



# USE ON REVIEW REPORT

▶ **FILE #:** 11-F-20-UR

**AGENDA ITEM #:** 37

**AGENDA DATE:** 11/12/2020

▶ **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)

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HISTORY OF ZONING: 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)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

▶ Postpone for 30-days to the December 10, 2020 Planning Commission meeting as requested by the applicant.

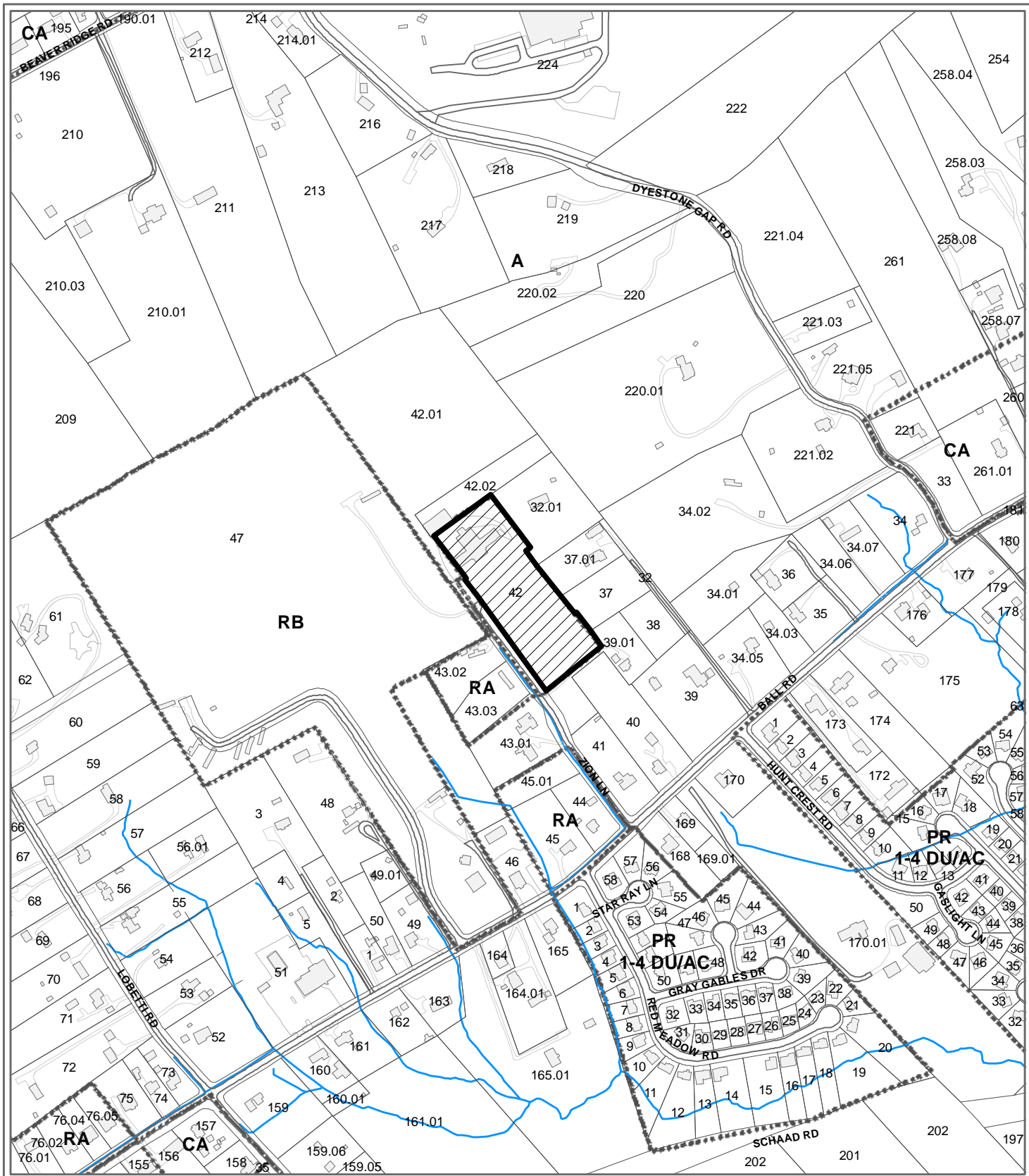
## COMMENTS:

Postpone for 30-days to the December 10, 2020 Planning Commission meeting as requested by the applicant.

