

REZONING REPORT

▶ **FILE #:** 10-J-25-RZ **AGENDA ITEM #:** 19
 POSTPONEMENT(S): 10/2/2025 **AGENDA DATE:** 1/8/2026
 ▶ **APPLICANT:** **UNIQUE CONSTRUCT, LLC**
 OWNER(S): Jacob Berezansky Unique Construct LLC

TAX ID NUMBER: 92 033 [View map on KGIS](#)
 JURISDICTION: County Commission District 3
 STREET ADDRESS: 0 PRISM LN
 ▶ **LOCATION:** **North of Prism Ln terminus, northwest of Hunters Glen Dr and west of Barnard Rd**
 ▶ **APPX. SIZE OF TRACT:** **1.24 acres**
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 ACCESSIBILITY: Access is via an access easement from Barnard Road, a local street with a pavement width ranging from 12 to 15 ft within a 50-ft right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Hallsdale-Powell Utility District
 FIRE DISTRICT: Karns Fire Department
 WATERSHED: Grassy Creek, Third Creek

▶ **PRESENT ZONING:** **A (Agricultural)**
 ▶ **ZONING REQUESTED:** **RA (Low Density Residential)**
 ▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**
 ▶
 EXTENSION OF ZONE: Yes, it is an extension.
 HISTORY OF ZONING: None noted.
 SURROUNDING LAND USE AND ZONING:
 North: Agriculture/forestry/vacant land - A (Agricultural) in the County
 South: Single family residential - RA (Low Density Residential) in the County
 East: Agriculture/forestry/vacant land - A (Agricultural) in the County
 West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac in the County, RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Former Planned District) in the City
 NEIGHBORHOOD CONTEXT: The subject property lies at the northern edge of a single family subdivision with the undeveloped, forested slopes of Black Oak Ridge immediately to the north, east, and west.

STAFF RECOMMENDATION:
 ▶ **Withdraw this application per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

If approved, this item will be forwarded to Knox County Commission for action on 2/17/2026. 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.



Request to Postpone • Table • Withdraw

Unique Construct LLC

12/2/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

January 8, 2026

Scheduled Meeting Date

10-J-25-RZ

File Number(s)

POSTPONE

POSTPONE: To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Jacob Berezansky

Please Print

8654056263

Phone Number

jake@ucstn.com

Email

STAFF ONLY

Staff Signature

Kelsey Bousquet

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

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

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

Reset Form



Request to Postpone • Table • Withdraw

Unique Construct LLC

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

October Meeting

File Number(s)

