

REZONING REPORT

► **FILE #:** 10-D-24-RZ

AGENDA ITEM #: 15

AGENDA DATE: 10/3/2024

► **APPLICANT:** OLEG ZAYETS

OWNER(S): Oleg & Bogdana Zaeyts

TAX ID NUMBER: 130 J E 00102, 00101, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1110 N CAMPBELL STATION RD (1112, 1114 N CAMPBELL STATION RD; 0, 1202, 1203, 1206, 1207, 1210, 1211, 1214, 1215 CAMPBELL PARK LN)

► **LOCATION:** North side of Campbell Station Rd across from its intersection with Fretz Rd

► **APPX. SIZE OF TRACT:** 2.73 acres

GROWTH POLICY PLAN: Farragut Urban Growth Boundary

ACCESSIBILITY: Access is via N Campbell Station Rd, a minor arterial street with a 20-ft pavement width within a 88-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

► **PRESENT ZONING:** PR (Planned Residential) up to 4.1 du/ac

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

► **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** up to 4.4 du/ac

EXTENSION OF ZONE: The PR zone up to 4 du/ac is to the north and west.

HISTORY OF ZONING: This property was rezoned from A and PR up to 4 du/ac to PR up to 4.1 du/ac in 2017 (4-H-17-RZ).

SURROUNDING LAND USE AND ZONING: North: Multi family residential, single family residential - PR (Planned Residential) up to 4 du/ac

South: Single family residential - FAR: R-1 (Rural single-family residential district)

East: Single family residential - RA (Low Density Residential)

West: Single family residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The area is adjacent to the Town of Farragut and comprises mostly single family residential neighborhoods with limited attached residential uses. A few large agricultural tracts still exist in the area.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 4.4 du/ac because it is consistent with Knox County**

Comprehensive Plan and due to the change of conditions in the area, subject to one condition.

1. No new driveways will be added to N Campbell Station Road. Lot 11 would be required to share a driveway with Lot 10.

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 CITY/COUNTY GENERALLY:

1. This area has been transitioning from the A (Agricultural) zone to the PR (Planned Residential) zone, with densities ranging from 1 to 4 du/ac since 2011.
2. Intersection improvements at N Campbell Station Road and Fretz Road are now being bid on. Improvements include adding a center turn lane and sidewalks along the south side of Campbell Station Road.

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

1. The PR zone provides flexibility for residential development. The PR zone with up to 4.4 du/ac is similar to the surrounding PR up to 4 du/ac and RA zone, which allows 10,000 sq ft lots.
2. The Campbell Park subdivision was approved for single family homes on 11 lots (6-SD-17-C/6-F-17-UR). Ten lots were developed, and Lot 11 is the only vacant lot. PR up to 4.4 du/ac would allow one additional dwelling unit. Because of the peripheral boundary along three sides of Lot 11, a duplex would most likely be built rather than an additional subdivision. Any use other than a single family home would require another development plan approval.
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.

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. An additional unit would not adversely affect traffic or the surrounding environment. The Town of Farragut has control of the right-of-way at this location. No new driveways would be added to Campbell Station Road. Lot 11 must share the existing driveway with Lot 10, which was constructed as half of a shared driveway in anticipation of Lot 11 being developed.
2. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 SR place type allows consideration of the PR zone as a partially related zone. When the proposed district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. The proposed PR zoning is compatible with the current RA and PR zoning of up to 4 du/ac of neighboring sites.
2. The SR (Suburban Residential) place type calls for primarily single family residential development with a range of lot sizes, housing sizes, and styles, including some attached dwellings. The area features a range of lot sizes, including attached homes of the scale of a single family home.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5.2, which creates standards that encourage neighborhoods in certain place types to include a mix of housing types. The PR zone allows houses, duplexes, and multi family developments. It is also consistent with Policy 9 to coordinate infrastructure improvements with development, as the intersection improvement at this location will be started soon.

ESTIMATED TRAFFIC IMPACT: 15 (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.

