

# REZONING REPORT

► **FILE #:** 9-A-20-RZ

**AGENDA ITEM #:** 10

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

► **APPLICANT:** SETH D. SCHWEITZER

OWNER(S): Mihai, Estera & Yelizavet Apreotesi

TAX ID NUMBER: 91 042

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3430 Zion Ln.

► **LOCATION:** Northeast side of Zion Ln., north of Ball Rd., southwest of Dystone Gap Rd.

► **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

► **PRESENT ZONING:** PR (Planned Residential)

► **ZONING REQUESTED:** A (Agricultural)

► **EXISTING LAND USE:** Multifamily, appears vacant currently

►

EXTENSION OF ZONE: Yes, surrounded by A (Agricultural) zoning

HISTORY OF ZONING: 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)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

► **Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and with the surrounding development.**

## COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 CITY/COUNTY GENERALLY:

1. The area is primarily a mix of low density residential uses developed under a mix of A (Agricultural) zoning and RA (Low Density Residential) zoning and RB (General Residential) zoning.
2. The property was previously zoned A (Agricultural) in 2012.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The A (Agricultural) zone 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.
2. Rezoning 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 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. The adjacent properties have A (Agricultural) zoning as well and can be used for the uses permitted in that zone district. Uses permitted on review in the A (Agricultural) zone district require additional public review of a site plan by the Knoxville-Knox County Planning Commission.

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 Northwest County Sector Plan's current LDR (Low Density Residential) designation supports residential development at densities less than 5 dwelling units per acre in the County, including the A (Agricultural) zone district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/21/2020. 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.



### 9-A-20-RZ REZONING

From: PR (Planned Residential)

To: A (Agricultural)



Original Print Date: 8/13/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Seth D. Schweitzer

Map No: 91

Jurisdiction: County

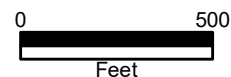
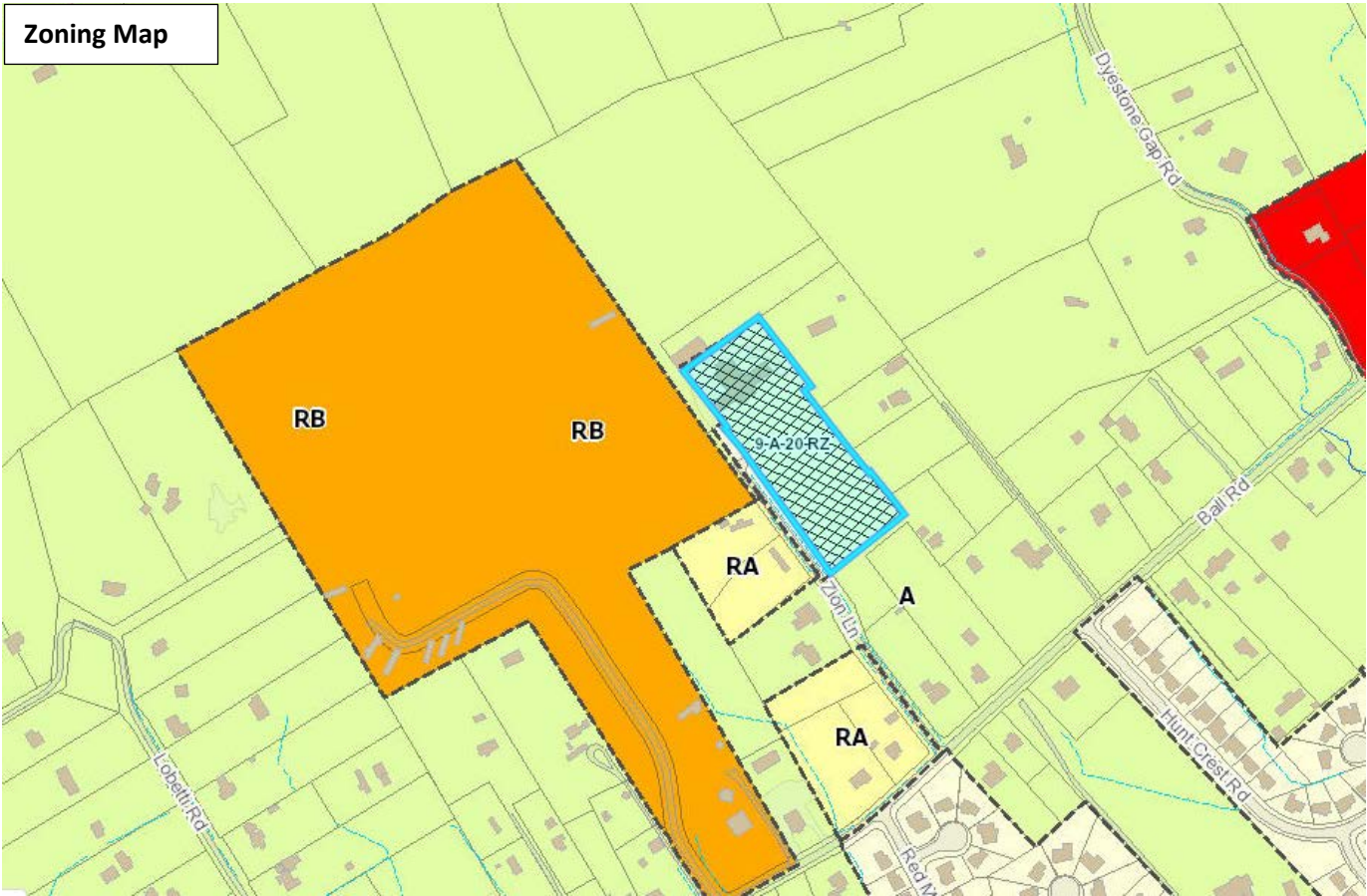


