REZONING REPORT

▸ **FILE #:**	**11-P-26-RZ**	**AGENDA ITEM #:**	**37**
		AGENDA DATE:	**11/12/2026**
▸ **APPLICANT:**	**OLEG CHEBAN**		
OWNER(S):	David Cheban		
TAX ID NUMBER:	90 167	**View map on KGIS**	
JURISDICTION:	County Commission District 6		
STREET ADDRESS:	2906 GRAY HENDRIX RD		
▸ **LOCATION:**	**Southeast side of Gray Hendrix Rd, west of Andrews Crossing Rd**		
▸ **APPX. SIZE OF TRACT:**	**1 acres**		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via Gray Hendrix Road, a local street with 21 ft of pavement width within a 44-ft right-of-way		
UTILITIES:	Water Source: West Knox Utility District		
	Sewer Source: West Knox Utility District		
FIRE DISTRICT:	Karns Fire Department		
WATERSHED:	Beaver Creek		
▸ **CURRENT ZONING:**	**A (Agricultural)**		
▸ **REQUESTED ZONING:**	**RA (Low Density Residential)**		
▸ **EXISTING LAND USE:**	**Single Family Residential**		
▸			
EXTENSION OF ZONING:	No, it is not an extension.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Public/quasi public land (school) - A (Agricultural)		
	South: Single family - A (Agricultural), RA (Low Density Residential)		
	East: Rural residential - A (Agricultural)		
	West: Rural residential - A (Agricultural)		
NEIGHBORHOOD CONTEXT:	This stretch of Gray Hendrix Road is characterized by established residential neighborhoods with small to medium lot sizes, along with commercial uses located along Oak Ridge Highway. Karns Middle School is across the street from the subject property and Karns Elementary School is approximately 0.25 miles to the north.		

STAFF RECOMMENDATION:

▸ **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 COUNTY GENERALLY:
1. Since 2001, surrounding properties have been transitioning from the A zone to the RA and PR zone with densities ranging from 3.7-4 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes and garage apartments on 12,000 sq ft lots with use on review approval by the Planning Commission.
2. Rezonings 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. The RA zone primarily allows residential uses, which aligns with the existing residential character of the 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 AMENDMENT.
1. Across the street is Karns Middle School. Additionally, the property is less than a mile from many amenities in the Karns Community, including Karns Elementary Schools, Karns Community Park, Karns Library, and the commercial corridor along Oak Ridge Highway.