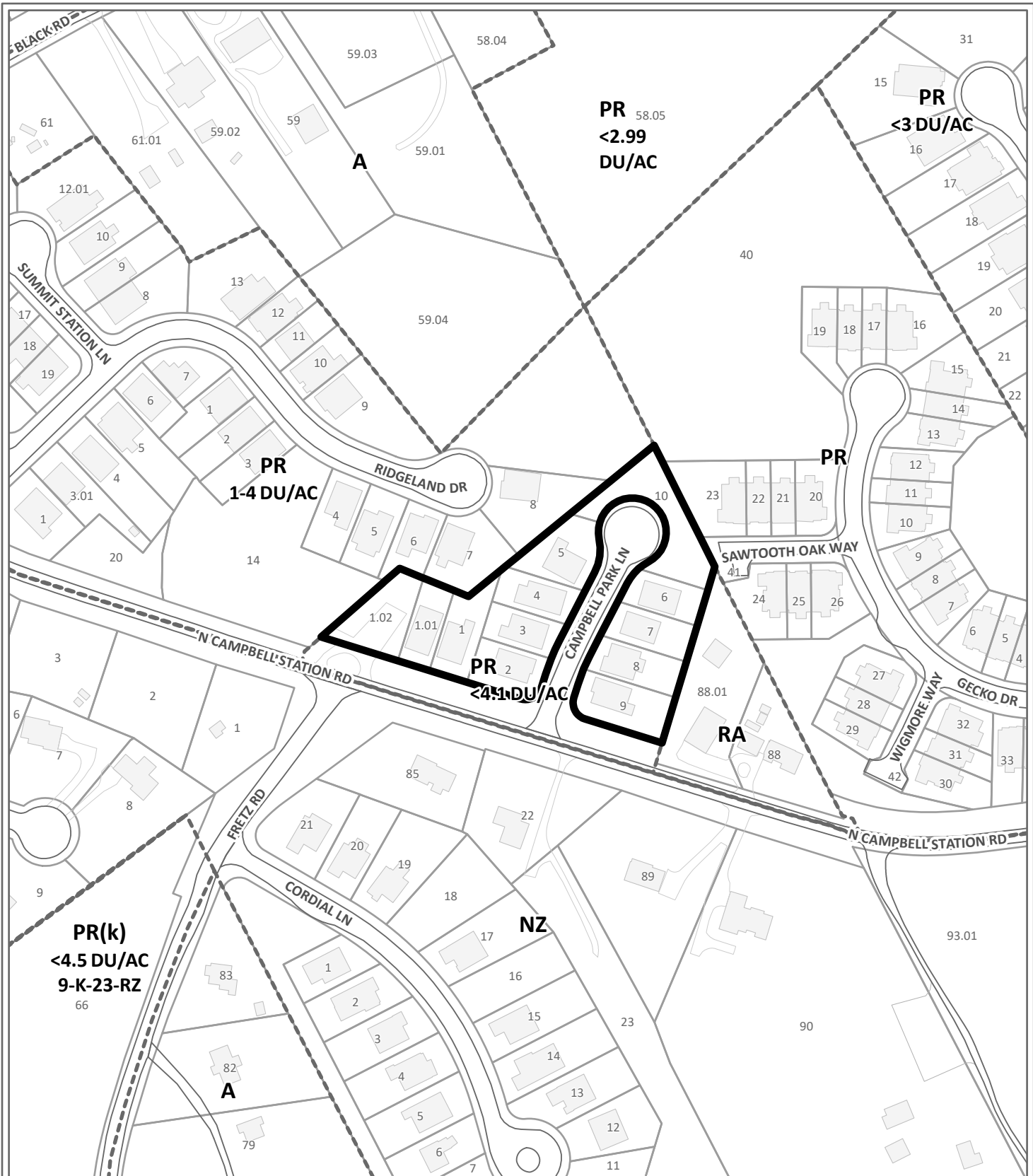
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley

Academy.

