USE ON REVIEW REPORT

FILE #: 11-F-20-UR  AGENDA ITEM #: 20
POSTPONEMENT(S): 11/12/2020  AGENDA DATE: 12/10/2020

APPLICANT: SETH SCHWEITZER
OWNER(S): Mihal Apretesi

TAX ID NUMBER: 91 042
JURISDICTION: County Commission District 6
STREET ADDRESS: 3430 Zion Ln.

LOCATION: Northwest sector off Ball Road

APPROX. SIZE OF TRACT: 4.27 acres
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Zion Lane is a local street with a pavement width of 16.2 feet within a right-of-way width of 50 feet.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

ZONING: PR (Planned Residential)
EXISTING LAND USE: MF (Multi-family Residential)
PROPOSED USE: Boarding home for 12 residents and 2 staff

HISTORY OF ZONING: 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)
SURROUNDING LAND USE AND ZONING:
North: Single family residential - A (Agriculture)
South: Single family residential - A (Agriculture)
East: Rural residential - A (Agriculture)
West: Agriculture/forestry/vacant, Multifamily - A (Agriculture), RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is largely single family residential, including a mix of agricultural/forestry/vacant land and rural residential lots. However, some multifamily is nearby in the RB zoned parcel that comprises the Lakeview Mobile Home Park.

STAFF RECOMMENDATION:
DENY the request for a boarding home up to 12 residents with 2 staff because the use is incompatible with surrounding land uses and insufficient infrastructure exists to support the use.

COMMENTS:
EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Section 2.20 of the Knox County Zoning Ordinance notes that a boarding house is a dwelling or part thereof in which lodging is and meals from a common kitchen are provided by the owner or operator for not more than twelve (12) persons.
2. The revised site plan submitted by the applicant demonstrates 12-13 bedrooms, 2 apartments without kitchens and 1 apartment with a kitchenette and a separate entrance. The proposed maximum capacity demonstrated in this plan exceeds the 12 person limit for a boarding house.
3. Boarding houses are permitted in the CA and CB zone districts of Knox County, which are generally located in areas with sufficient infrastructure to support more intensive land uses than those permitted in Low Density Residential (LDR) areas.
4. The surrounding area consists primarily of low density residential uses, larger lot rural residential uses, and agricultural/forestry/vacant land.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. This proposal does not meet the criteria for a "boarding house" as defined in section 2.20 because the potential maximum capacity of persons exceeds 12 persons.
2. There are at least two (2) additional "apartments" above the capacity of 12 "bedrooms" also without kitchens demonstrated in the plan. A shared common kitchen is noted on the plan however, as well as a kitchenette for one of the apartments.
3. The type of use proposed may require residents to be reliant on program supplied vans for transportation to and from the site, and likely food and laundry deliveries which are more commercial in character.
4. The Agricultural zone district is described as being a zone which provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates LDR (Low Density Residential) for this and the surrounding area, which is described as being primarily residential in character with densities of less than 5 dwelling units per acre. This type of boarding house is more commercial in character, and would rely on deliveries and daily group transportation to and from the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.
11-F-20-UR
USE ON REVIEW

Undefined in PR (Planned Residential)

Petitioner: Schweitzer, Seth

Map No: 91
Jurisdiction: County

Original Print Date: 10/20/2020
Revised: Knox County Planning Commission * City / County Building * Knoxville, TN 37902
Preliminary - Not for Construction

Zion Lane Development

3430 ZION LANE - KNOXVILLE, TN 37931
Request to Postpone • Table • Withdraw

Name of Applicant: Seth D. Schweitzer

Original File Number(s): 11-F-20-UR

Date Scheduled for Planning Review: 11/12/20

Date Request Filed: 10/13/20

REQUEST

☒ Postpone
Please postpone the above application(s) until:
December Meeting, 12/10/20

☐ Table
Please table the above application(s).

☐ Withdraw
Please withdraw the above application(s).

State reason for request:
Rezoning was postponed to November meeting.

Eligible for Fee Refund? ☐ Yes ☒ No
Amount: ____________________________
Approved by: ________________________
Date: ______________________________

PLEASE NOTE
Consistent with the guidelines set forth in Planning’s Administrative Rules and Procedures:

POSTPONEMENTS
Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

APPLICATION AUTHORIZATION
I hereby certify that I am the property owner, applicant, or applicant’s authorized representative.

