

# REZONING REPORT

► **FILE #:** 3-J-25-RZ

**AGENDA ITEM #:** 36

**AGENDA DATE:** 3/13/2025

► **APPLICANT:** WILLIAM ZAYETS

OWNER(S): William Zayets

TAX ID NUMBER: 91 J A 006

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7000 BALL RD

► **LOCATION:** South side of Ball Rd, north side of Schaad Rd

► **APPX. SIZE OF TRACT:** 1.08 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Road, a major collector street with a pavement width of 20-ft within a right-of-way ranging from 50 ft to 65 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **PRESENT ZONING:** I (Industrial), A (Agricultural)

► **ZONING REQUESTED:** RA (Low Density Residential)

► **EXISTING LAND USE:** Single Family Residential

►  
EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND North: Single family residential, rural residential - A (Agricultural)

USE AND ZONING: South: Agriculture/forestry/vacant land - I (Industrial)

East: Agriculture/forestry/vacant land - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: The surrounding area is residential in nature, consisting mainly of single-family dwellings on a range of lot sizes.

## STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to 2 conditions.**

1. Access must be from Ball Road.

2. Maintaining a no-disturbance boundary to the rear of the stream (see the shaded area shown in Exhibit C).

## 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have primarily been residential and civic in nature. Since the early 1980s, there has been a gradual transition from I (Industrial) and A (Agricultural) zoning to residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with up to 3 to 5 du/ac.
2. The development of a service-oriented commercial node is planned at the intersection of Schaad Road and Bakertown Road, 0.35 miles east of the subject property.
3. The Schaad Road Improvement Project is in progress 0.21 miles west of the subject property. A section of the new Schaad Road extension abuts the subject property on the south side.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which largely consists of properties zoned RA and PR with up to 3 to 5 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential and civic uses, which align with the character of the surrounding area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. A blue line stream runs through the south side of the subject property (Exhibit B). A 50-ft stream buffer would likely be required, and any proposed development must comply with the Knox County Stormwater Ordinance.
2. The blue line stream separates the flatter front portion of the property that fronts Ball Road from the steeper rear portion, which has slopes above the 40% range. As part of the Schaad Road Improvement Project, a manufactured ridge was created to support the Schaad Road extension. Due to the steep hill created for the Schaad Road extension, condition #1 recommends requiring driveway access only from Ball Road, and condition #2 recommends no-disturbance beyond the stream, as shown in Exhibit C.
3. There is a closed contour indicating the potential presence of a sinkhole just to the north of the significant slope. A 50-ft buffer around the closed contour would be required unless a geotechnical survey was done showing the area is not a sinkhole.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated as two different Place Types in the Knox County Comprehensive Plan. The front portion of the property is within the SR (Suburban Residential) place type, whereas the rear half is within the SMR (Suburban Mixed Residential) place type. The RA zone is directly related to the SR and SMR place types.
2. The SR and SMR place types recommend similar housing mixes, featuring single-family subdivisions with lots smaller than one acre and attached residential developments such as duplexes. The main difference between the two place types is that SMR allows a greater housing mix than SR, including attached housing or small-scale multifamily housing. The RA zone allows single-family detached dwellings by right and duplexes as a use on review. Both of these uses align with the recommended housing mix of the SR and SMR place types.
3. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with those in the surrounding area. The rezoning also complies with Implementation Policy 9, to coordinate infrastructure improvements with development. As previously mentioned, the Schaad Road Improvement Project is underway nearby and aims to improve connectivity and roadway safety in the area.
4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Planned Growth Area.

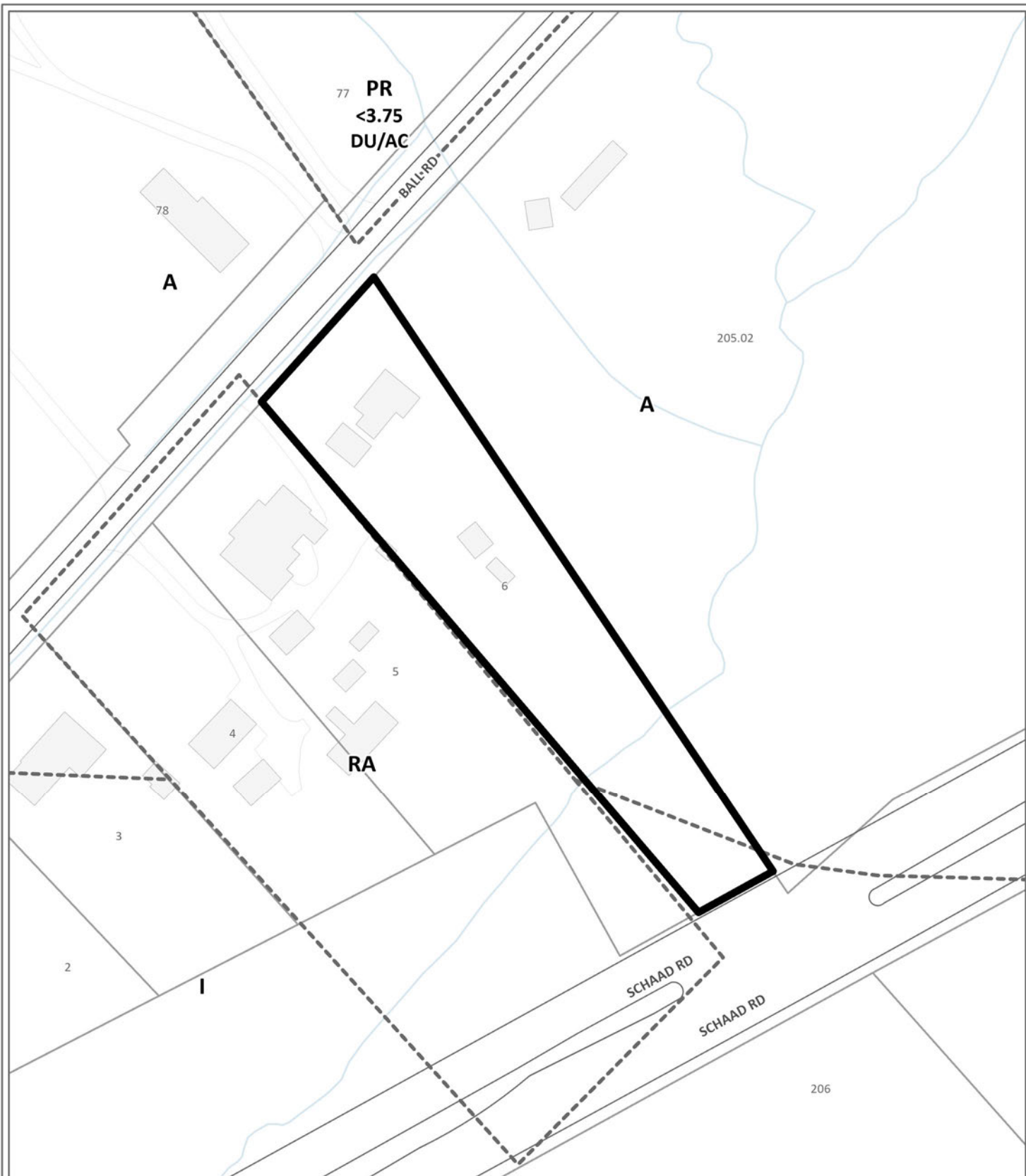
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 4/21/2025. 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**