- 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 11/12/2024. 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

10-D-24-RZ

Petitioner: Oleg Zayets

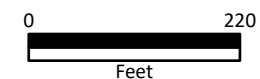


From: PR (Planned Residential) up to 4.1 du/ac

To: PR (Planned Residential) 4.4 du/ac

Map No: 130

Jurisdiction: County

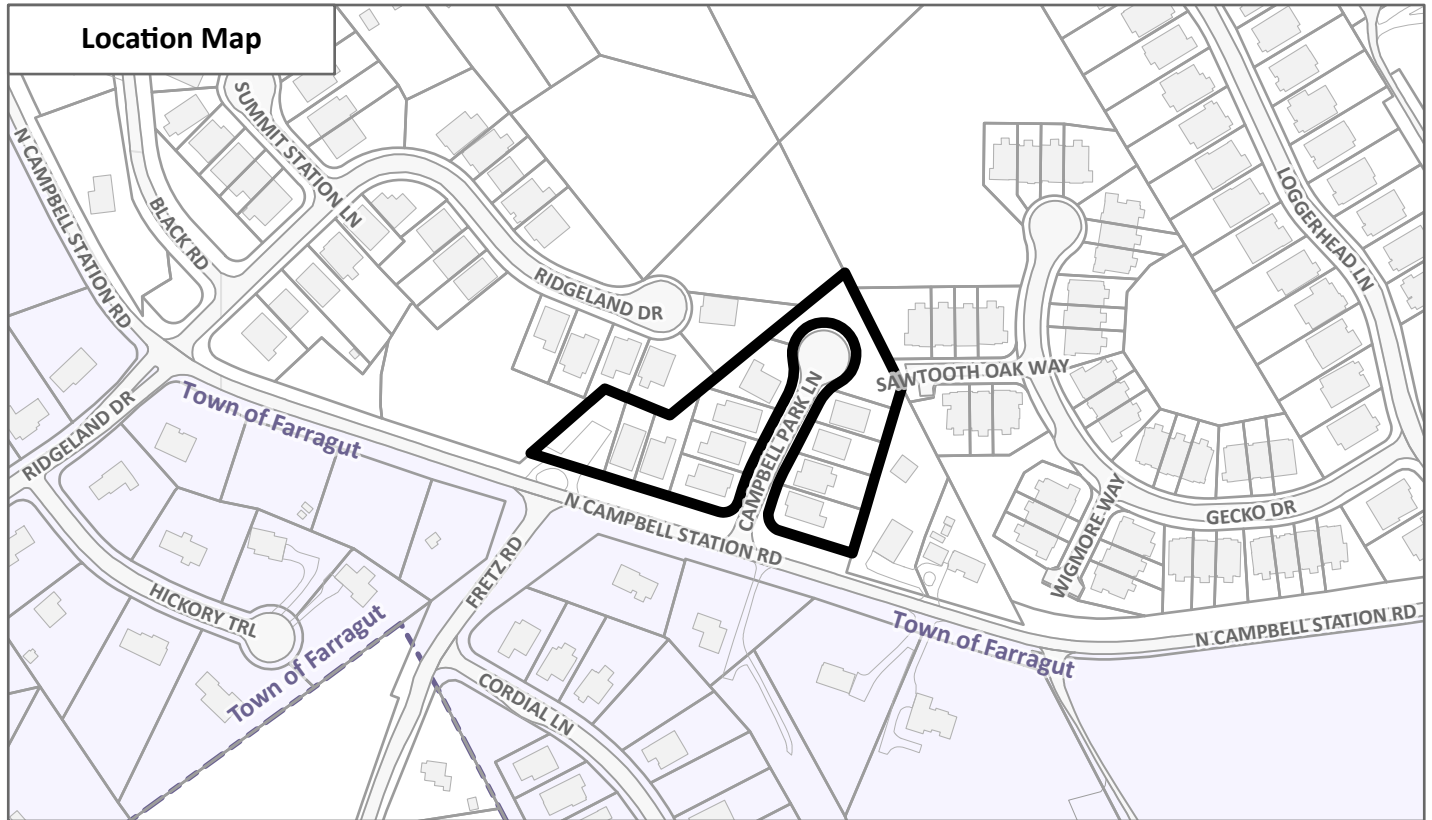


Original Print Date: 8/26/2024

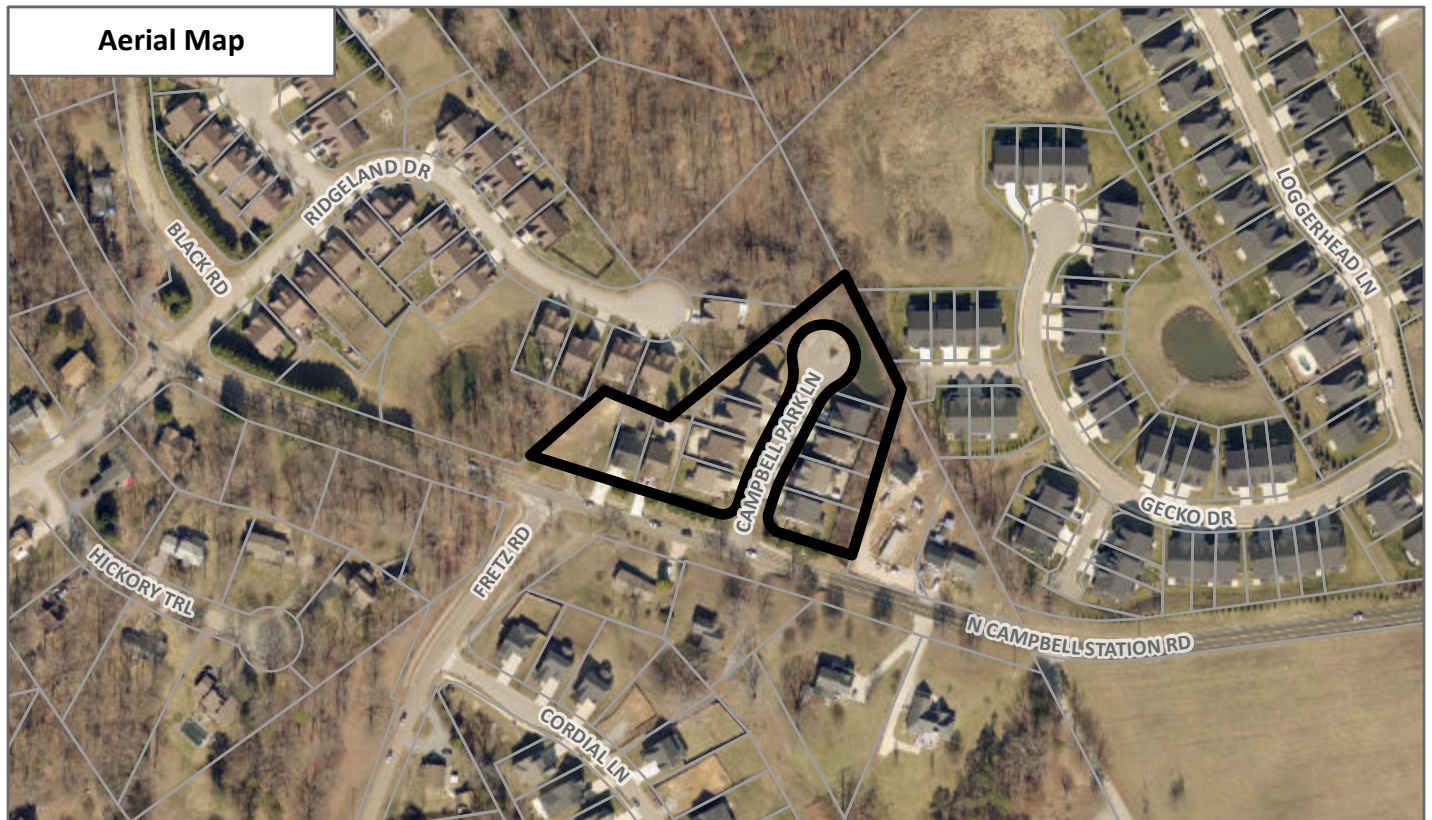
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

