



# USE ON REVIEW REPORT

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▶ **FILE #:** 11-F-20-UR **AGENDA ITEM #:** 20  
POSTPONEMENT(S): 11/12/2020 **AGENDA DATE:** 12/10/2020  
▶ **APPLICANT:** SETH SCHWEITZER  
OWNER(S): Mihal Apreotesi

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TAX ID NUMBER: 91 042 [View map on KGIS](#)  
JURISDICTION: County Commission District 6  
STREET ADDRESS: 3430 Zion Ln.  
▶ **LOCATION:** Northwest sector off Ball Road  
▶ **APPX. 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

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▶ **ZONING:** PR (Planned Residential) / Pending - A (Agricultural)  
▶ **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HISTORY OF ZONING: 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)  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.

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## 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. (Revised 12/8/2020) The recent rezoning case 9-A-20-RZ Knox County Commission will be voting on this rezoning request to A (Agricultural), which permits boarding houses as a use on review at their December 21, 2020 meeting. 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**

Petitioner: Schweitzer, Seth



Undefined in PR (Planned Residential)

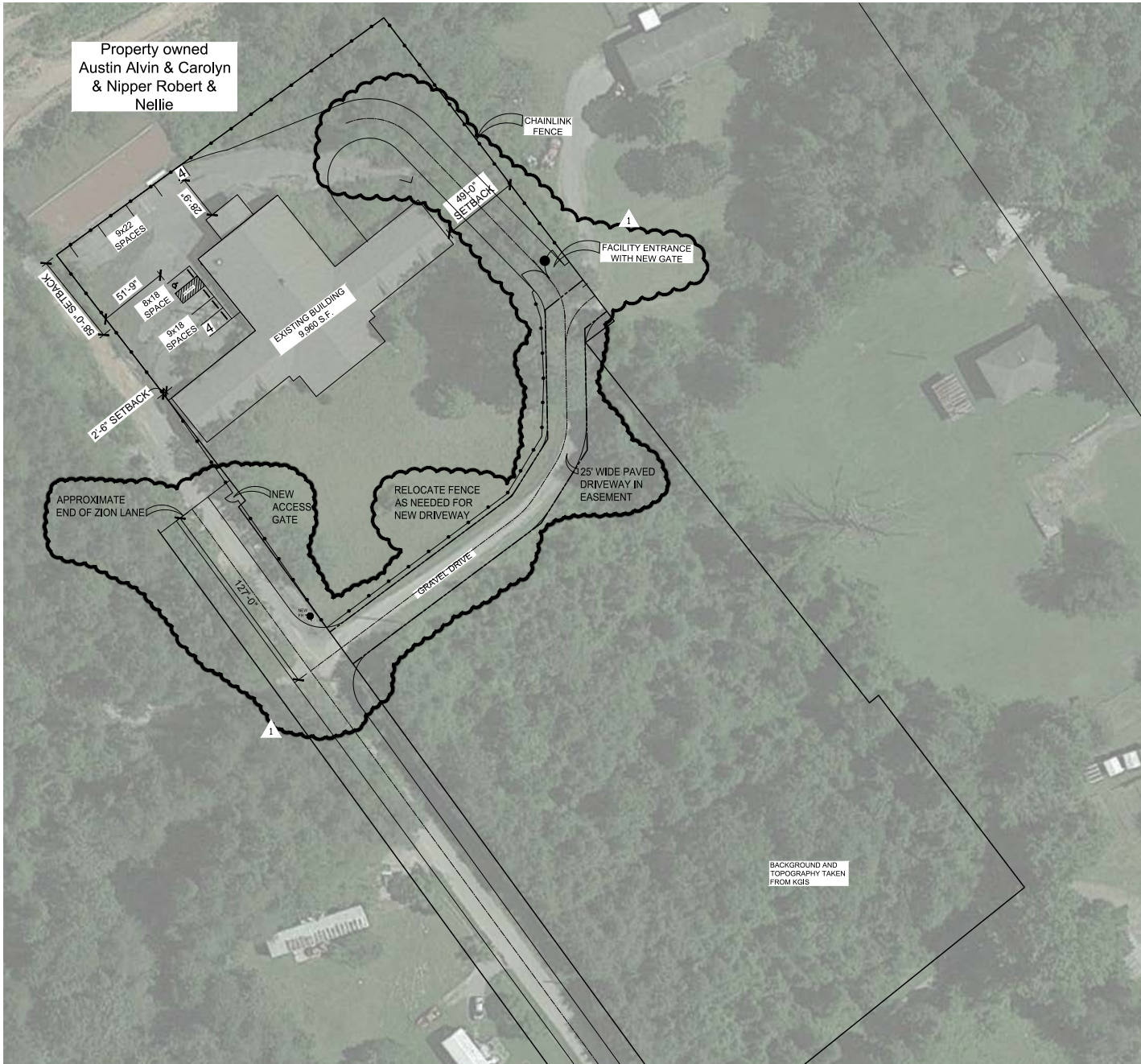
Original Print Date: 10/20/2020      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 91  
 Jurisdiction: County