**3-J-25-RZ**

**Petitioner:** William Zayets

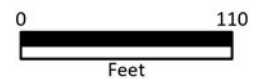


**From:** I (Industrial), A (Agricultural)

**To:** RA (Low Density Residential)

**Map No:** 91

**Jurisdiction:** County



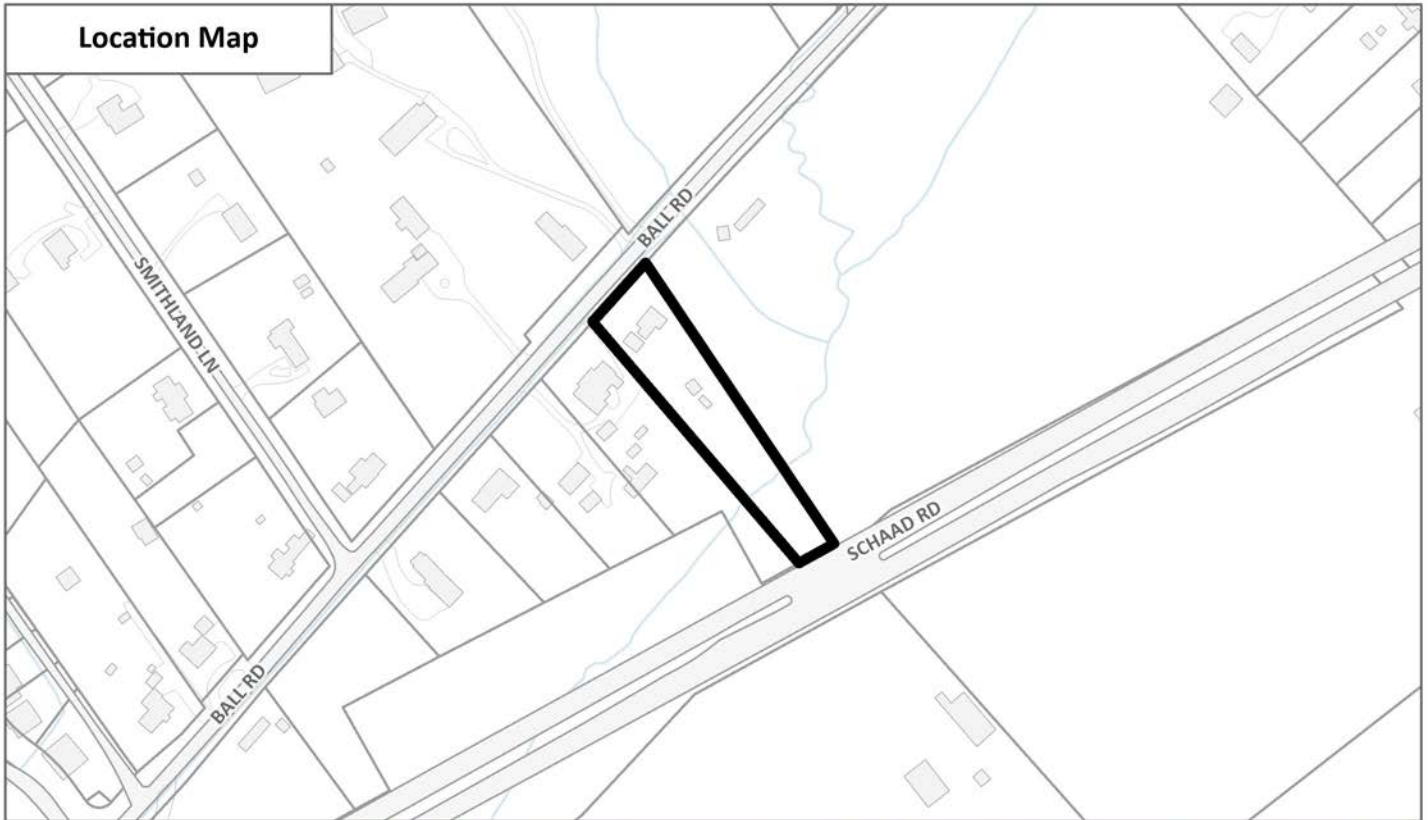
**Original Print Date:** 2/7/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