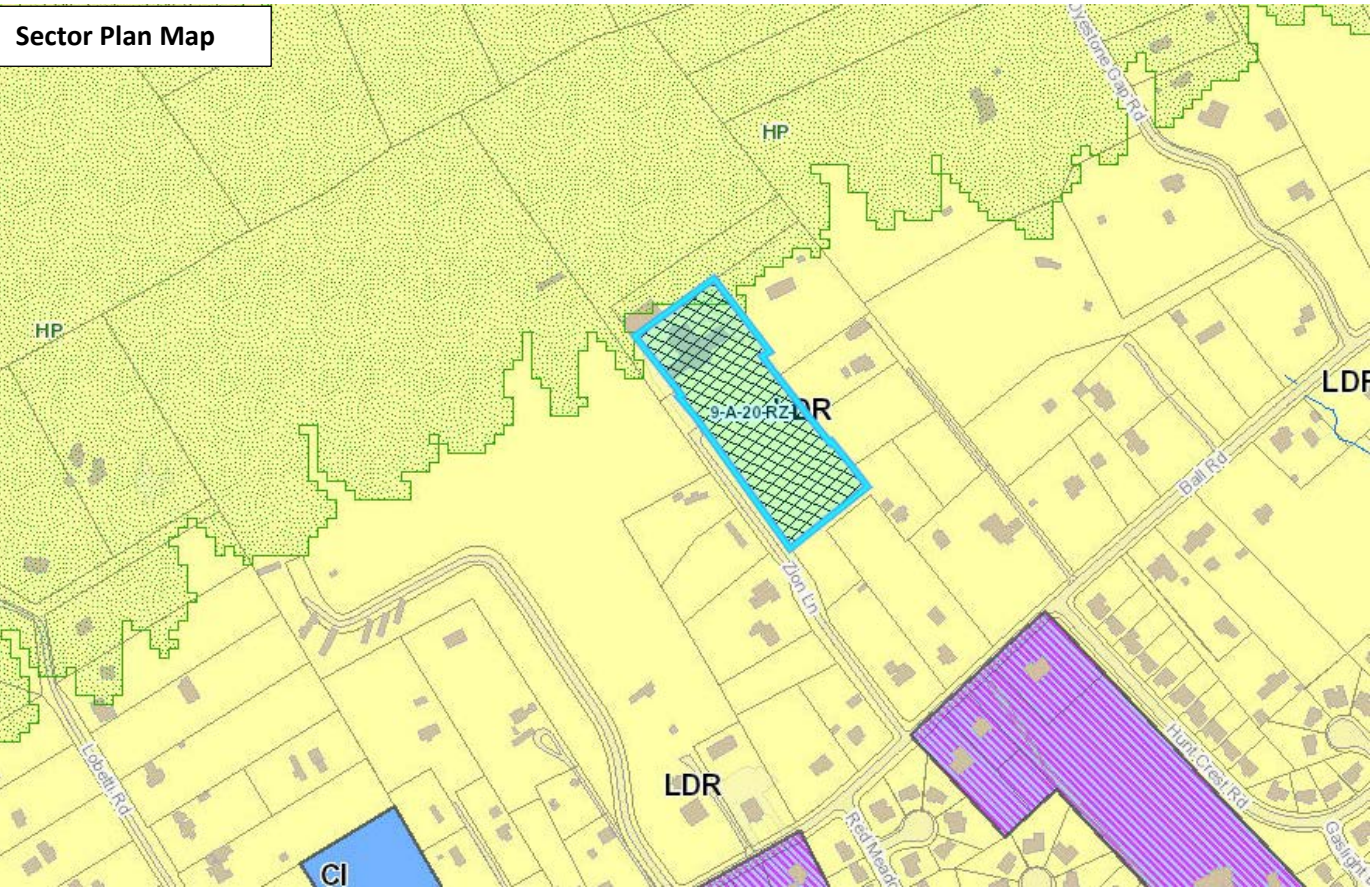


Exhibit A. 9-A-20-RZ Contextual Images

Zoning Map

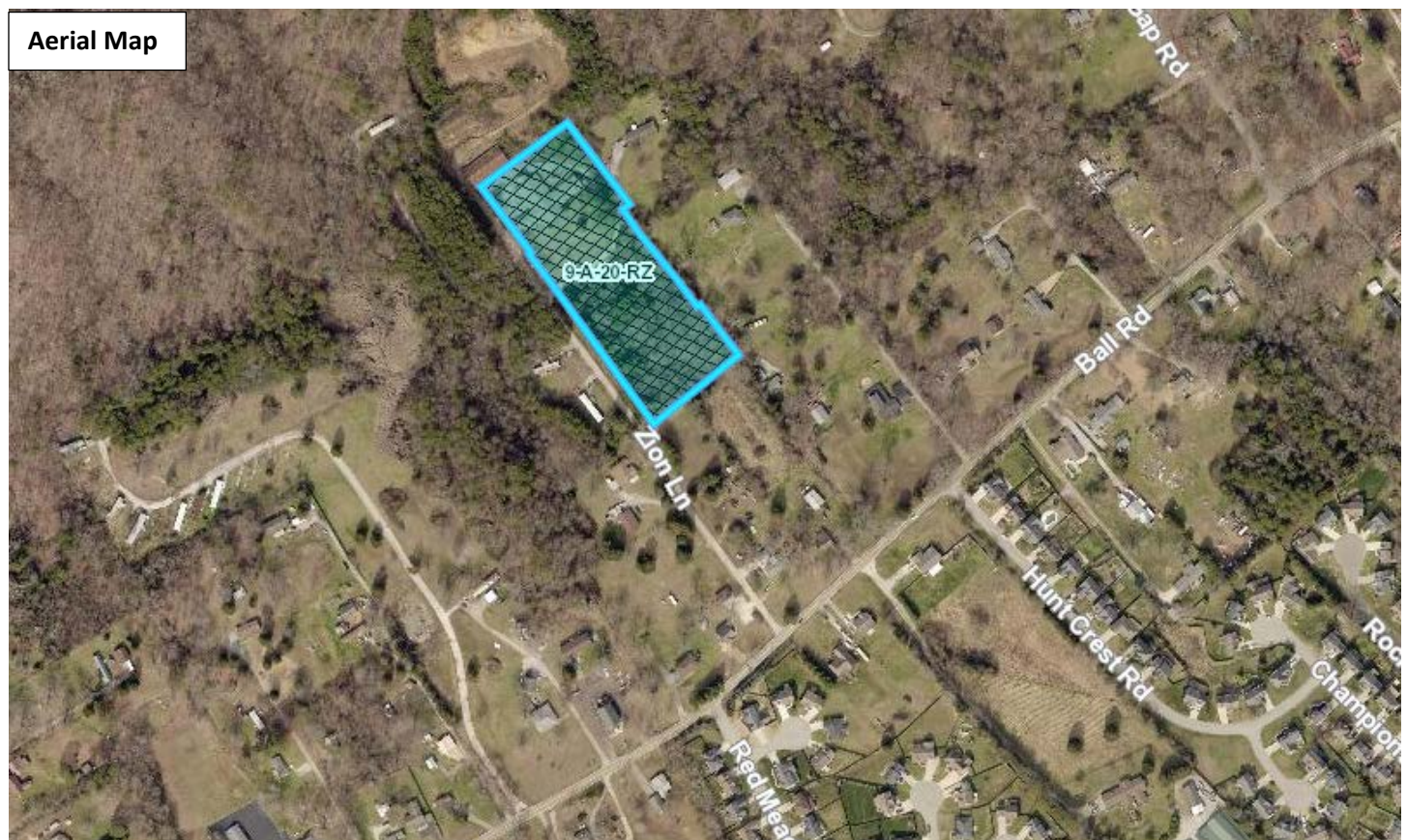