Scheduled Meeting Date

10-J-25-RZ

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Applicant Signature

Please Print

8654056263

jake@ucstn.com

Phone Number

Email

STAFF ONLY

Kelsey Bousquet

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

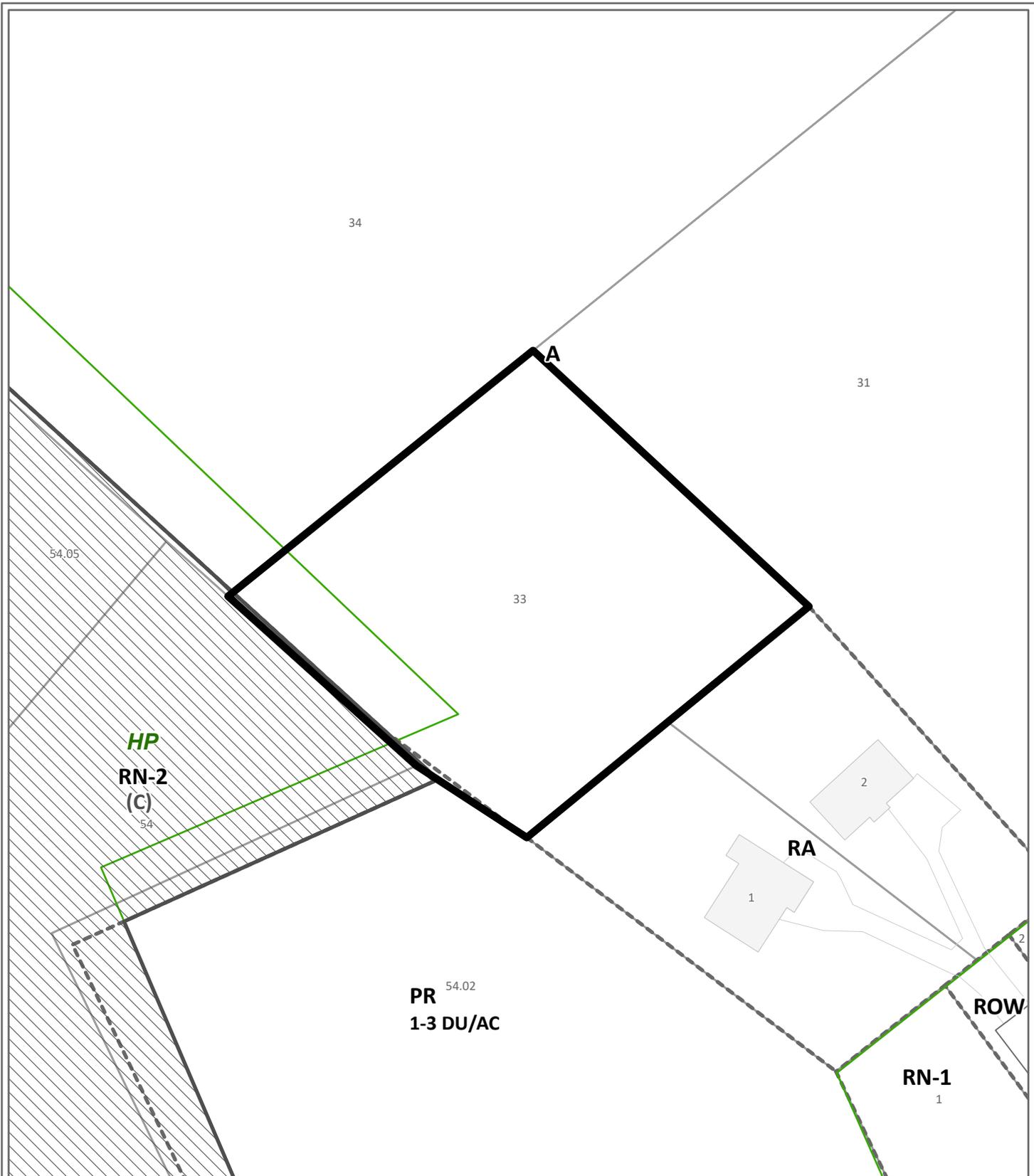
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