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



**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.





Property owned  
Austin Alvin & Carolyn  
& Nipper Robert & Nellie

CHAINLINK  
FENCE

FACILITY  
ENTRANCE

EXISTING BUILDING  
9,900 S.F.

GRAVEL DRIVE

BACKGROUND AND  
TOPOGRAPHY TAKEN  
FROM KGIS

**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

11-F-20-UR  
9/28/2020

PRELIMINARY - NOT FOR CONSTRUCTION

Zion Lane Development

3430 ZION LANE - KNOXVILLE, TN 37931



SITE LAYOUT

SCALE: 1"=20'



11-F-20-UR

NO.	DATE	REVISIONS
1	09/28/20	Issue for Design Review
2	09/28/20	Use on file/perm

DRAWN: EGS

SITE LAYOUT

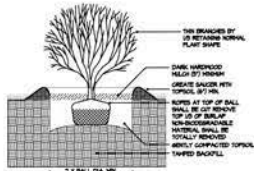


SL100  
PROJECT: 20125  
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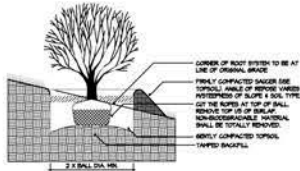
11-F-20-UR  
9/28/2020

LANDSCAPE NOTES

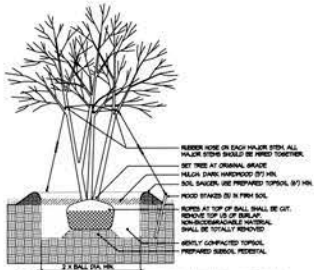
- L51. EXISTING DENSE WOODS OR TYPE 'C' SCREEN (PARTIAL) DECIDUOUS OR EVERGREEN TREES AT 20'-0" O.C. MINIMUM.
- L52. BETWEEN PARKING LOT AND MIXED USE NON-RESIDENTIAL ZONES, PROVIDE PERIMETER SCREENING OF 5'-0" WIDE CONTINUOUS LANDSCAPE (50% EVERGREEN SHRUBS).
- L53. TYPE 'A' SCREEN (DENSE), EXISTING DENSE TREES OR 2 OFFSET ROWS OF DECIDUOUS OR EVERGREEN TREES AT 16'-0" O.C. MAXIMUM.
- L54. PRESERVE EXISTING TREES WHERE FEASIBLE. PROVIDE PROTECTIVE BARRIER FOR PRESERVED TREES.



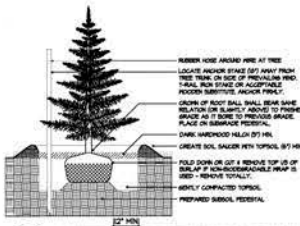
6 SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE



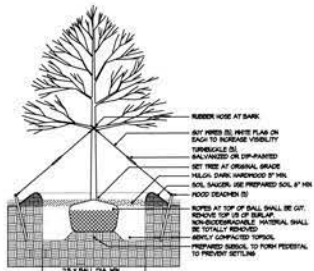
7 SHRUB PLANTING (ON SLOPE) DTL  
SCALE: NOT TO SCALE



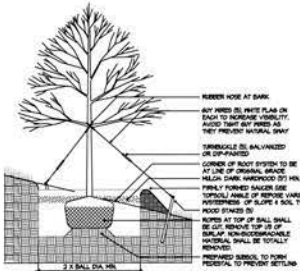
4 MULTI-STEM TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



5 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLANTING (ON SLOPE) DTL  
SCALE: NOT TO SCALE



LANDSCAPE PLAN - SCHEMATIC  
SCALE: 1" = 30'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

Zion Lane Development

3430 ZION LANE - KNOXVILLE, TN 37931



NO.	REVISION	DATE	BY	CHK

LANDSCAPE PLAN (SCHEMATIC)

L001  
PROJECT: 20125  
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# 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:		

