



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-E-26-DP

AGENDA ITEM #: 36

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** DAVID CHEBAN

OWNER(S): David Cheban

TAX ID NUMBER: 105 142

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 7701 JENKINS RD

▶ **LOCATION:** North side of Jenkins Rd, east of Pinebark Rd

▶ **APPX. SIZE OF TRACT:** 1.95 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a proposed unnamed private road with 20 ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

▶ **ZONING:** PR(k) (Planned Residential with conditions) up to 4.2 du/ac

PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** Reduce the peripheral setback from 35 ft to 25 ft on northern and eastern property lines

HISTORY OF ZONING: In 2022 the property was rezoned from A (Agricultural) and RA (Low Density Residential) to PR(k) (Planned Residential, with conditions) up to 4.2 du/ac (12-L-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential)

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

West: Single family residential, rural residential - RA (Low Density Residential), A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area that primarily features single family houses in subdivisions, interspersed with larger single family lots and forested, undeveloped slopes. There are commercial uses and some multifamily developments along the Middlebrook Pike corridor, which lies 0.94 miles to the south.

STAFF RECOMMENDATION:

► **Approve the development plan for peripheral setback reduction, subject to 3 conditions.**

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

In 2023, a concept plan for 8 single family homes on individual lots and a peripheral setback reduction along Jenkins Road from 35 ft to 25 ft was approved (2-SA-23-C/2-A-23-DP). Last month, the concept plan was extended 2 two years (2-A-26-OB). This plan requests reducing the peripheral boundary along the northern boundary and eastern boundary lines from 35 ft to 25 ft. To the north is a single family residence zoned A, and to the east is a single family subdivision zoned RA. The peripheral reduction is warranted as these adjacent uses are compatible with the development.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 4.2 du/ac, subject to 2 conditions:

- 1) The applicant will provide 2 design plans for review and discussion meet with surrounding neighbors.
- 2) Applicant will provide Stormwater Prevention Improvements identified by adjacent property owners.
- 3) The Planning Commission has the authority to reduce the peripheral boundary from 35 ft to 15 ft adjacent to agricultural and residential zones, as is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – The rear setback in the RA zone is 25 ft. The peripheral setback along the eastern boundary line acts as a rear setback for Lots 1-4. These lots will have the same rear setback as the adjacent subdivision. The peripheral along the northern boundary is a common area lot. With the common area and existing vegetation on the property to the north, the single family will be sufficiently buffered from this development.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as SR (Suburban Residential) and is within the HP (Hillside Protection) area. The SR place type recommends single-family as a primary use with lots smaller than one acre. The plan shows 8 single-family lots on 1.934 acres. The proposed single family house is similar to the single family houses in the neighborhood. No land disturbance recommendations were applied to the previous approval.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