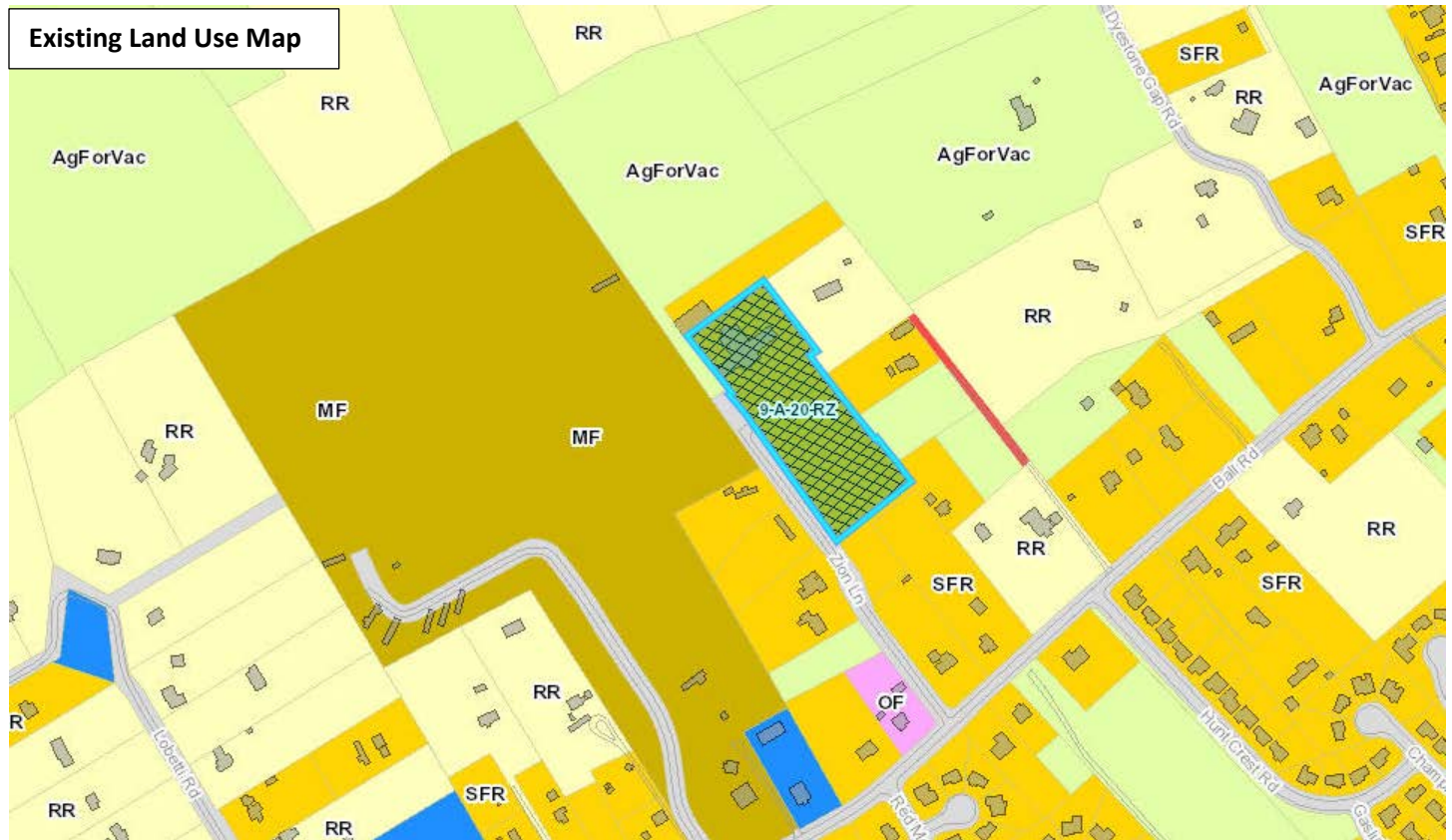