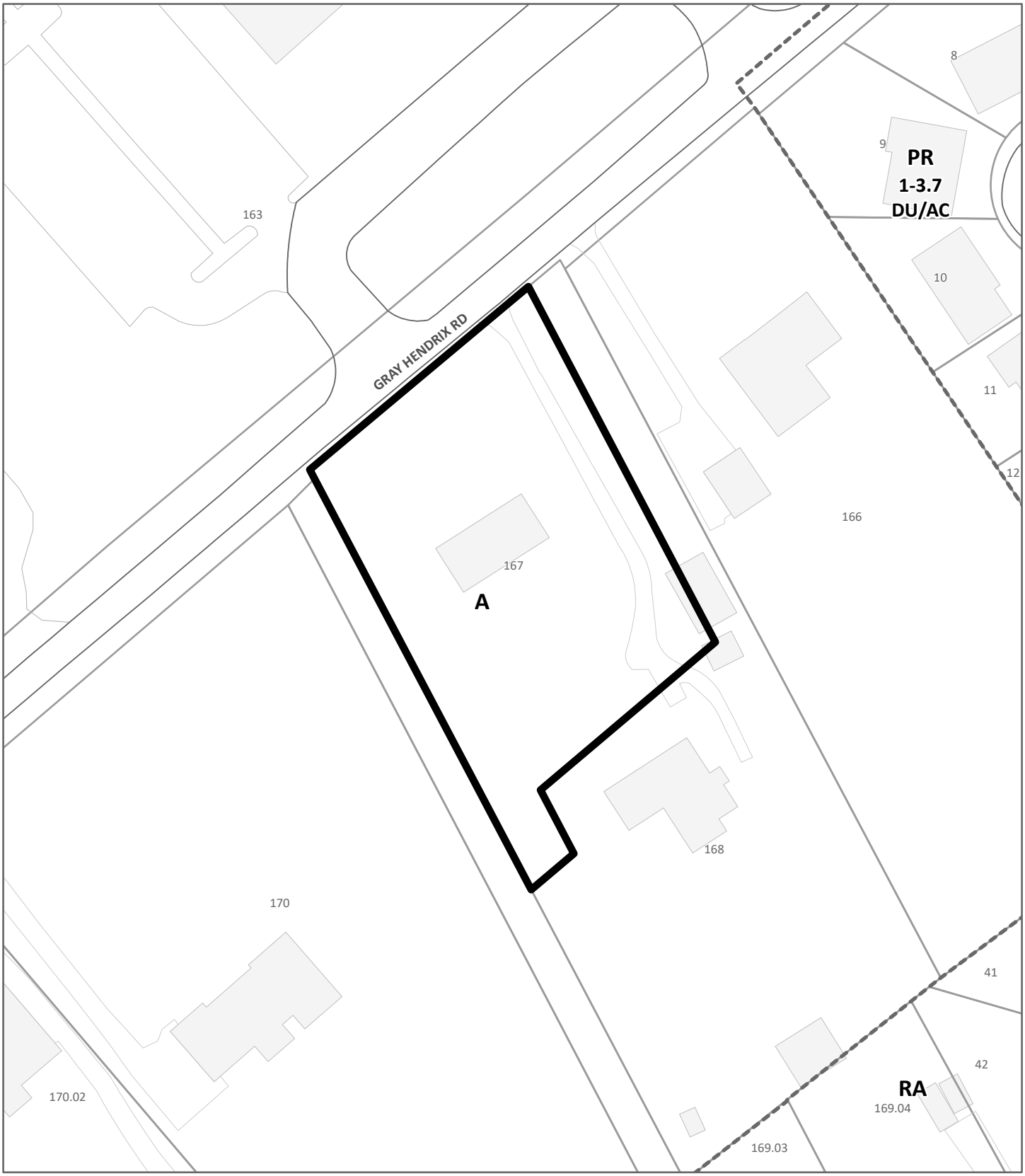
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the TN (Traditional Neighborhood) place type on the Future Land Use map. RA is considered directly related, meaning the zoning district is appropriate to consider in this place type.
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the TN place type. The TN place type calls for primarily single family residential development and attached dwellings, and neighborhood amenities such as parks and schools, within the neighborhood. As stated previously, Karns Middle School is directly across the street. The RA zone allows single family homes, duplexes, and garage apartments.
3. 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. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 12/14/2026. 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.



REZONING **11-P-26-RZ**

From: A (Agricultural)

To: RA (Low Density Residential)