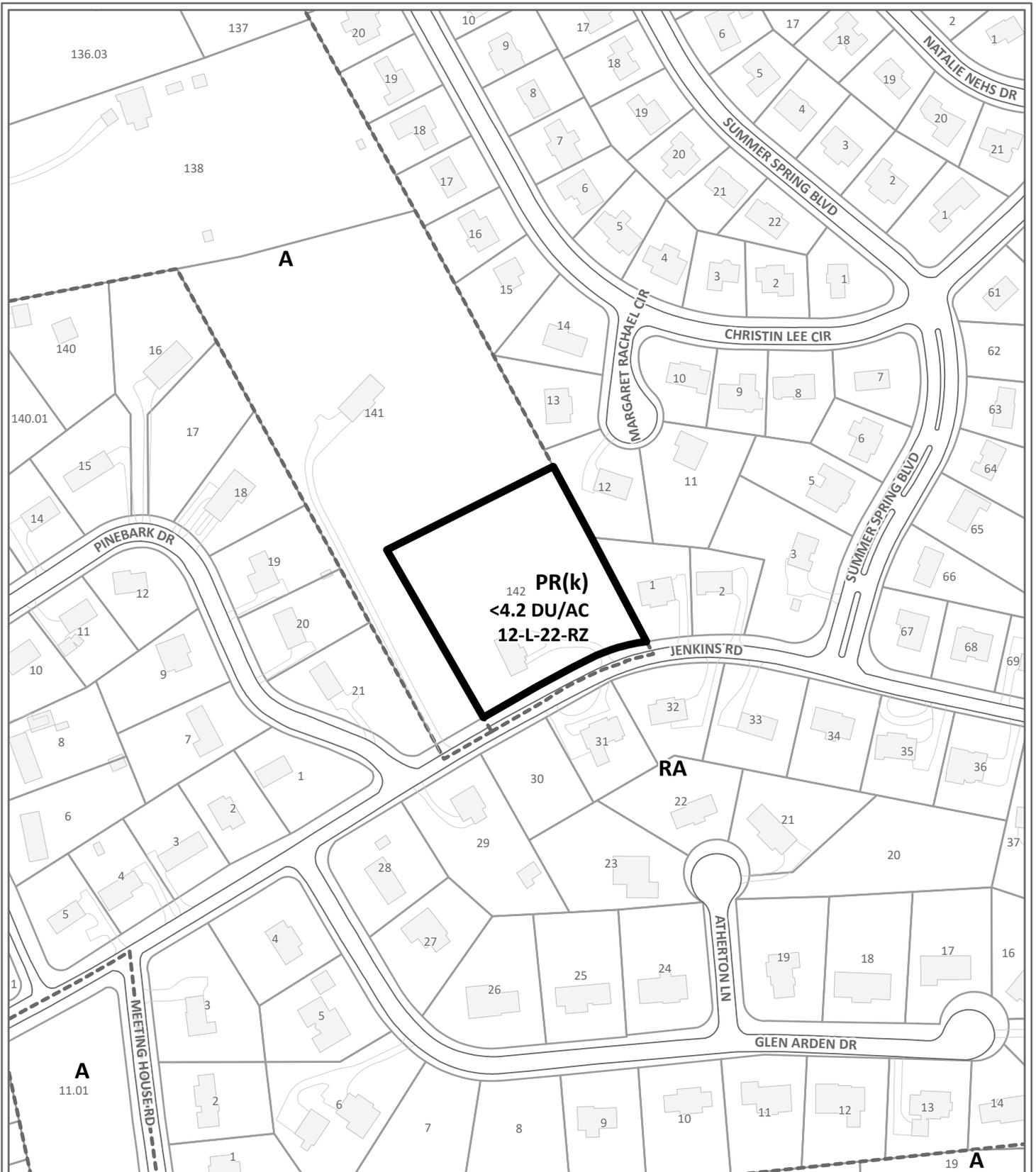
A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The request reduction does not conflict with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

3-E-26-DP

Petitioner: David Cheban



Reduce the peripheral setback from 35 ft to 25 ft on northern and eastern property lines in PR(k) (Planned Residential) up to 4.2 DU/AC