REZONING

10-J-25-RZ

Petitioner: Unique Construct, LLC

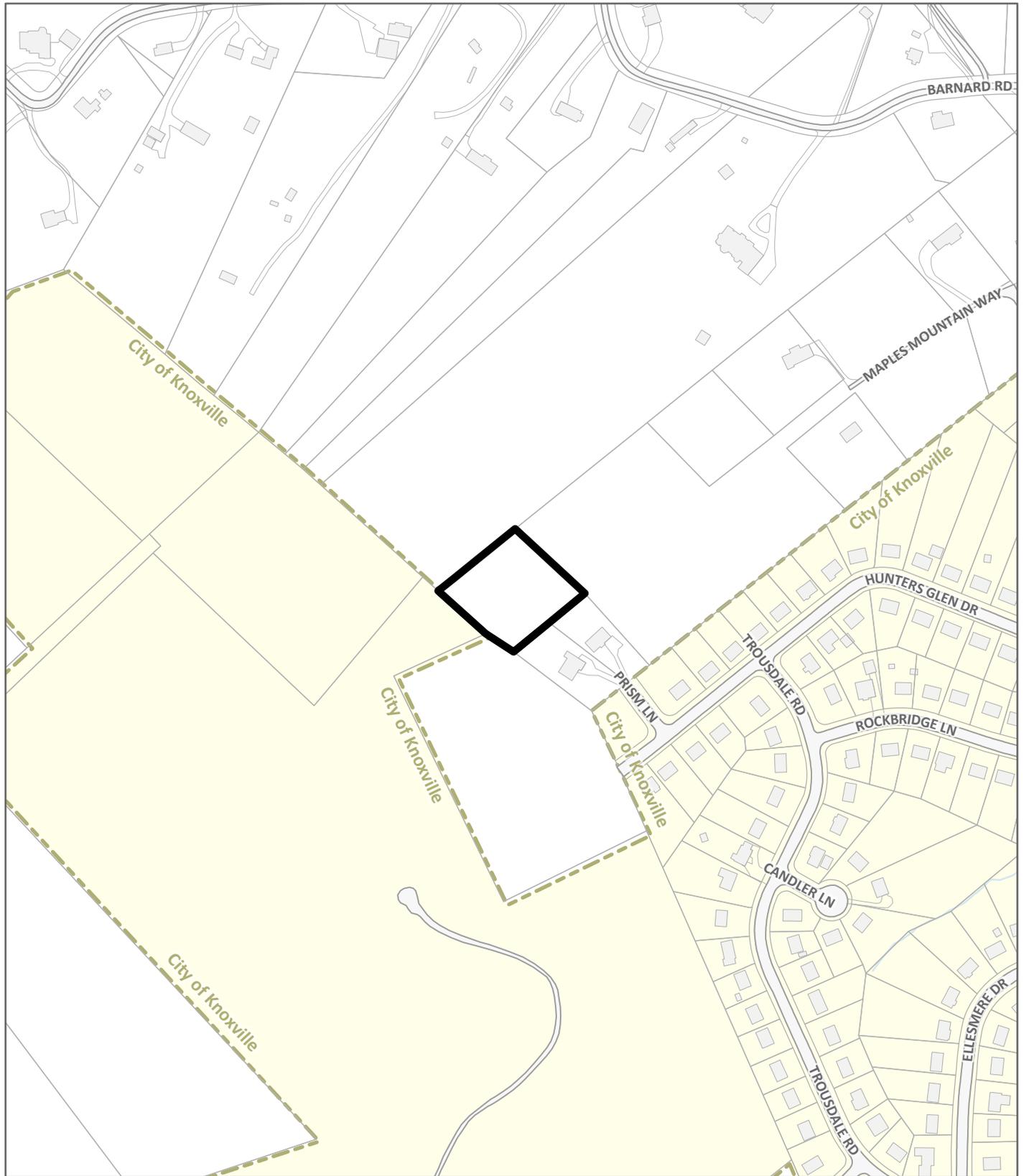


From: A (Agricultural)
To: RA (Low Density Residential)