Petitioner: Oleg Cheban

Map No: 90

Jurisdiction: County

0 90

Feet

N

Original Print Date: 10/1/2026

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

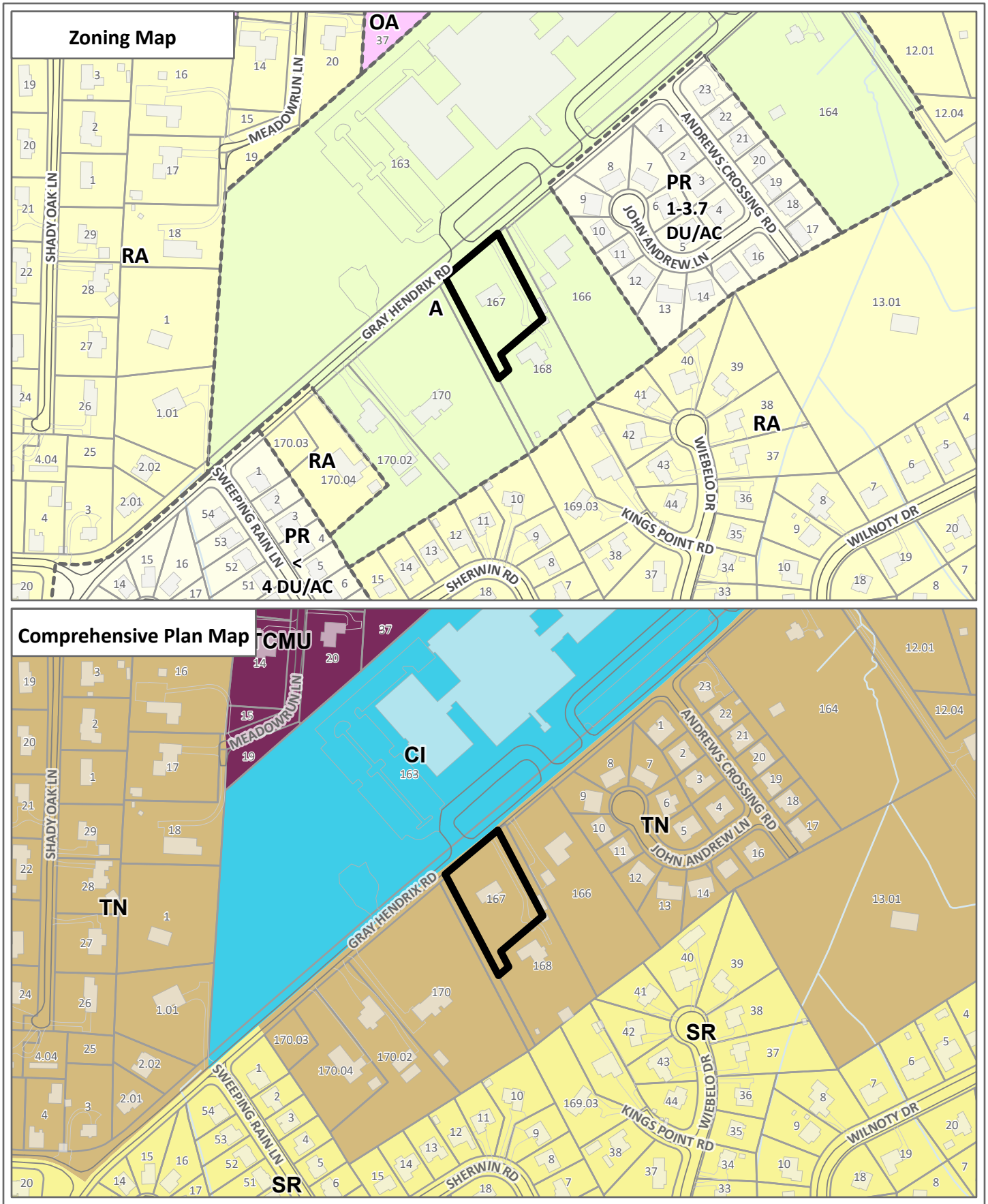


EXHIBIT A, CONTEXTUAL MAPS **11-P-26-RZ**

Case boundary

0 360

Feet

N

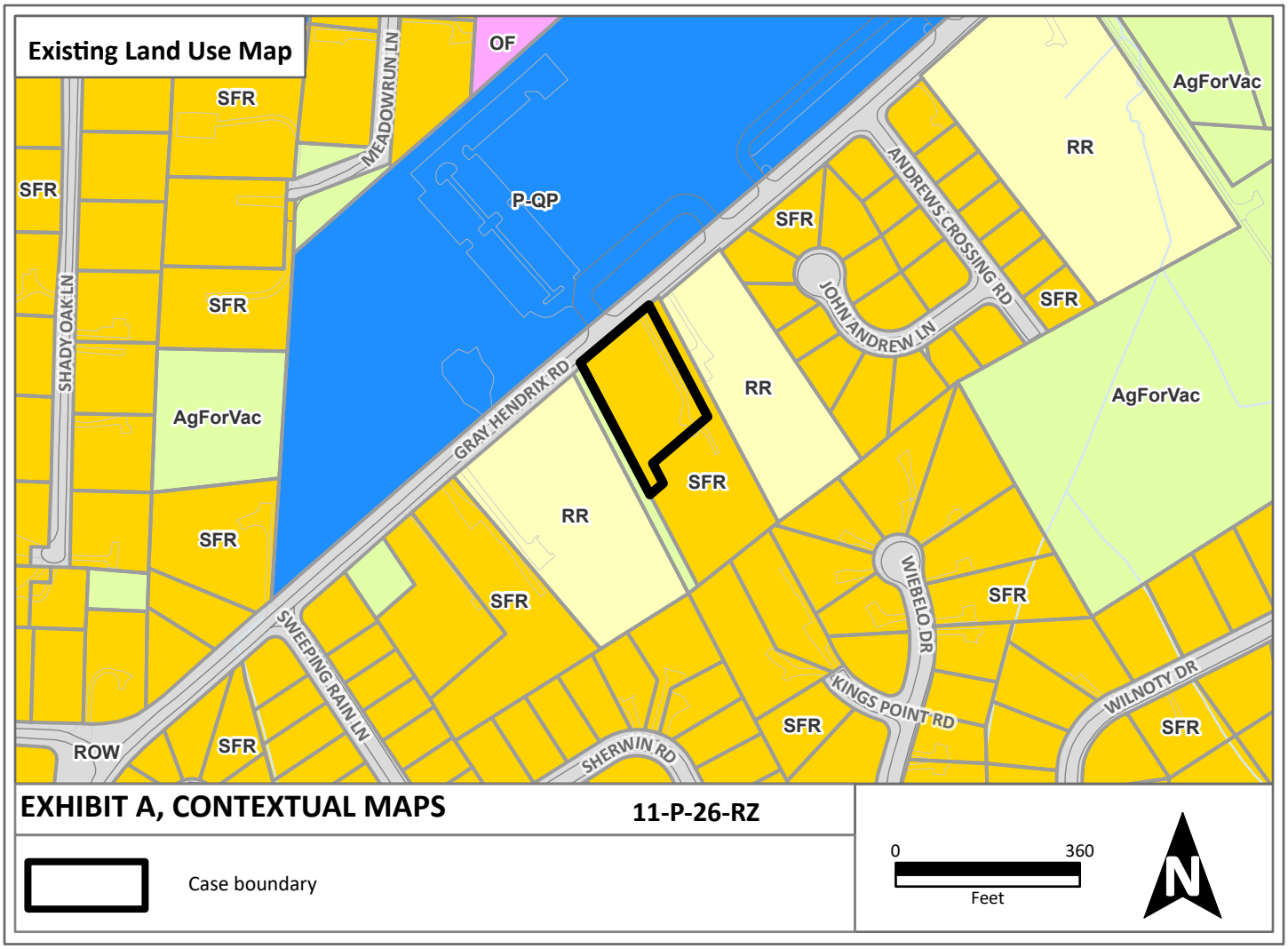

Existing Land Use Map
OF
SFR
MEADOWRUN LN
SFR
P-QP
SHADY OAK LN
SFR
AgForVac
SFR
GRAY HENDRIX RD
RR
SFR
RR
SFR
ANDREWS CROSSING RD
JOHN ANDREW LN
SFR
RR
AgForVac
AgForVac
SFR
WIEBELO DR
SFR
SWEEPING RAIN LN
KINGS POINT RD
WILNOTY DR
ROW
SFR
SHERWIN RD
SFR
SFR
EXHIBIT A, CONTEXTUAL MAPS
11-P-26-RZ
Case boundary
0
360
Feet
N