0      500  
 Feet



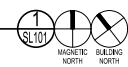
**11-F-20-UR**  
**11/22/2020**



**PROJECT INFORMATION:**  
 BOUNDARY - TAKEN FROM KGIS  
 TOPOGRAPHY - TAKEN FROM TENNESSEE LIDAR MAPPING  
 PROPOSED USE - GROUP HOME  
 TOPOGRAPHY/GRADING - EXISTING SITE, NO GRADING ANTICIPATED FOR THIS PROJECT  
 PARKING - REQUIRED: 1 SPACE/3 BOARDERS  
 16 BOARDERS = 1 SPACE PER 3 BOARDERS = 6 SPACES  
 PROVIDED: 8 SPACES (1 ACCESSIBLE)  
 LANDSCAPE - EXISTING SITE/BUILDING WITH NO CHANGE OF OCCUPANCY.  
 SIGNAGE - NO SIGNAGE FOR THIS PROJECT.  
 BUILDING SETBACKS - EXISTING SITE AND BUILDING.  
 PRELIMINARY DRAINAGE PLAN - EXISTING SITE AND BUILDING.  
 MAIL - INTERNAL SYSTEM  
 DUMPSTER LOCATION - SHOWN ON PLAN

**BUILDING NOTES:**  
 • STRUCTURE WILL BE SPRINKLED

**SITE LAYOUT**  
 SCALE: 1" = 20'



PRELIMINARY - NOT FOR CONSTRUCTION

**Zion Lane Development**

3430 ZION LANE - KNOXVILLE, TN 37931

ISSUE FOR:	DATE	BY:
PERMIT REVIEW	11/22/20	OS
OWNER REVIEW		

**SL100**  
 PROJECT: 20125  
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11-F-20-UR 11-22-2020



FIRE APPARATUS  
 TURN-AROUND  
 SHEET 11-F-20  
 2  
 11  
 NORTH  
 NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