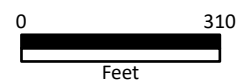


CONTEXTUAL MAPS 1

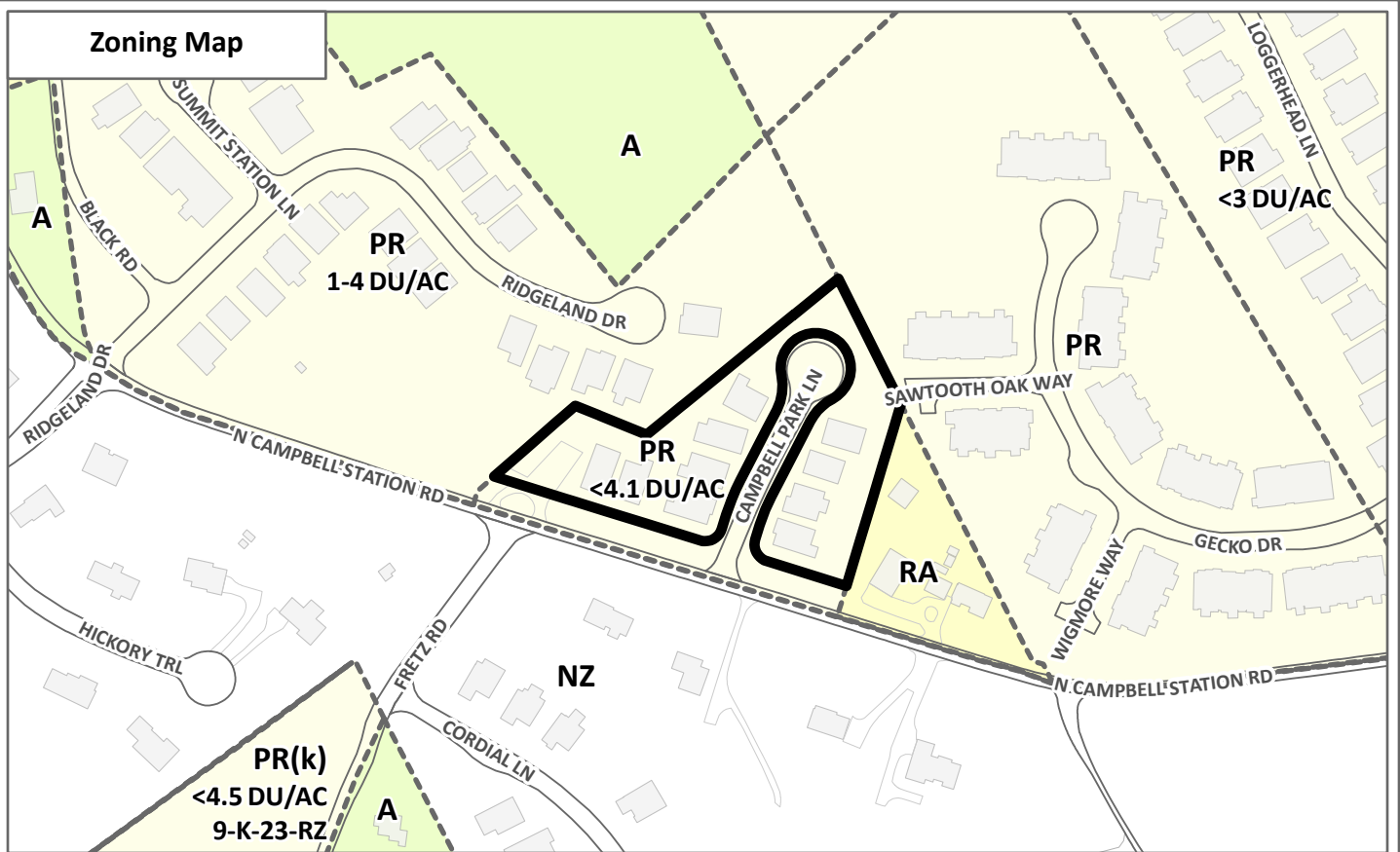
10-D-24-RZ



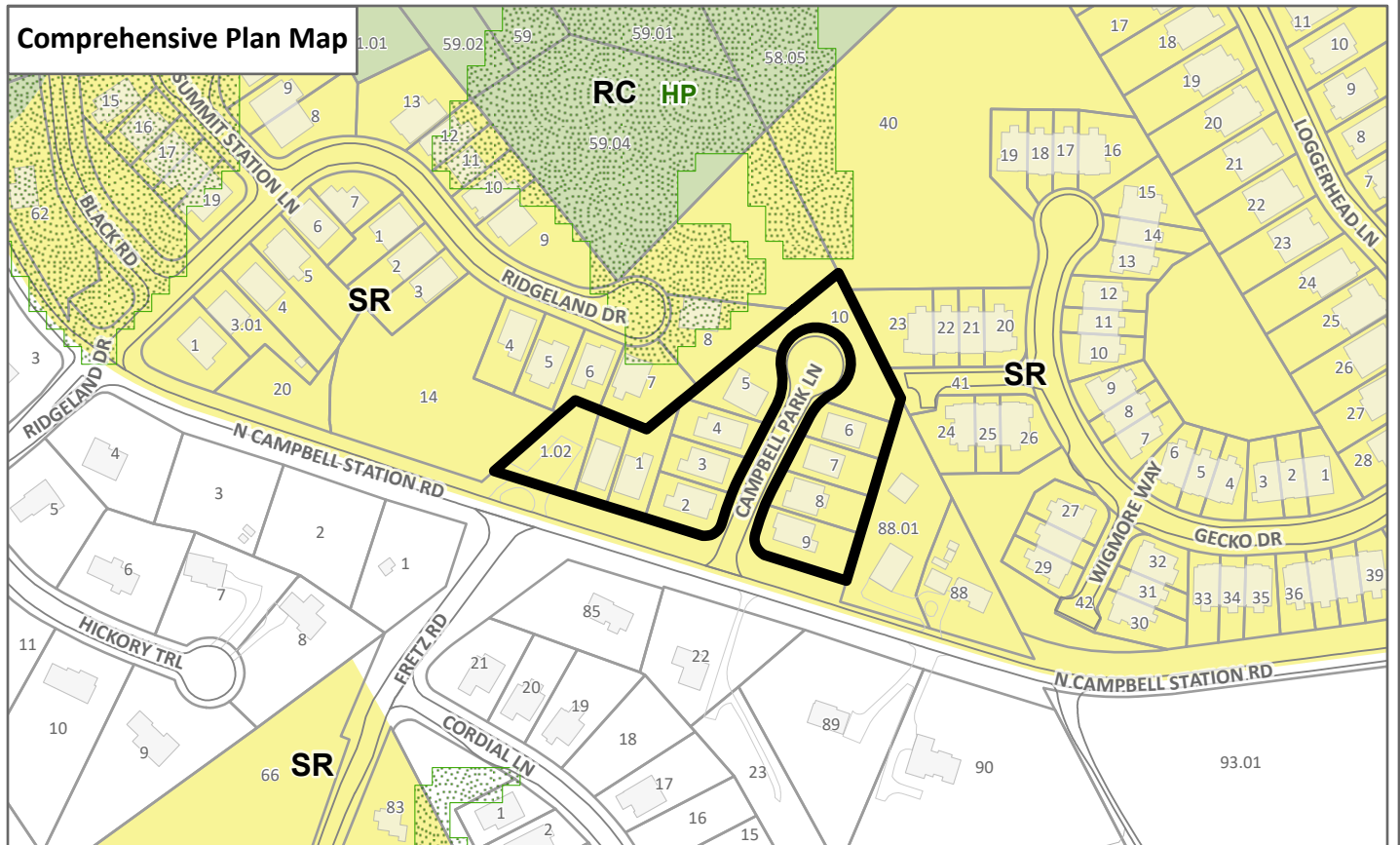
Case boundary



Zoning Map



Comprehensive Plan Map

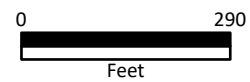


CONTEXTUAL MAPS 2

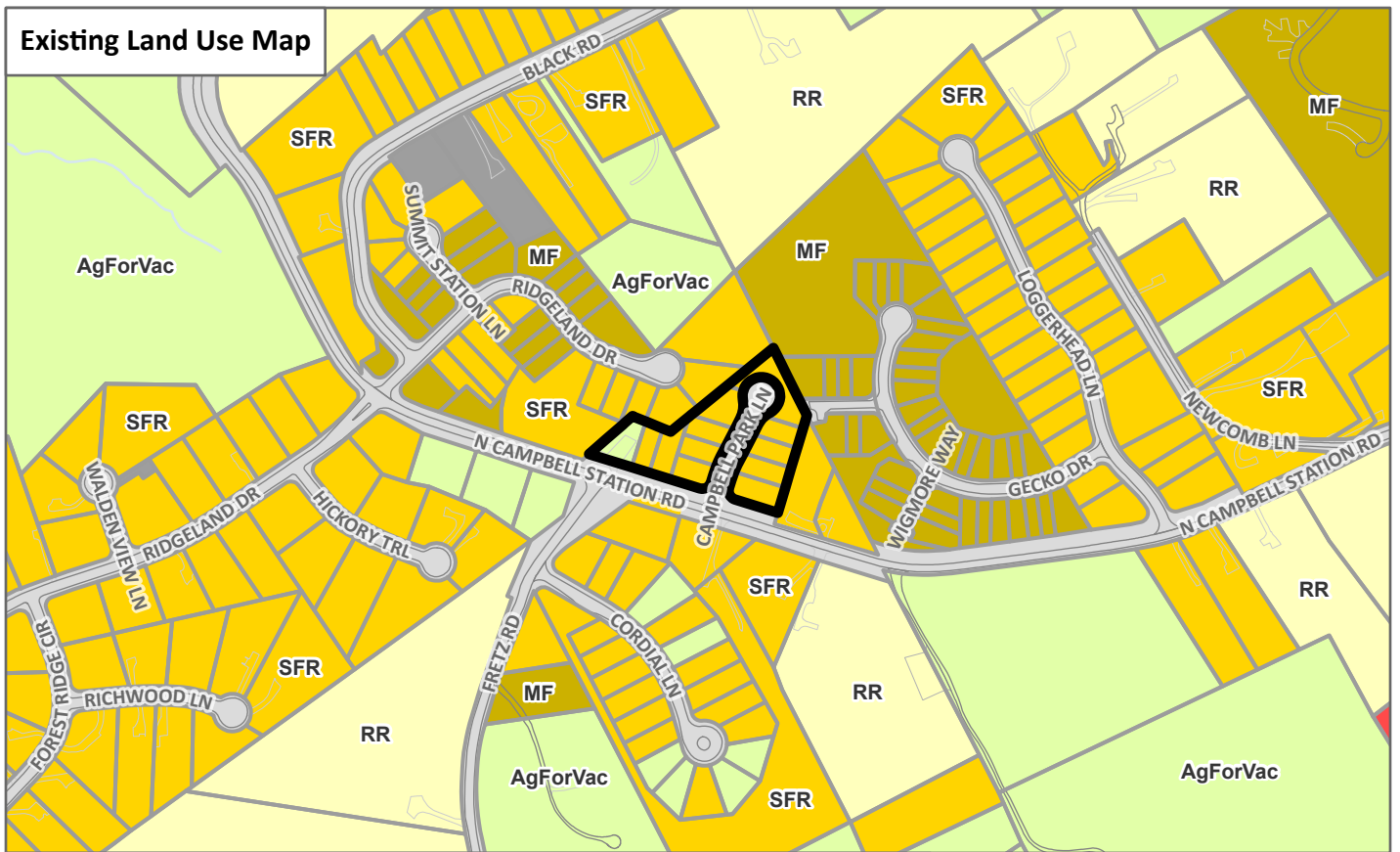
10-D-24-RZ



Case boundary



Existing Land Use Map

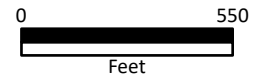


CONTEXTUAL MAPS 3

10-D-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

Oleg Zayets

Applicant Name

Affiliation

8/6/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-D-24-RZ

File Number(s)

CORRESPONDENCE

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

Oleg Zayets

Name / Company

1114 Campbell Sta

Address

865-936-8888 / olegzayets@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Oleg & Bogdana Zaeys

Owner Name (if different)

1114 N Campbell Station Rd Knoxville TN 37932

Owner Address

865-936-8888 / olegzayets@gm

