



USE ON REVIEW REPORT

▶ **FILE #:** 11-F-20-UR **AGENDA ITEM #:** 37
POSTPONEMENT(S): 11/12/2020 **AGENDA DATE:** 12/10/2020
▶ **APPLICANT:** SETH SCHWEITZER
OWNER(S): Mihal Apreotesi

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

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HISTORY OF ZONING: 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)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

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.