Sector Plan Map





## Exhibit A. 9-A-20-RZ Contextual Images





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**Fwd: 9-A-20-RZ**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Thu, Jul 30, 2020 at 3:02 PM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;, "Albertson, Liz" &lt;liz.albertson@knoxplanning.org&gt;

----- Forwarded message -----

From: **Seth Schweitzer** <seth@oysk3architects.com>

Date: Thu, Jul 30, 2020 at 2:47 PM

Subject: 9-A-20-RZ

To: &lt;contact@knoxplanning.org&gt;

Cc: Tony Earl &lt;tnpastor@comcast.net&gt;, Parker B &lt;prb101@gmail.com&gt;

Please defer this rezoning to the October 8, 2020 meeting.

Thank you,

Seth Schweitzer, principal

1545 Western Avenue, Suite 100  
Knoxville, TN 37921  
(865) 679-1404 c**AUTOMATIC POSTPONEMENTS: 30 DAYS****File #:** 9-A-20-RZ**Meeting Date:** September 10, 2020





## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☒ Rezoning

Seth D. Schweitzer

oysk3 architects

Applicant Name

Affiliation

7/9/2020

09/10/2020

9-A-20-RZ

Date Filed

Meeting Date (if applicable)

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

oysk3 architects

Name

Company

1545 Western Avenue

Knoxville

TN

37921

Address

City

State

Zip

865-523-8200

Seth@oysk3architects.com

Phone

Email

## CURRENT PROPERTY INFO

Mihai/Estera/Yelizavet Apreotesi

3140 SE 129th Ave, Portland, OR 97236

Owner Name (if different)

Owner Address

Owner Phone

3430 Zion Lane

091 042

Property Address

Parcel ID

Off Ball Road - Northeast side of Zion Ln., North of Ball Rd, southwest of Dystone 4.27 Acres

General Location

Tract Size

Knox County (6th)

PR 1-4 DU/AC

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

Northwest County

LDR

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Abandon Building-Children's Home Y

KUB

KUB (& elec)