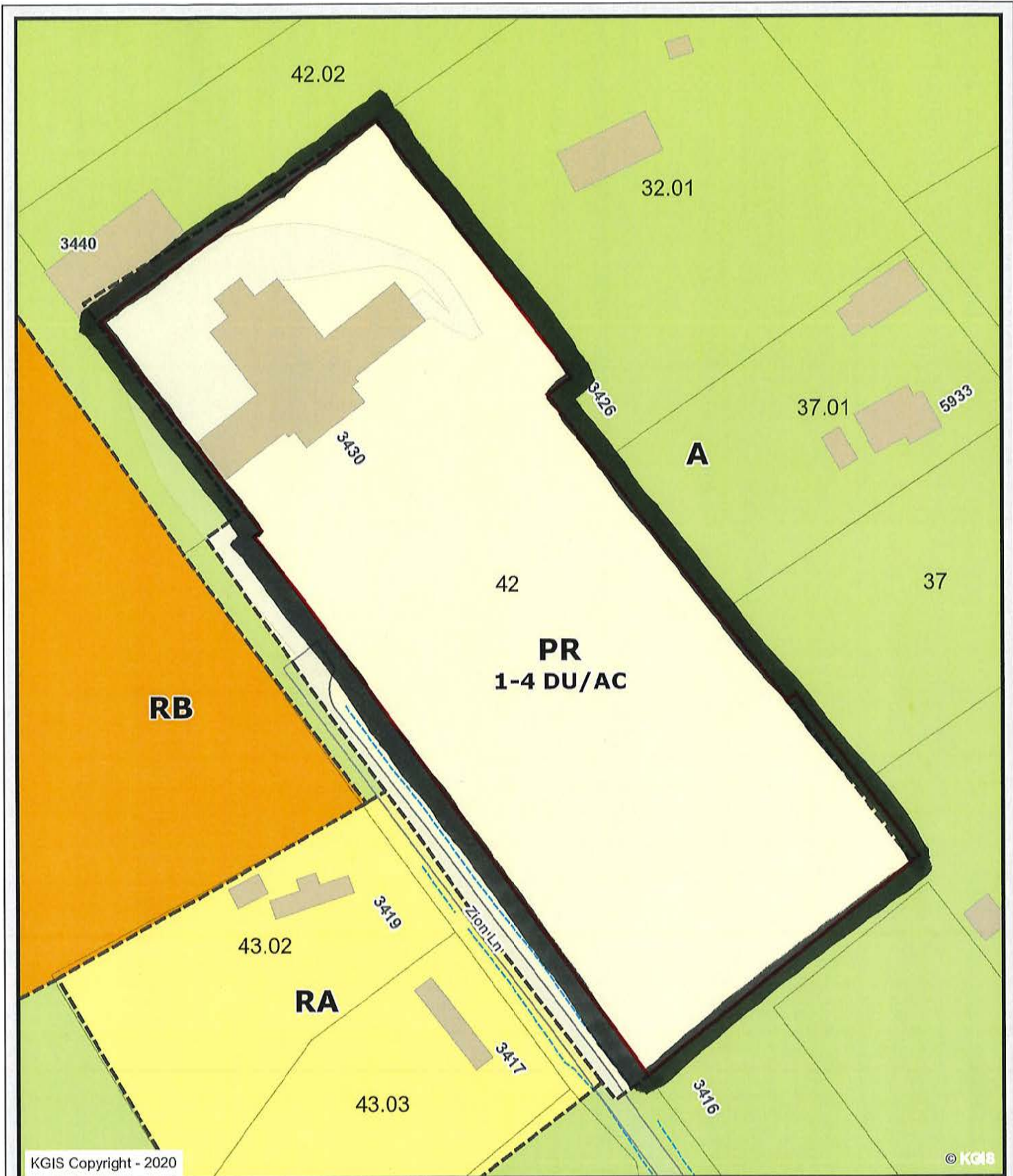
**AUTHORIZATION**

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

Seth D. Schweitzer      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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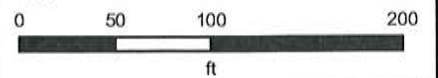
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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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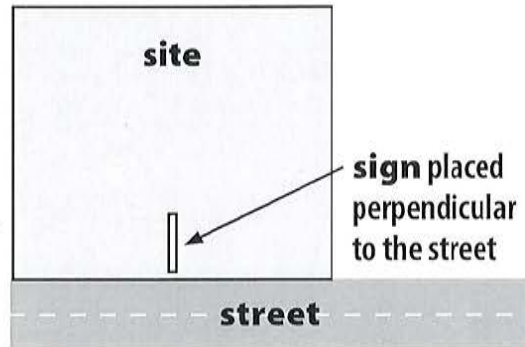
## REQUIRED SIGN POSTING AGREEMENT

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