Exhibit A. Contextual Images



AERIAL MAP

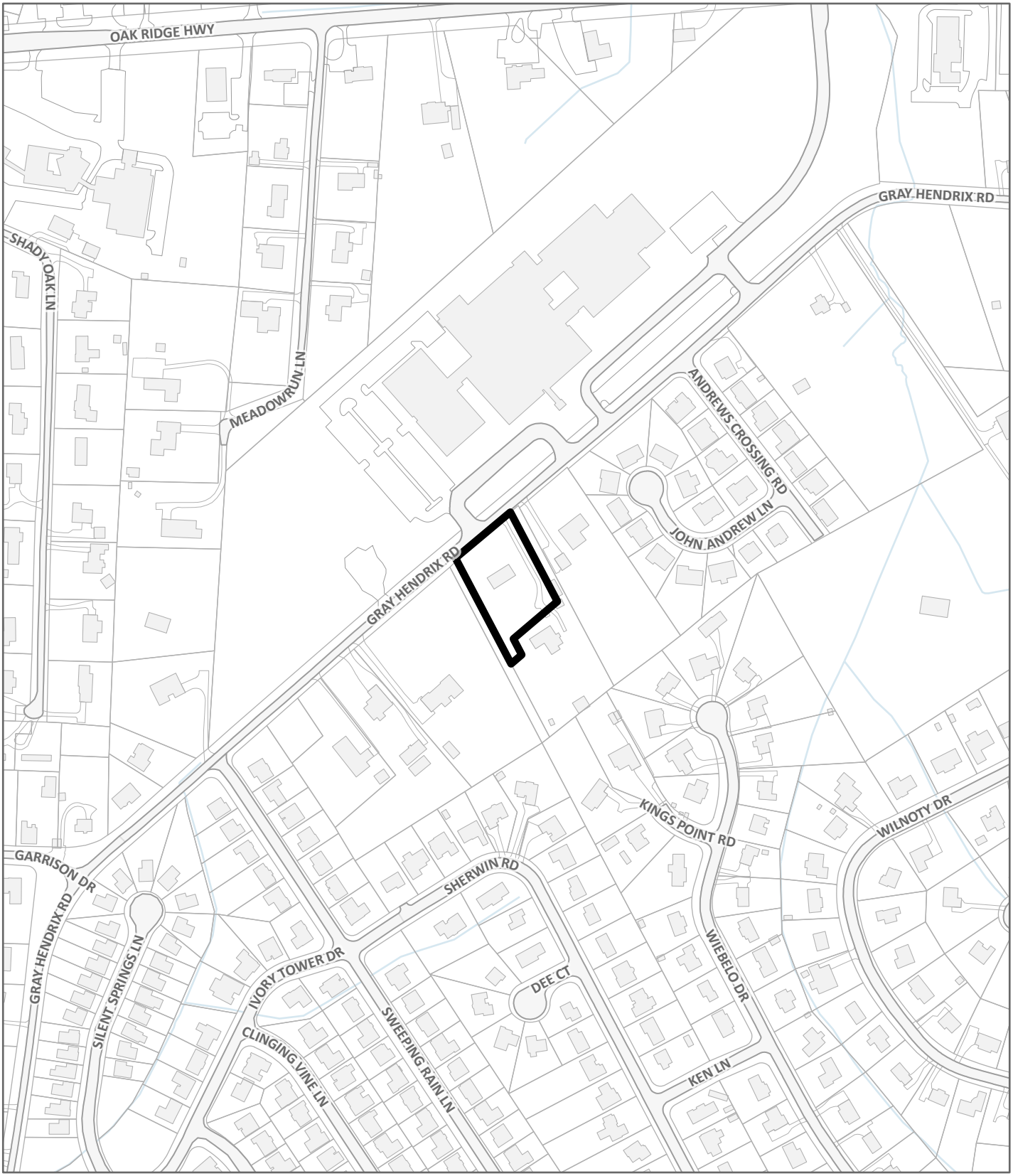
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-P-26-RZ**

Case boundary

0 360

Feet

N

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.*

10/31/2026
Date to be Posted

11/13/2026
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

David Harbin
Applicant Signature

DAVID HARBIN
Applicant Name

9.24.26
Date

25846