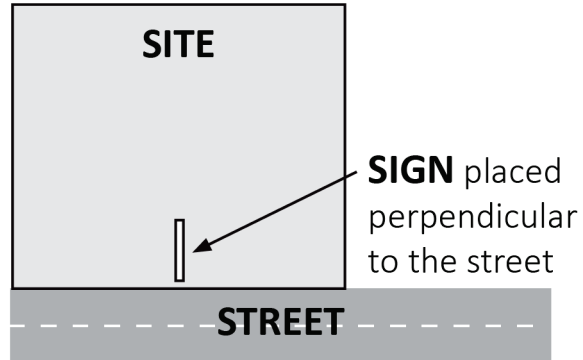
~~04/21/2024~~

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:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: David Markevych

Date: 04/23/2024

File Number: 6-F-24-RZ



Sign posted by Staff



Sign posted by Applicant