

**REZONING**

**10-D-24-RZ**

Petitioner: Oleg Zayets



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

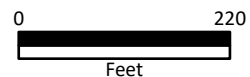
**To:** PR (Planned Residential) 4.4 du/ac

Map No: 130

Jurisdiction: County

Original Print Date: 8/26/2024

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





# 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

<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>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> 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	Total
<b>\$650.00</b>	
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>Oleg Zayets</b> Please Print	<b>8/6/2024</b> Date
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Phone / Email

Property Owner Signature	<b>Oleg &amp; Bogdana Zaeys</b> Please Print	<b>8/6/2024</b> Date
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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](mailto: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

Date Filed

Meeting Date (if applicable)

File Number(s)

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.

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.**

View Form

JULY 2024

## 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

Zoning Change   
 PR 4.4 DU/AC  
 Proposed Zoning

Pending Plat File Number  
**201708150010**

Plan Amendment Change   
 Proposed Plan Designation(s)  
**4.4 DU/AC**

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
0801 \$650	
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

*Jeremy Long* 1202 Campbell Park Ln Knoxville TN 37932 *Jeremy Long*

RAY SHUGART 1203 Campbell Park Ln Knoxville TN 37932 *Ray Shugart*

Ray Bonasellino 1206 Campbell Park Ln Knoxville TN 37932 *Ray Bonasellino*

Lailuma Raufi 1207 Campbell Park Ln Knoxville TN 37932 *Lailuma Raufi*

Suchet Kumar Desai 1210 Campbell Park Ln Knoxville TN 37932 *Suchet Desai*

Richard Lasher 1211 Campbell Park Ln Knoxville TN 37932 *Richard Lasher*

Carm Henderson 1214 Campbell Park Ln Knoxville TN 37932 *Carm Henderson*

Tristan Owens 1215 Campbell Park Ln Knoxville TN 37932 *Tristan Owens*

Kevin Dunne 1110 N Campbell Station Rd Knoxville TN 37932 *Kevin Dunne*

~~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