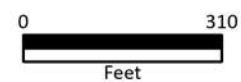


CONTEXTUAL MAPS 1

3-J-25-RZ

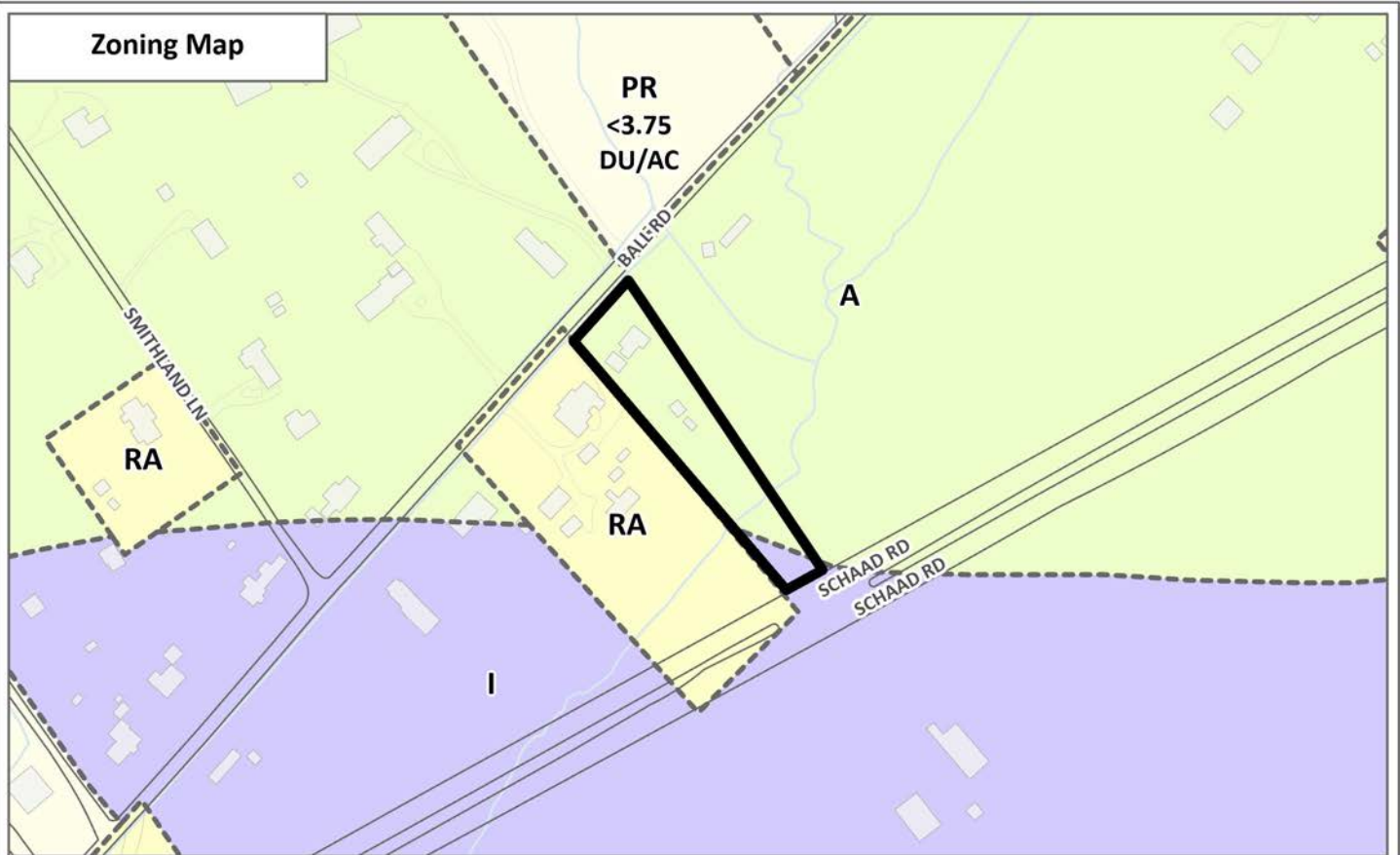


Case boundary

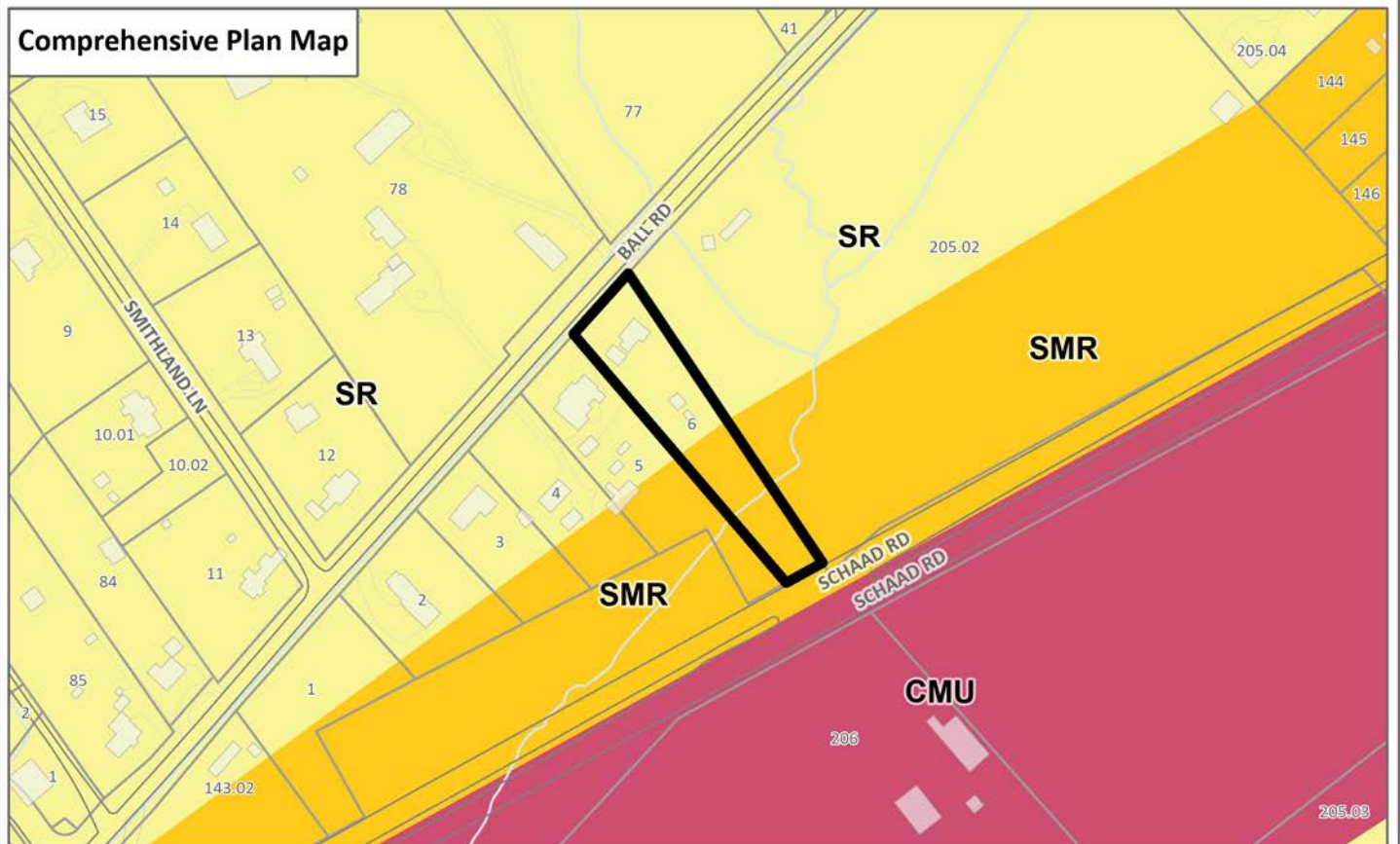




# Zoning Map



# Comprehensive Plan Map

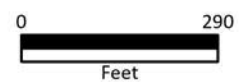


## CONTEXTUAL MAPS 2

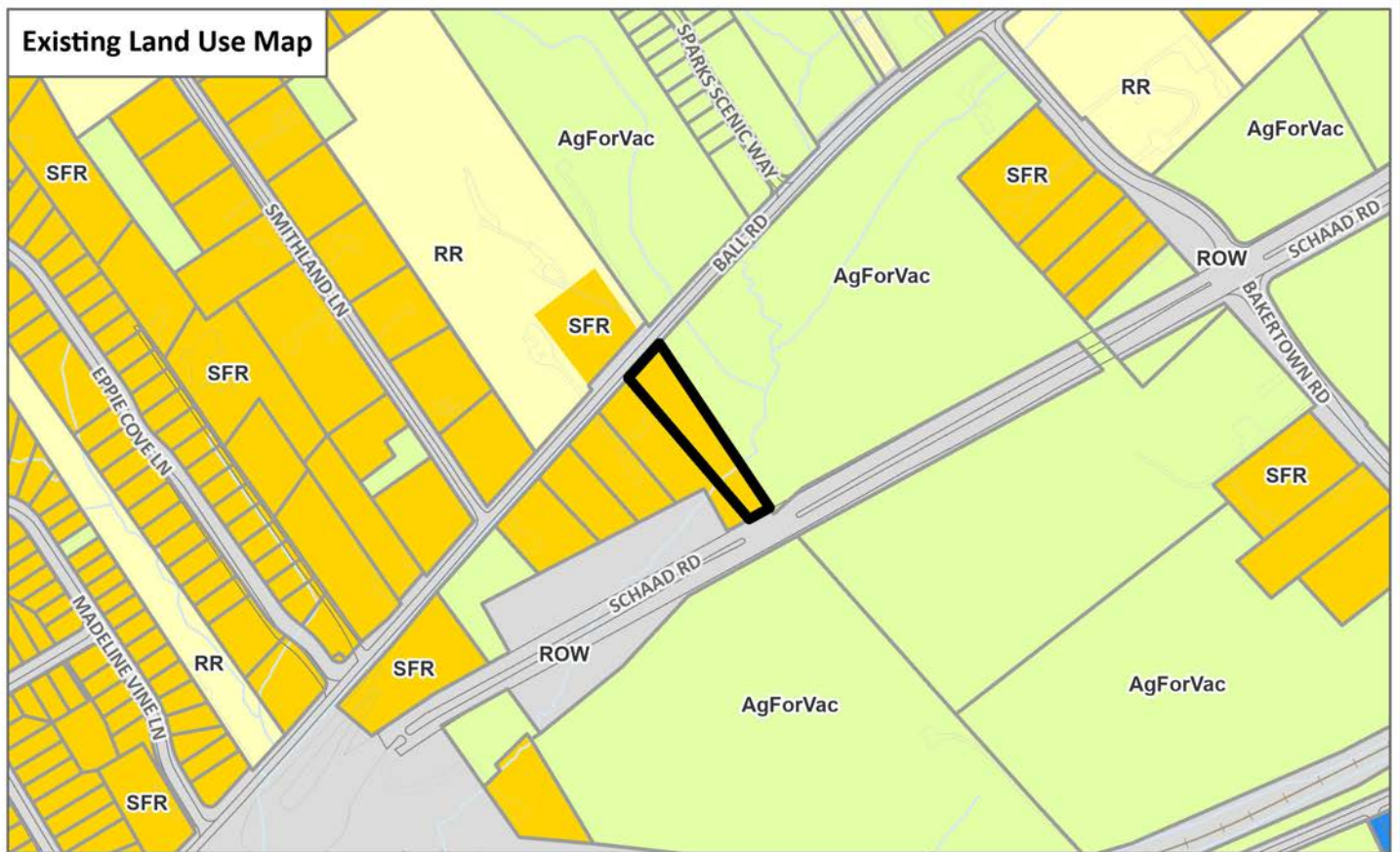
3-J-25-RZ



Case boundary



Existing Land Use Map

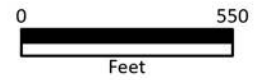


CONTEXTUAL MAPS 3