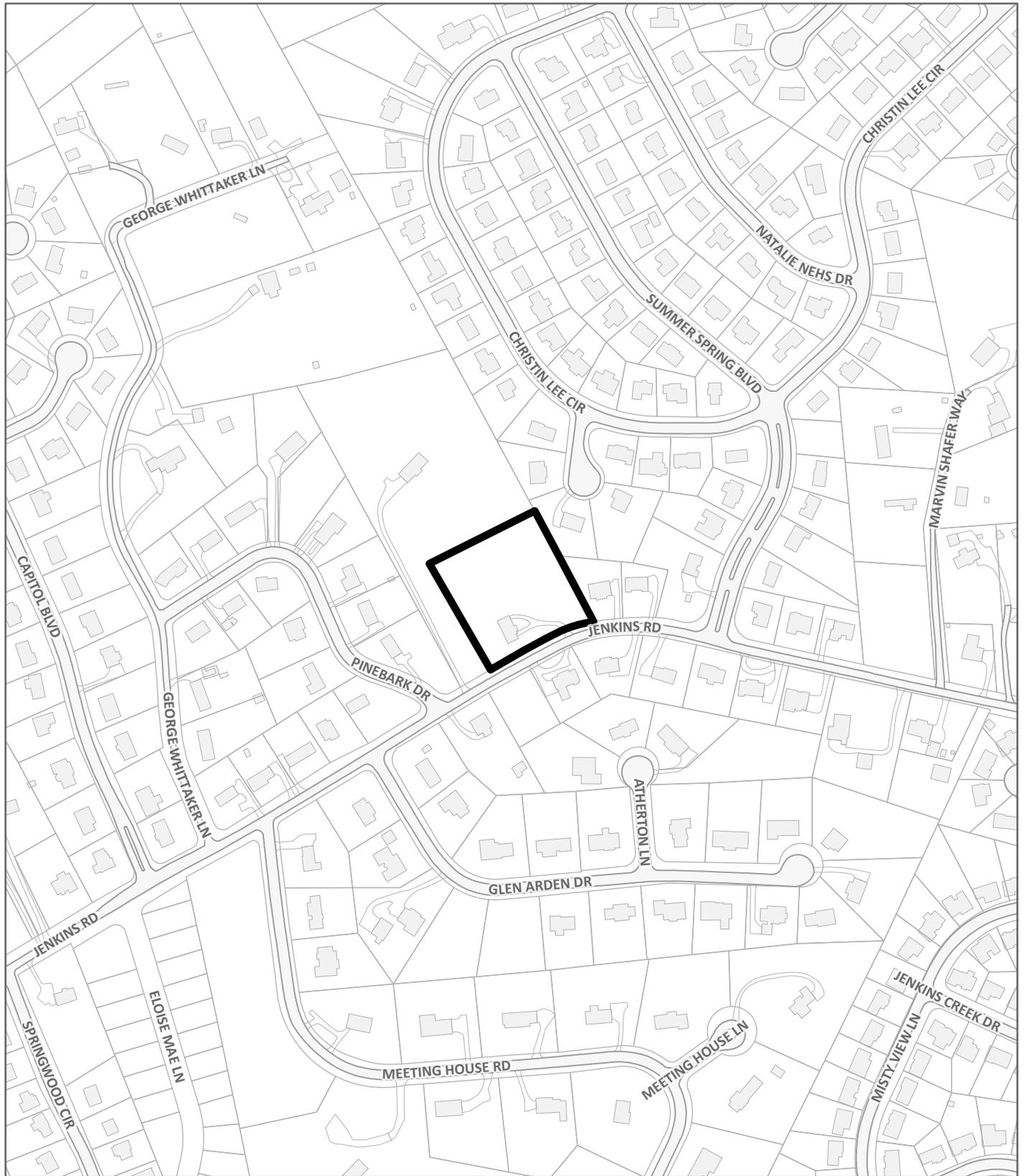
Map No: 105
Jurisdiction: County



Original Print Date: 1/26/2026

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

Exhibit A. Contextual Images



LOCATION MAP

3-E-26-DP



Case boundary

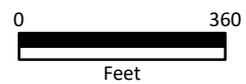


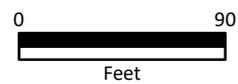
Exhibit A. Contextual Images



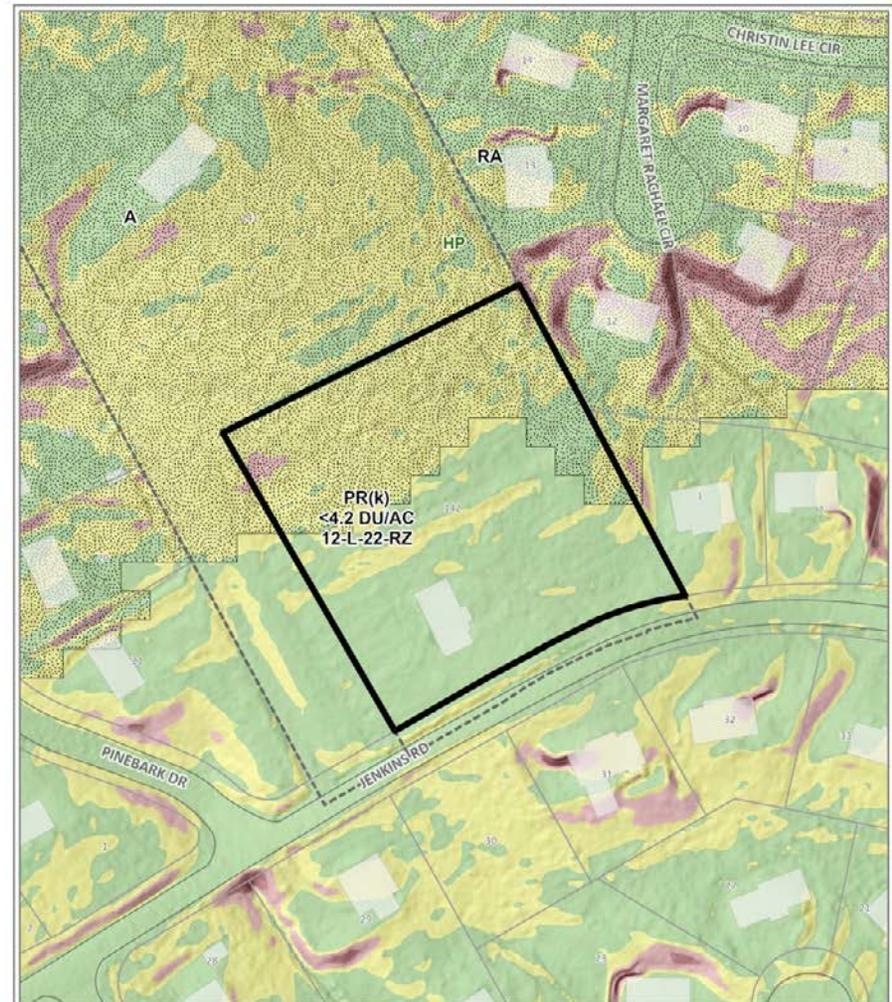
AERIAL MAP



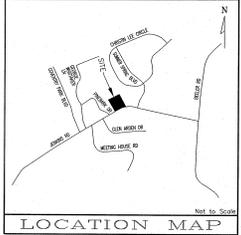
Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.90		
Non-Hillside	1.09	N/A	
0-15% Slope	0.14	100%	0.14
15-25% Slope	0.64	50%	0.32
25-40% Slope	0.02	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.81	Recommended disturbance budget within HP Area (acres)	0.47
		Percent of HP Area	58.3%



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 Reduce the peripheral setback from 35 ft to 25 ft on northern and eastern property lines in PR(k) (Planned Residential) up to 4.2 DU/AC		Map No: 105 Jurisdiction: County
Original Print Date: 1/26/2026 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902		



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS WEDGE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 1.95 ACRES SURROUNDED INTO 8 SINGLE FAMILY DESIGNED LOTS AND 2 COMMON AREA LOTS.
 5. THIS PROPERTY IS ZONED RH AT 4.2 UNITS/ACRE.
 6. ALL ROAD PROFILES ARE BASED ON LEAD CONTOURS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: KENT COUNTCOUNT
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 15'
SIDE- 5' (UNDER BUILDINGS)
300'± PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (SEE MAP FOR LOCATIONS)