Signature: __________________________

PLEASE PRINT
Name: Seth D. Schweitzer
Address: 1545 Western Avenue
City: Knoxville State: TN Zip: 37921
Telephone: 865-523-8200
Fax: __________________________
E-mail: Seth@oysk3architects.com
MPC Staff;

It is our plan to purchase, remodel, and occupy 3430 Zion Lane for the purpose of a Residential Life/Job Skill training facility. It would house approximately 12 men along with a staff couple. It would house our men as they advance through our A.N.E.T.S program which is Advanced Navigation of Essential Trades and Skills. This is a 12 week program: 6 weeks classroom and 6 weeks in lab or hands on training. The men will also go through advance budget training along with meal planning, preparation, and general housekeeping. It is our goal to help aid men with this training while housed at Zion Lane with positive reinforcement and teaching varied coping skills to navigate a successful life. Each resident would be housed in their own room, but would share a common dining area, activity room, and laundry facility similar to what it was when a Senior Adult Facility or its original use as Zion’s Children’s Home. Therefore, all of which will be used for teaching best practices in each area. We would, of course, bring the building to code and follow all guidelines for this use. The men in this boarding house would follow a very structured schedule. (see attached) These men would also be transported by our clearly marked van to and from our main campus at 1218 North Central and there would be no need for multiple trips to accomplish our transportation needs. Visitation to the Zion facility would be carefully monitored with no guest that have not been approved or scheduled to be there on the days mentioned in the schedule.

As mentioned, this site will function as a Boarding House for the residents proceeding through the programs mentioned. Once all criteria is met, these men will move to our houses in the city to work, pay their rent and move toward being productive citizens in our city.

Thank you so much for your attention on this matter in hopes that we won’t need to ask for a change of use of this property and then be able to move forward with its purchase and development.

Rev. Tony Earl

Executive Director

(AMI) Angelic Ministries Int.
Daily Schedule for Residents

Sunday:
7:00 a.m. Wake up / Breakfast
8:30 a.m. Leave for church
1:00 p.m. Return from church / Lunch
(Family visits if approved)
6:00 p.m. Dinner
7:00 p.m. Scripture reading/ journals
10:00 p.m. Lights out

Monday:
6:00 a.m. Wake up/ Breakfast (at Zion)
7:30 a.m. Depart for Main Campus (at 1218 North Central Ave.)
8:00 a.m. Begin clearing front hallway of any donations left over the weekend. Empty trucks. OR CLASS * at Central Ave
10:00 a.m. Break
10:10 a.m. Assigned Work
12:00 noon Lunch
12:30 p.m. Assigned Work
2:00 p.m. Break
2:10 p.m. Assigned Work
3:30 p.m. Everyone to clean every area
4:00 p.m. Clock out unless overtime required by Bro. Tony
4:15 p.m. Depart for Zion Lane
6:00 p.m. Dinner (at Zion Lane)
7:00 p.m. Scripture reading/ journals
10:00 p.m. Lights out

Tuesday/ Wednesday
6:00 a.m. Wake up/ Breakfast (at Zion)
7:30 a.m. Depart for Main Campus (at 1218 North Central Ave.)
8:00 a.m. Clear front hallway of any donations over night. Empty trucks
9:00 a.m. Men/Women Bible Study *Central Ave.
10:00 Break
10:00 a.m. Service the People! ☃️ *at Central Ave.
12:00 p.m. Lunch
2:00 p.m. Break
2:10 p.m. Restock clothes racks / Clean up;
2:30 p.m. Class *Central Ave.
4:00 p.m. Clock out unless overtime required by Bro. Tony
4:15 p.m. Depart for Zion Lane
6:00 p.m. Dinner
7:00 p.m. Scripture reading/ journals
10:00 p.m. Lights out

Thursday:
6:00 a.m. Wake up/ Breakfast (at Zion)
8:30 a.m. Breakfast / Bible quiz (at Zion)
9:00 a.m. Testimonials (at Zion)
9:45 a.m. Depart for Main Campus (at 1218 North Central Ave.)
10:00 a.m. Break
10:10 a.m. Everyone to sort and stock clothes Empty trucks
12:00 a.m. Lunch
12:10 a.m. Continue to clean warehouse
2:00 p.m. Break
2:10 p.m. Assigned Work
4:00 p.m. Clock out unless overtime required by Bro. Tony
4:15 p.m. Depart for Zion Lane
6:00 p.m. Dinner
7:00 p.m. Scripture reading/ journals
11:00 p.m. Lights out