Map No: 92
Jurisdiction: County



Exhibit A. Contextual Images



LOCATION MAP

10-J-25-RZ



Case boundary

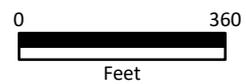


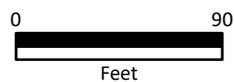
Exhibit A. Contextual Images



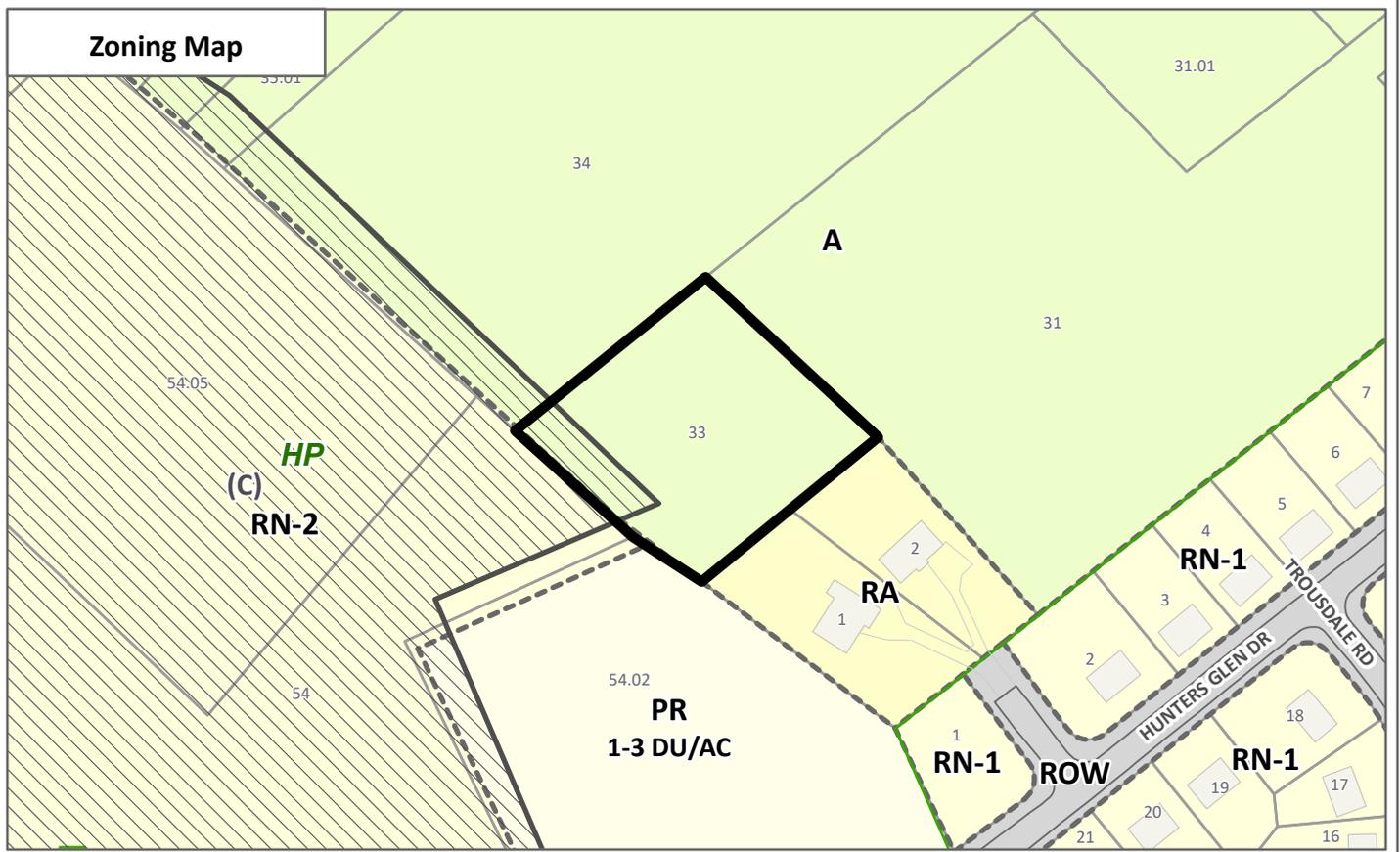
AERIAL MAP



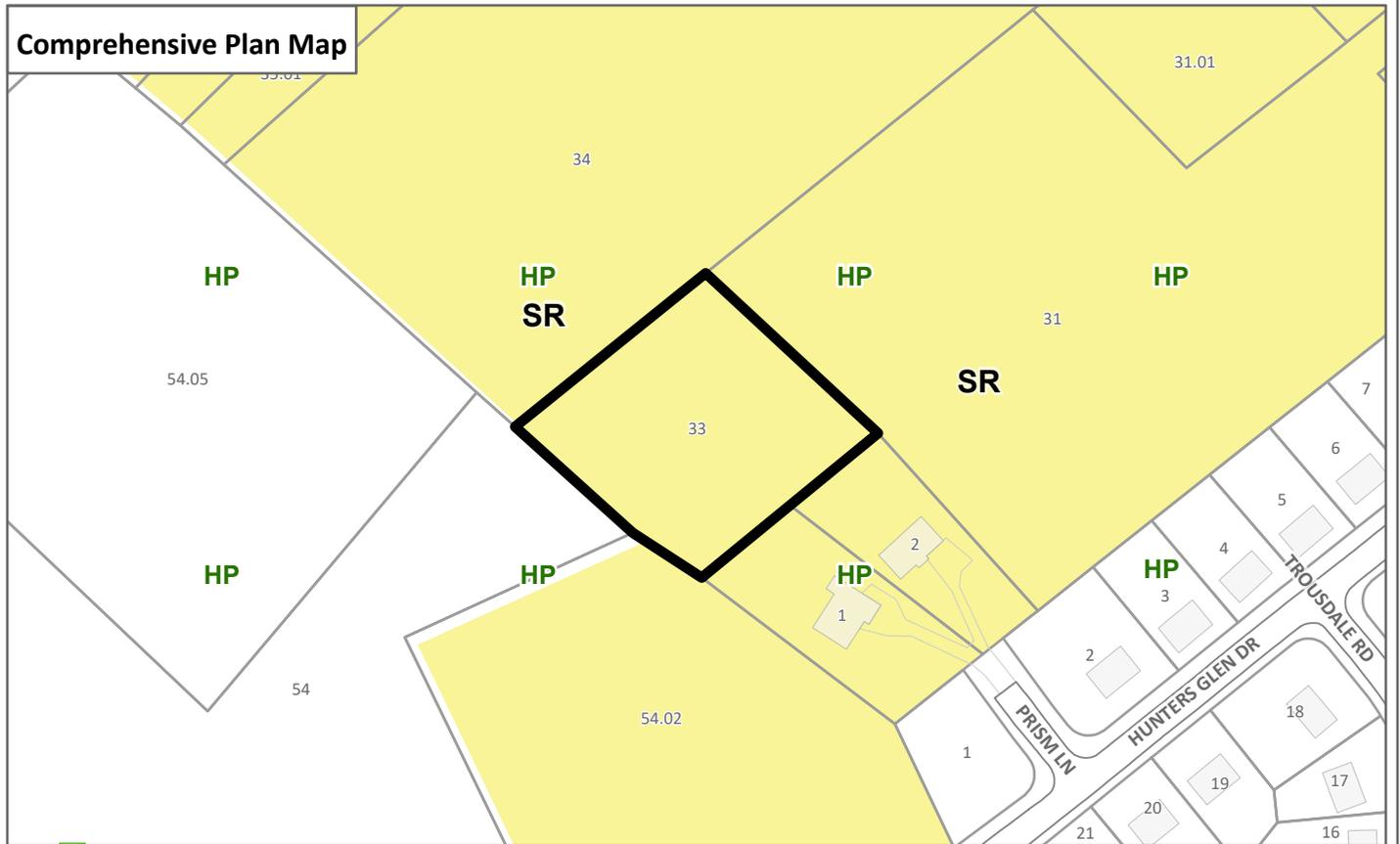
Case boundary



Zoning Map