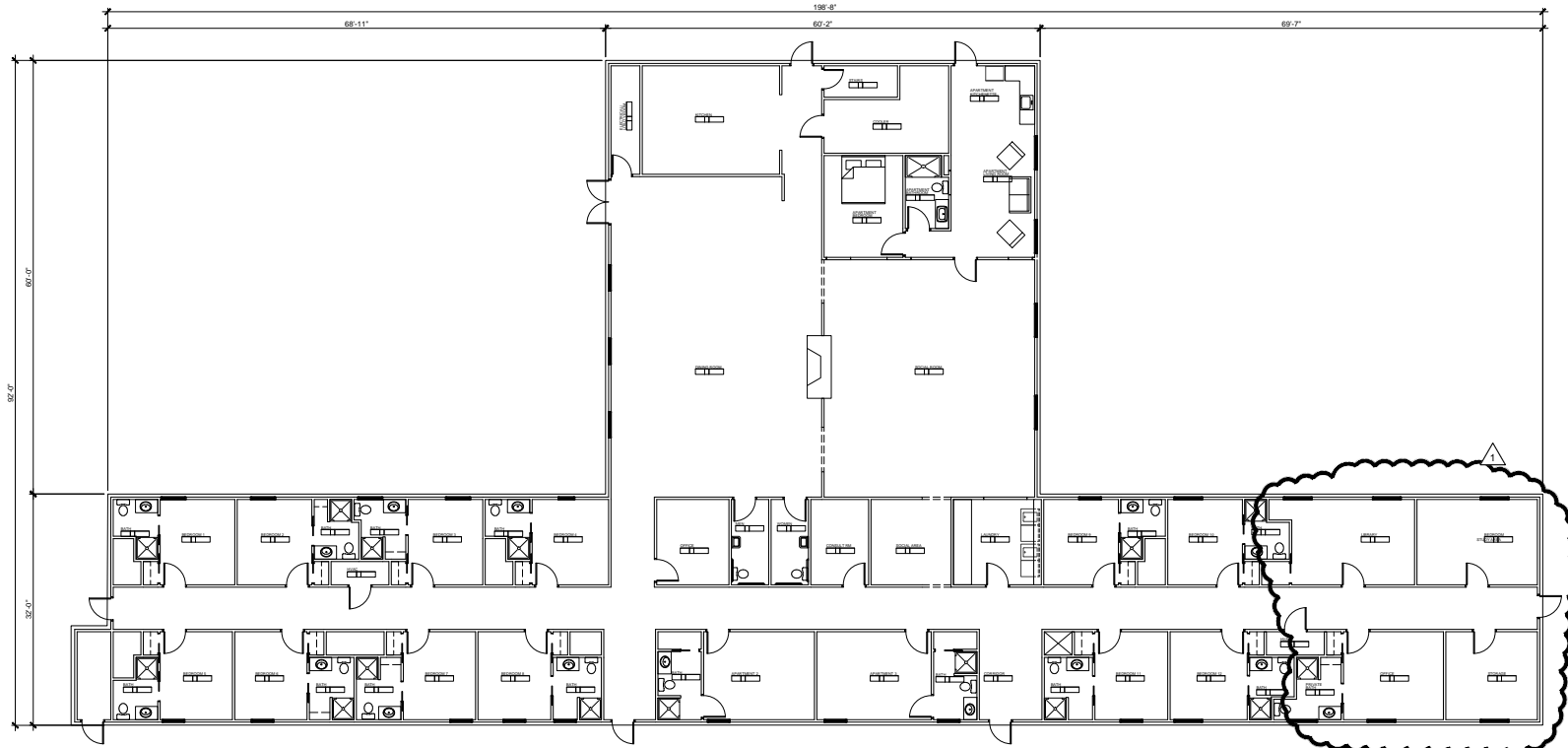
# Zion Lane Development

3430 ZION LANE - KNOXVILLE, TN 37931

MARK	DATE	ISSUE FOR:
-	09/17/20	Print Review
-	09/25/20	Client Review
1	11/21/20	UOR Revisions

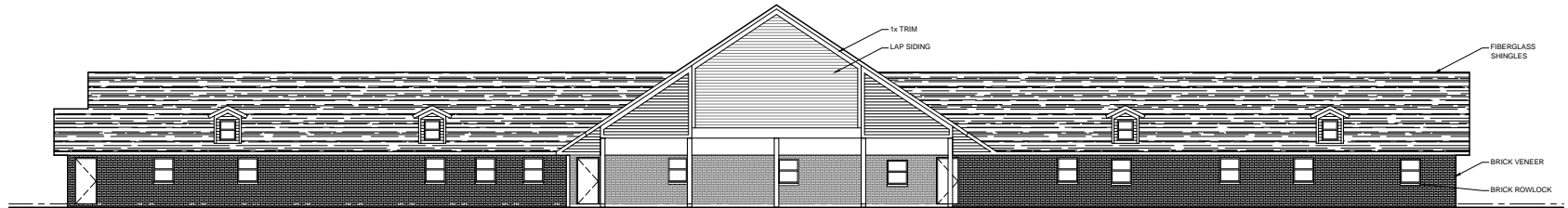
PROJECT: 2012  
 SL102  
 © COMPASSPOINT





**FLOOR PLAN**  
SCALE: 1/8"=1'-0"

1  
A100



**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"

2  
A100

11-F-20-UR 11-22-2020

PRELIMINARY - NOT FOR CONSTRUCTION

**Zion Lane Development**

3430 ZION LANE - KNOXVILLE, TN 37931

ISSUE FOR:	DATE	BY
PRELIM REVIEW	05/17/20	...
CONSTRUCTION	11/22/20	...