Owner Phone / Email

1110 N CAMPBELL STATION RD / 1112, 1114 N CAMPBELL STATION RD; 0, 1202, 1203, 1206, 1207, 1210, 1211, 1214, 1215 CAMP

Property Address

130 J E 00102, 00101,001,002,003 004,005,010,006,007,008,009

Parcel ID

2.27 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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 4.4 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.

Oleg Zayets

8/6/2024

Applicant Signature

Please Print

Date

Phone / Email

Oleg & Bogdana Zaeys

8/6/2024

Property Owner Signature

Please Print

Date

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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 ZAYETS

Applicant Name

08/06/2024

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

10-D-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
- OLEG ZAYETS

Name

2000 PANORAMIC WAY, APT 203

Company

KNOXVILLE

TN

37932

Address

865-936-8888

City

OLEGZAYETS@GMAIL.COM

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

OLEG & BOGDANA ZAEYTS

Property Owner Name (if different)

1114 N CAMPBELL STATION RD

Property Owner Address

130JE00102

Property Owner Phone

Property Address

FUD

Parcel ID

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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View Form

JULY 2024

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

PR 4.4 DU/AC

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

4.4 DU/AC

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

201708150010

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	0801 \$650	Total
Fee 2		\$650
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 ZAYETS

8-6-24

Please Print

Date

865-936-8888
Phone Number

Oleg.Zayets@gmail.com
Email


Property Owner Signature

Oleg Zayets
Please Print

8-6-24
Date Paid

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
<i>Erin Long</i>	1202 Campbell Park Ln	Knoxville	TN	37932	<i>Erin Long</i>
RAY SHUGART	1203 Campbell Park Ln	Knoxville	TN	37932	<i>Ray Shugart</i>
Ray Bonellino	1206 Campbell Park Ln	Knoxville	TN	37932	<i>Ray Bonellino</i>
Lailuma Raufi	1207 Campbell Park Ln	Knoxville	TN	37932	<i>Lailuma Raufi</i>
Suchet Kumar Desai	1210 Campbell Park Ln	Knoxville	TN	37932	<i>Suchet Desai</i>
Richard Lasher	1211 Campbell Park Ln	Knoxville	TN	37932	<i>Richard Lasher</i>
Carm Henderson	1214 Campbell Park Ln	Knoxville	TN	37932	<i>C Henderson</i>
Tristan Owens	1215 Campbell Park Ln	Knoxville	TN	37932	<i>Tristan Owens</i>
Kevin Dunne	1110 N Campbell Station Rd	Knoxville	TN	37932	<i>Kevin Dunne</i>
Dennis Petal	1112 N Campbell Station Rd	Knoxville	TN	37932	Dennis Petal



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

9/20/2024

10/4/2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☒ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting


Applicant Signature

Oleg Zayets

Applicant Name

8/7/2024

Date