Comprehensive Plan Map

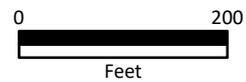


CONTEXTUAL MAPS 2

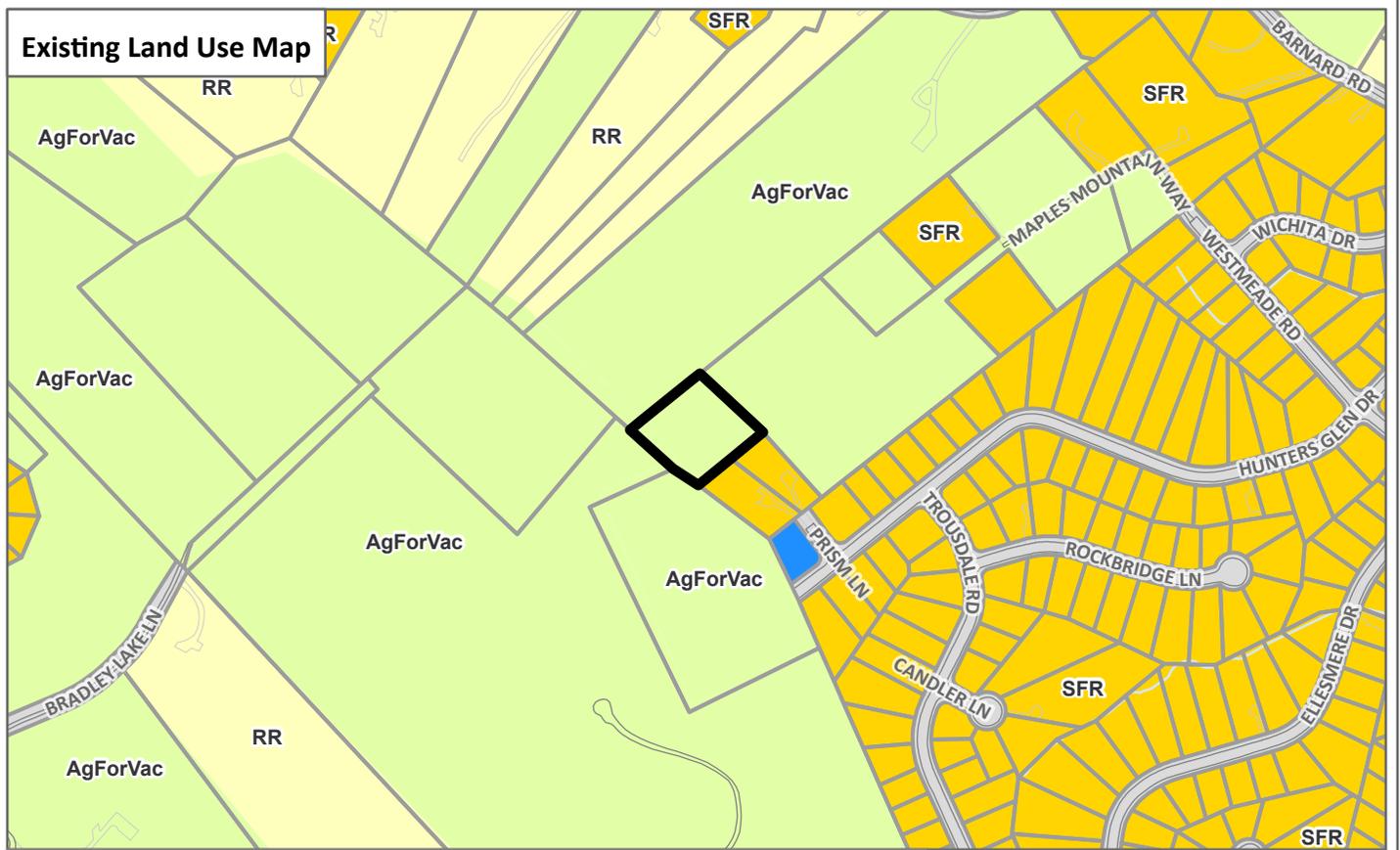
10-J-25-RZ



Case boundary



Existing Land Use Map

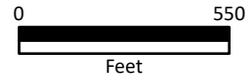


CONTEXTUAL MAPS 3

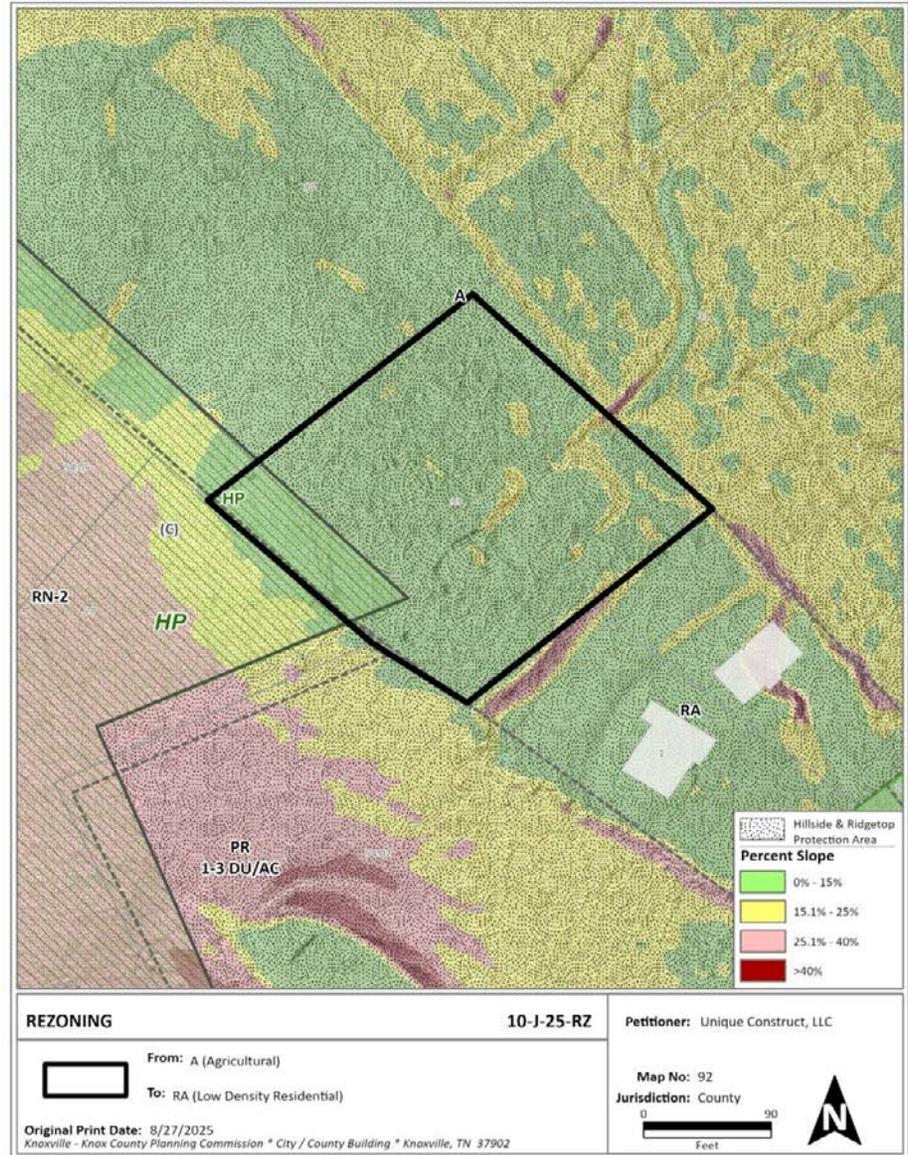
10-J-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.24		
Non-Hillside	0.00	N/A	
0-15% Slope	1.14	100%	1.14
15-25% Slope	0.10	50%	0.05
25-40% Slope	0.00	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.24	Recommended disturbance budget within HP Area (acres)	1.19
		Percent of HP Area	95.6%



Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

Acknowledgement		Have you engaged the surrounding property owners to discuss your request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No, but I plan to prior to the Planning Commission meeting
<i>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.</i>		
09/19/2025	10/03/2025	
Date to be Posted	Date to be Removed	
	Jacob Berezansky	8/15/25
Applicant Signature	Applicant Name	Date