DRAWN: SDS  
FLOOR PLAN

**A100**

PROJECT: 20125  
© COPYRIGHT 2020

**PAID**



# Request to Postpone • Table • Withdraw

Name of Applicant: Seth D. Schweitzer

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

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

Date Scheduled for Planning Review: 11/12/20

Date Request Filed: 10/13/20 Request Accepted by: 

### REQUEST

**Postpone**

Please postpone the above application(s) until:

December Meeting, 12/10/20  
DATE OF FUTURE PUBLIC MEETING

**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: \_\_\_\_\_

### 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

### 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 3:30p.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.



A Message of Hope for the Hurting

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:

- 7:00a.m. Wake up / Breakfast
- 8:30 a.m. Leave for church
- 1:00 p.m. Return from church /Lunch  
(Family visits if approved)
- 6:00p.m. Dinner
- 7:00p.m. Scripture reading/ journals
- 10:00p.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
- 10:00am 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
- 6:00p.m. Dinner (at Zion Lane)
- 7:00p.m. Scripture reading/ journals
- 10:00p.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 pm 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
- 10:00p.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.)
- 10:00a.m. Break
- 10:10 a.m. Everyone to sort and stock clothes Empty trucks
- 12:00 a.m. Lunch
- 12:10 p.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
- 6:00p.m. Dinner
- 7:00p.m. Scripture reading/ journals
- 11:00p.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
- 7:00p.m. Scripture reading/ journals
- 10:00p.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



A Message of Hope for the Hurting

## 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](mailto: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

oysk3architects  
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 State Zip

865 679 1404  
Phone

SETH@oysk3architects.com  
Email

## CURRENT PROPERTY INFO

MIHAL APREOTESI  
Owner Name (if different)

3140 SE 129<sup>TH</sup> AVENUE PORTLAND, OR 97236  
Owner Address

Owner Phone

3130 ZION LANE  
Property Address

091 042  
Parcel ID

NORTHWEST SECTOR OFF BALL ROAD  
General Location

4.27  
Tract Size

6<sup>th</sup>  
Jurisdiction (specify district above)  City  County

PR 1-4 (A pending 9-A-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)

-  
Sewer Provider

KUB  
Water Provider

# REQUEST

DEVELOPMENT

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

SUBDIVISION

Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

Parcel Change

Combine Parcels  Divide Parcel Total Number of Lots Created: \_\_\_\_\_

Other (specify): \_\_\_\_\_

Attachments / Additional Requirements

ZONING

Zoning Change: \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_

Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_

Property Use (specify) \_\_\_\_\_ 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

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:	3 <del>0400</del>   900.00 1300.00	TOTAL:  900.00 <del>1300.00</del>
FEE 2:		
FEE 3:		