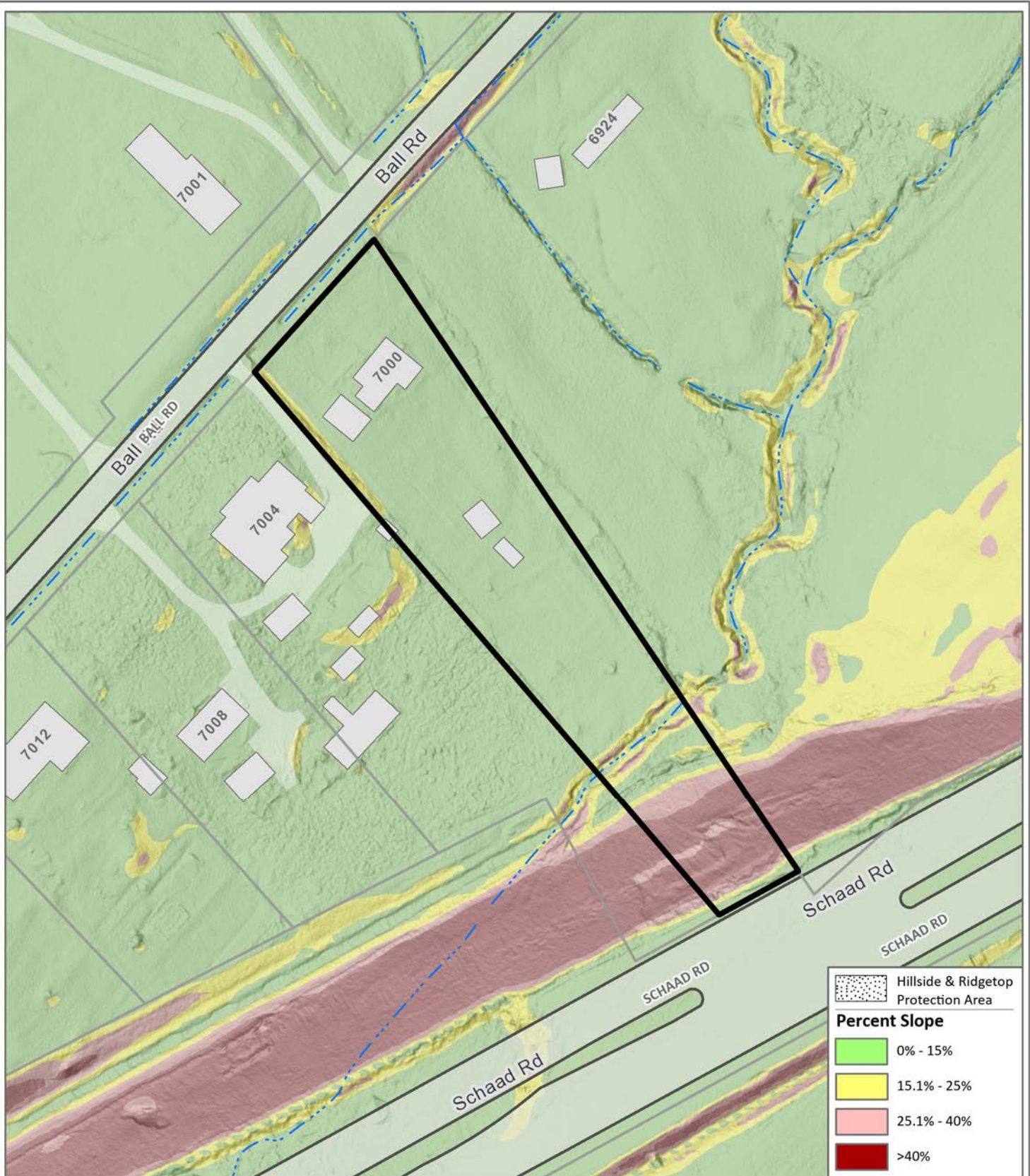
3-J-25-RZ



Case boundary







## Exhibit B: Slope and Hillside Map

3-J-25-RZ

Petitioner: William Zayets

 Case Boundary

Map No: 91

Jurisdiction: County

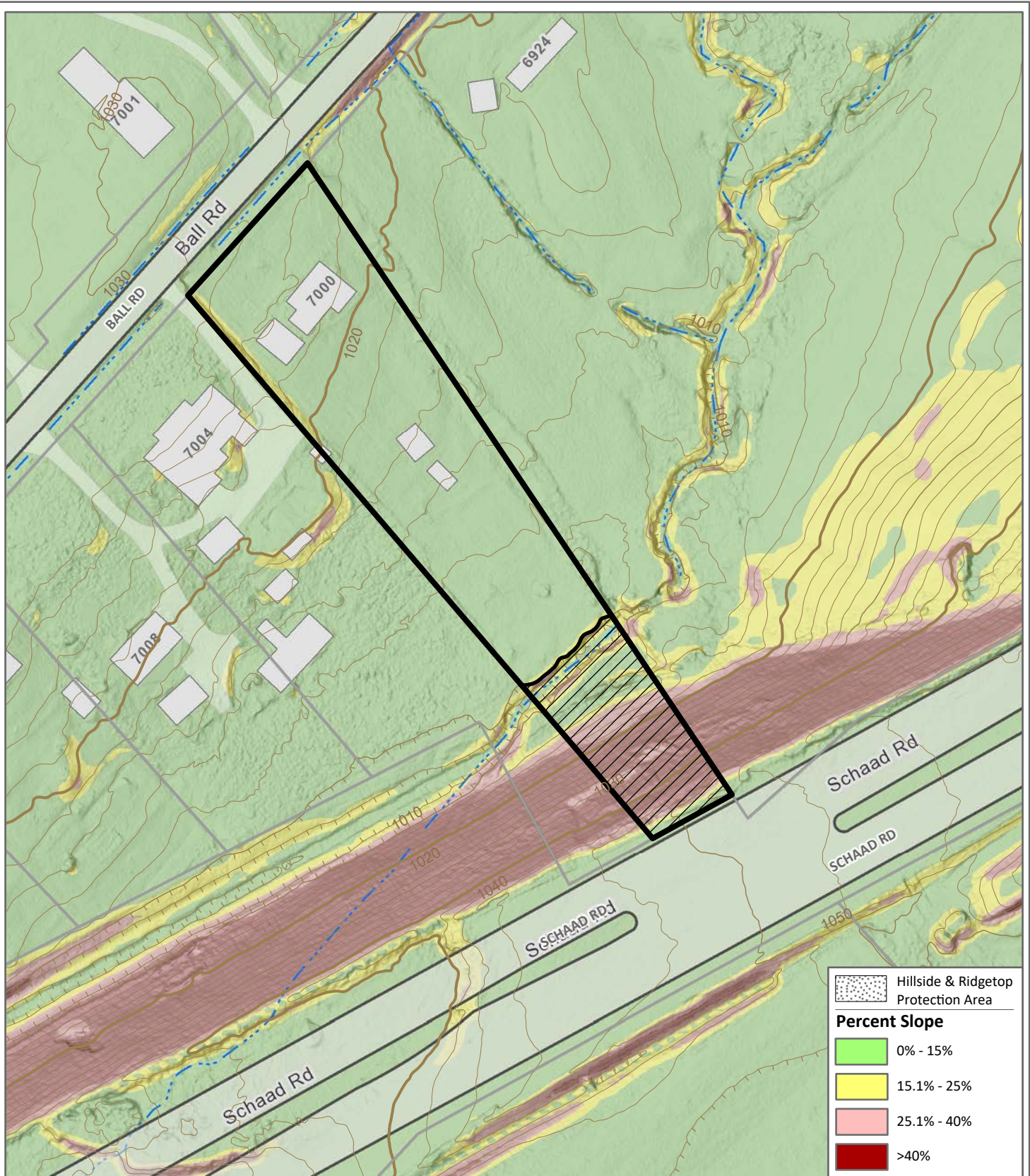
0 100  
Feet



Original Print Date: 2/7/2025

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






## Exhibit C: No-Disturbance Boundary Map

3-J-25-RZ

Petitioner: William Zayets

 Case Boundary

 No disturbance area

Map No: 91

Jurisdiction: County

0 100  
Feet



Original Print Date: 3/6/2025

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



venience.  
Sign the application digitally (or print, sign, and  
an).

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

William Zayets

Owner

Applicant Name

Affiliation

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

William Zayets

N/A

Name

Company

1556 Robinson Rd

KNOXVILLE

TN

37923

Address

City

State

ZIP

865-951-8658

Phone

Email

## CURRENT PROPERTY INFO

WILLIAM ZAYETS

1556 ROBINSON RD KNOXVILLE, TN 3923

865-951-8658

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7000 BALL RD KNOXVILLE, TN 37931

091JA006

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

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

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 RA  
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

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

  
Applicant Signature

William Zayets  
Print Name / Affiliation

Owner  
1/23/25  
Date

865-859-0929

Phone Number

Email

  
Property Owner Signature

WILLIAM ZAYETS  
Please Print

Date Paid





# 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.*

02/28/2025

03/14/2025

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

William Zayets

Applicant Name

1/23/25

Date

3-J-25-RZ

FILE NUMBER