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 11. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
a) MAXIMUM INTERSECTION GRADE FROM 1% TO 3% FROM STA 0+10 TO STA 0+80.
b) LENGTH OF VERTICAL CURVE FROM 175' TO 140' (K FROM 25 TO 20) STA 0+80.
c) LOTS 1-4 TO DRAIN TOWARD STREET.
 13. ALL EXCESS MATERIAL WILL BE WAIVED TO 8900 MIDDLEBROOK PIKE (TNH137228).

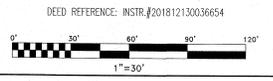
USE ON REVIEW REQUEST
REDUCTION OF THE PERIPHERAL SETBACK
ON THE NORTHERN & EASTERN PROPERTY LINES
FROM 35' TO 25'

OWNER/DEVELOPER
DAVID CHEBAN
7701 JENKINS RD
KNOXVILLE, TN 37931
865-816-4099

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERBELL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
emo@bhn-d.com

DESIGNED	OBH								
DRAWN	CEW								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" = INTERVAL
DATE
1/20/26



SITE PLAN FOR
DAVID CHEBAN S/D-JENKINS ROAD
TAX MAP 105, PARCEL 142
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SHEET 1 OF 1 SHEET
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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). The contact information you provide in your application may be used for that purpose. 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

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.

02/20/2026

03/06/2026

Date to be Posted

Date to be Removed



Applicant Signature

DAVID HARBIN

Applicant Name

1-20-26

Date

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

Yes No

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