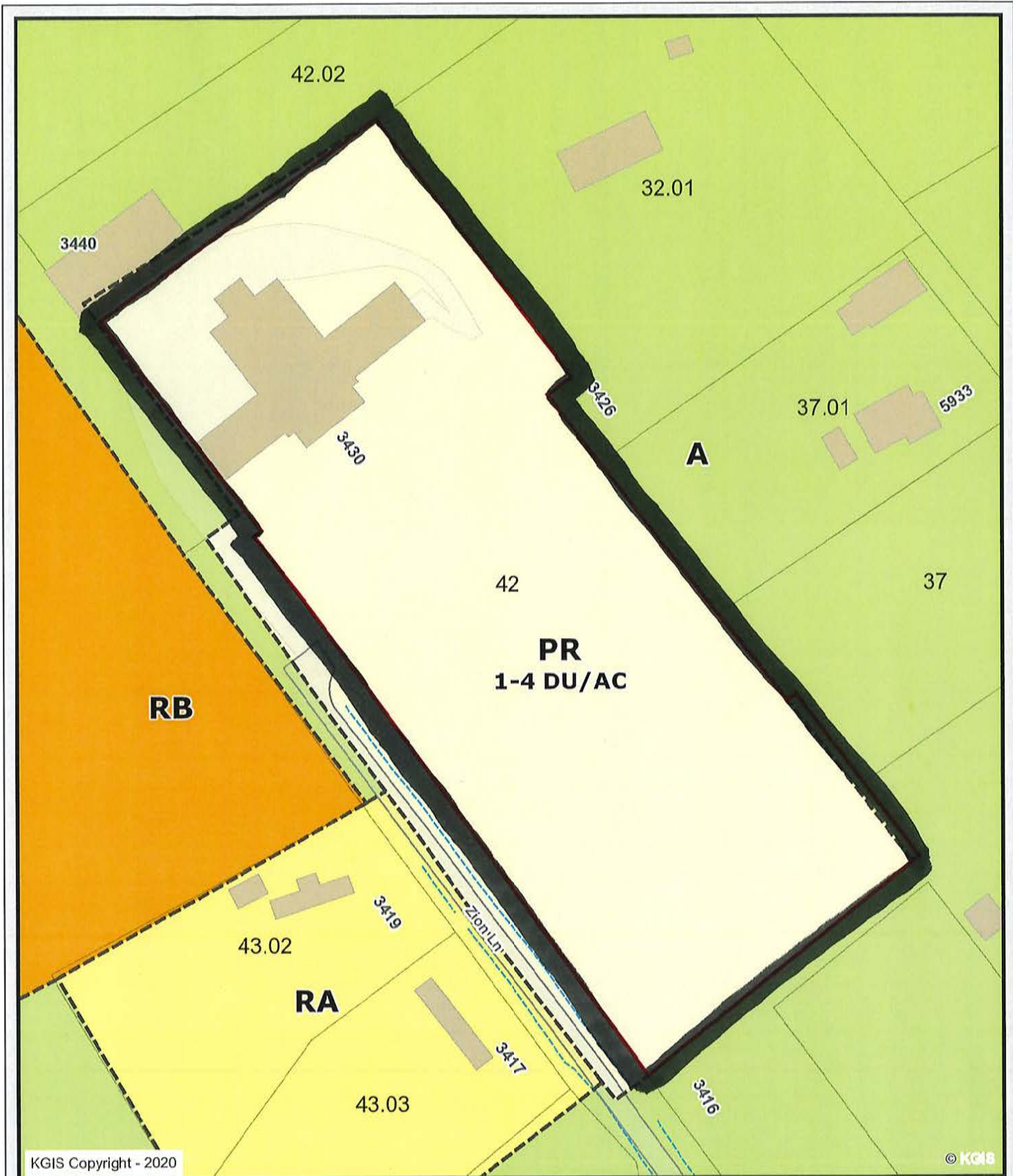
**AUTHORIZATION**

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

Seth D. Schwitzer      SETH SCHWEITZER      28 SEP 20  
Applicant Signature      Please Print      Date

865 679 1404      SETH@OYSK3ARCHITECTS.COM  
Phone Number      Email

Marc Payne      9/28/20  
Staff Signature      Please Print      Date



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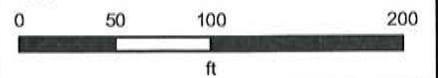
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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/28/2020 at 9:47:39 AM



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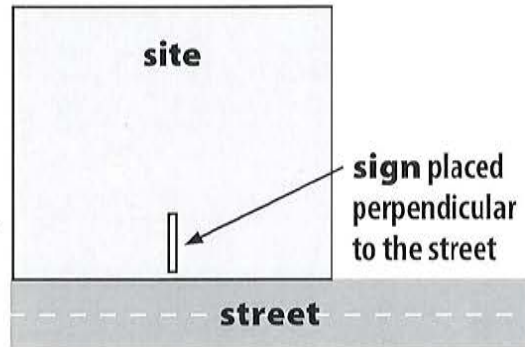
## REQUIRED SIGN POSTING AGREEMENT

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: *Seth D. Schweitzer*

Printed Name: SETH D. SCHWEITZER

Phone: 865 679 1404 Email: setheoysk3architects.com

Date: 20 Sept 20

File Number: 11-F-20-UR