Friday: Day off
8:00 a.m. Wake / Breakfast
9:00 a.m. Free time, Approved Family visits, Work on facility and grounds.
12:00 p.m. Lunch
Free time, Approved Family visits, Work on facility and grounds.
6:00 p.m. Dinner
7:00 p.m. Scripture reading/ journals
10:00 p.m. Lights out

Saturday:
7:30 a.m. Depart for Main Campus (at 1218 North Central Ave.)
8:00 a.m. Class
9:00 a.m.] Clear front hallway of any donations over night. Empty trucks.
10:00a/m/]Break
10:10 a.m. ] Assigned Work w/groups
11:00 p.m.] Secure warehouse; Assigned posts and Ready ourselves for Worship
12:00 His Highest Noon! Worship Time!! 🙏 PTL!
3:00 p.m. Depart for Zion Lane
6:p.m. Dinner
7:00 p.m. Scripture reading/ journals
10:00p.m. Lights out
Angelic Ministries Emergency/Non Emergency Contact List

1. If actual emergency call 911

2. To reach us at our main campus call; 865-523-8884 help@angelicministries.com

Our Staff will be at Boarding house 24/7. All visitors will be registered in and out of the building.

The boarding house will be gated, well lit, alarmed and monitored by a monitoring service and per state Fire codes.
DEVELOPMENT REQUEST

DEVELOPMENT
- Development Plan
- Planned Development
- Use on Review/Special Use

SUBDIVISION
- Concept Plan
- Final Plat

ZONING
- Plan Amendment
- Rezoning

Seth Schweitzer
Applicant Name

Oysk3 Architects
Affiliation

28 SEP 20
Date Filed

12 NOV 20
Meeting Date (if applicable)

11-F-20-UR
File Numbers(s)

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.

Applicant ☑ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Seth Schweitzer
Name

Oysk3 Architects
Company

1545 Western Avenue
Address

Knoxville TN 37921
City

3791404
Phone

Seth@Oysk3Architects.com
Email

CURRENT PROPERTY INFO

Mihal Apretesi
Owner Name (if different)

3142 SE 129th Avenue Portland
Owner Address

97236
Owner Phone

3432 Zion Lane
Property Address

91 042
Parcel ID

Northwest Sector
General Location

Off Basal Road
Tract Size

6th
Jurisdiction (specify district above) ☐ City ☑ County

PR 14 (A pending 9-12-20-RZ)
Zoning District

Northwest Sector
Planning Sector

LDR
Sector Plan Land Use Classification

Planned
Growth Policy Plan Designation

Abandon (MF)
Existing Land Use

Y
Septic (Y/N)

KUB
Sewer Provider

Water Provider
REQUEST

☐ Development Plan  ☑ Use on Review / Special Use

  ☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify): Boarding Home 12

☒ Other (specify): Group Home Approval - 16 Residents + 2 Staff Support for People Getting Back on Their Feet

☐ Proposed Subdivision Name

Unit / Phase Number

☐ Parcel Change

  ☐ Combine Parcels  ☐ Divide Parcel

  Total Number of Lots Created: ___________

☐ Other (specify):

Attachments / Additional Requirements

☐ Zoning Change:

  Proposed Zoning

☐ Plan Amendment Change:

  Proposed Plan Designation(s)

☐ Property Use (specify)

  Proposed Density (units/acre)

  Previous Rezoning Requests

  ☐ Other (specify):

PLAT TYPE

☐ Staff Review  ☐ Planning Commission

ATTACHMENTS

  ☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS

  ☐ Design Plan Certification (Final Plat only)

  ☐ Use on Review / Special Use (Concept Plan only)

  ☐ Traffic Impact Study

FEE 1: 920.00

450 980

FEE 2: 1350.00

FEE 3: 

TOTAL: 1500.00

AUTHORIZATION

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

Seth D. Schweitzer

Applicant Signature

Seth Schweitzer

Please Print

28 Sep 20

Date

925 679 1404

Phone Number

seth@ousk3architects.com

Email

28 Sep 20

Staff-Signature

9/28/20

Date
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

10/28/2020 and 11/13/2020
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: ____________________________
Printed Name: Seth D. Schweitzer
Phone: 865 679 1404 Email: Seth@egsk3architects.com
Date: 29 Sept 20
File Number: 11-F-20-UR