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

## REQUEST

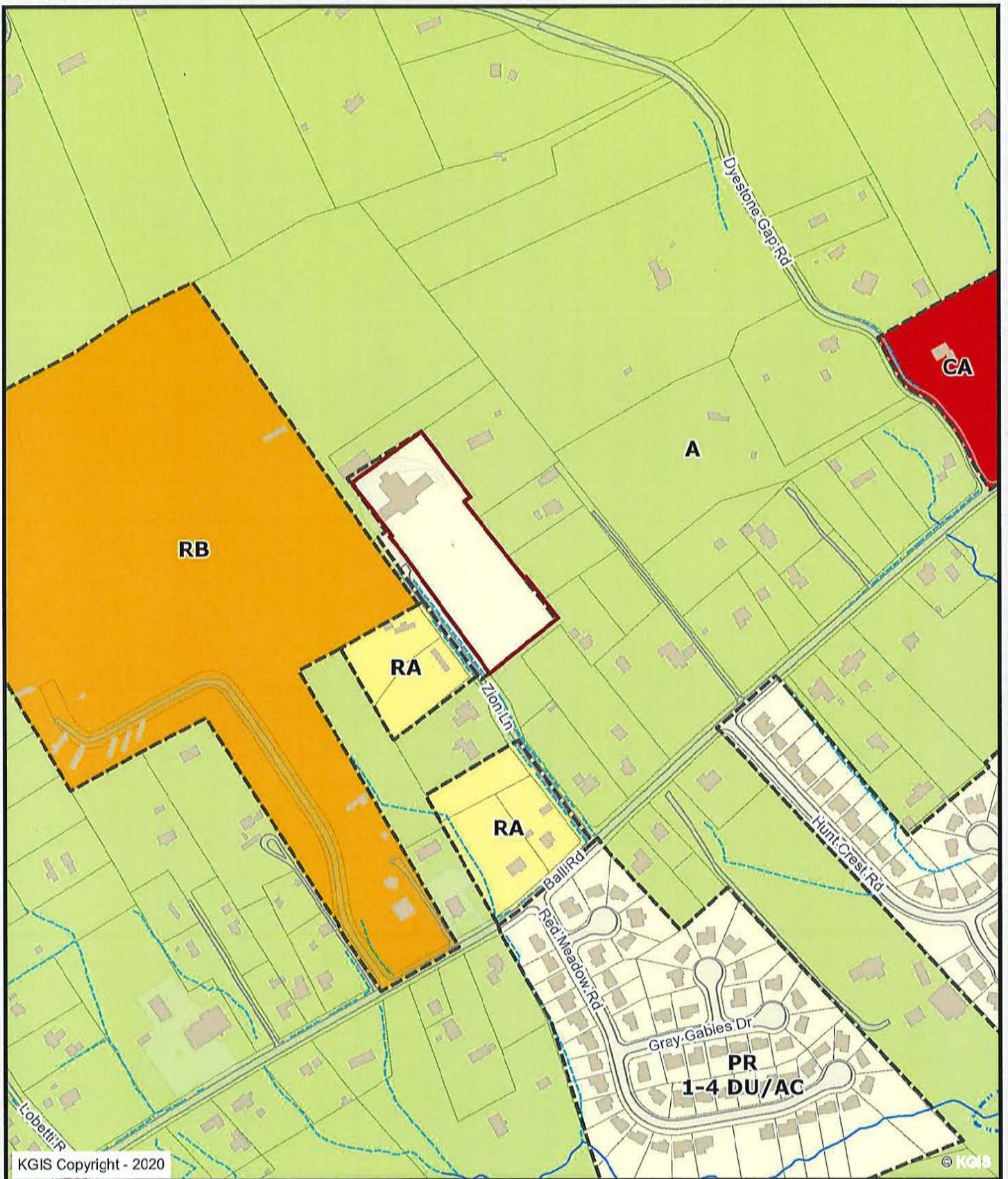
DEVELOPMENT	SUBDIVISION	ZONING
<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____	<input checked="" type="checkbox"/> Zoning Change: <u>Agricultural - A</u> Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____  Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0324      600.00	
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
	<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>	
	<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )		
	<input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )		
	<input type="checkbox"/> Traffic Impact Study		

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

Seth D. Schweitzer	Digitally signed by Seth D. Schweitzer Date: 2020.07.09 14:34:37 -04'00'	Seth D. Schweitzer	7/9/20
Applicant Signature		Please Print	Date
865-679-1404		Seth@oysk3architects.com	
Phone Number		Email	
		Sherry Michienzi	7/9/2020
Staff Signature		Please Print	Date





3430 Zion Ln.

Knoxville - Knox County - KUB Geographic Information System

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