

# REZONING REPORT

▶ **FILE #:** 9-A-20-RZ

**AGENDA ITEM #:** 8

**AGENDA DATE:** 10/8/2020

▶ **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HISTORY OF ZONING: 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)  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 11/16/2020. 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.