

REZONING REPORT

▶ **FILE #:** 9-H-23-RZ

AGENDA ITEM #: 18

AGENDA DATE: 9/14/2023

▶ **APPLICANT:** PARKER BARTHOLOMEW

OWNER(S): Parker Bartholomew

TAX ID NUMBER: 91 42 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3430 ZION LN

▶ **LOCATION:** North of Ball Rd and east side of Zion Ln

▶ **APPX. SIZE OF TRACT:** 3.26 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 ft within 50 ft of a right-of-way width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Multifamily Residential

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No. There are PR zones to the south, but they have an allowed density of up to 4 du/ac

HISTORY OF ZONING: Rezoned from A to PR up to 4 du/ac in 2012 (Case # 5-C-12-RZ); a rezoning from PR to OB was withdrawn prior to Planning Commission action in 2017 (Case # 2-A-17-RZ); rezoned from PR to A in 2020 (Case # 9-A-20-RZ)

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 Single & Medium density residential - RB (General Residential) RA (Low Density 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 the PR (Planned Residential) zone with up to 4.5 du/ac because it is consistent with the Northwest County Sector Plan and 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. This section of Zion Lane has undergone a series of rezonings from A (Agricultural) to RA or PR (Planned Residential) and back to A (Agricultural). Most recently, the adjacent parcel to the south was approved for PR zoning with up to 4 du/ac in April, 2023 (Case 3-A-23-RZ).

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

1. The PR (Planned Residential) zone is intended to provide options for residential development and such developments shall be compatible with the surrounding or adjacent zones. Surrounding development consists of single family and multifamily residential developments, which is consistent with the PR zone.

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 recommended PR zone with a density of up to 4.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The surrounding area includes properties zoned PR with up to 4 du/ac and properties zoned RA, the lot size of which results in roughly 4 du/ac. There is also a large tract of RB zoned land nearby to the west, which permits any type of residential development at a density of up to 12 du/ac as a permitted use with no plan approval requirement by the Planning Commission. However, to date, this site has remained undeveloped.

3. The site does not have significant slope or other environmental constraints.

4. Zion Lane is a dead-end street just off of Ball Road. Ball Road is a major collector, so no traffic would be required through residential streets to reach this site.

5. There is an easement off of Zion Lane providing access to a single family residential home to the east.

6. At the requested 5 du/ac, the site could be developed with a maximum of 16 dwelling units. At the recommended 4.5 du/ac, the site could be developed with a maximum of 14 dwellings.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac in the County's Planned Growth Area of the Growth Policy Plan.

2. Neither the requested nor the recommended zones are in conflict with the General Plan.

3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 187 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

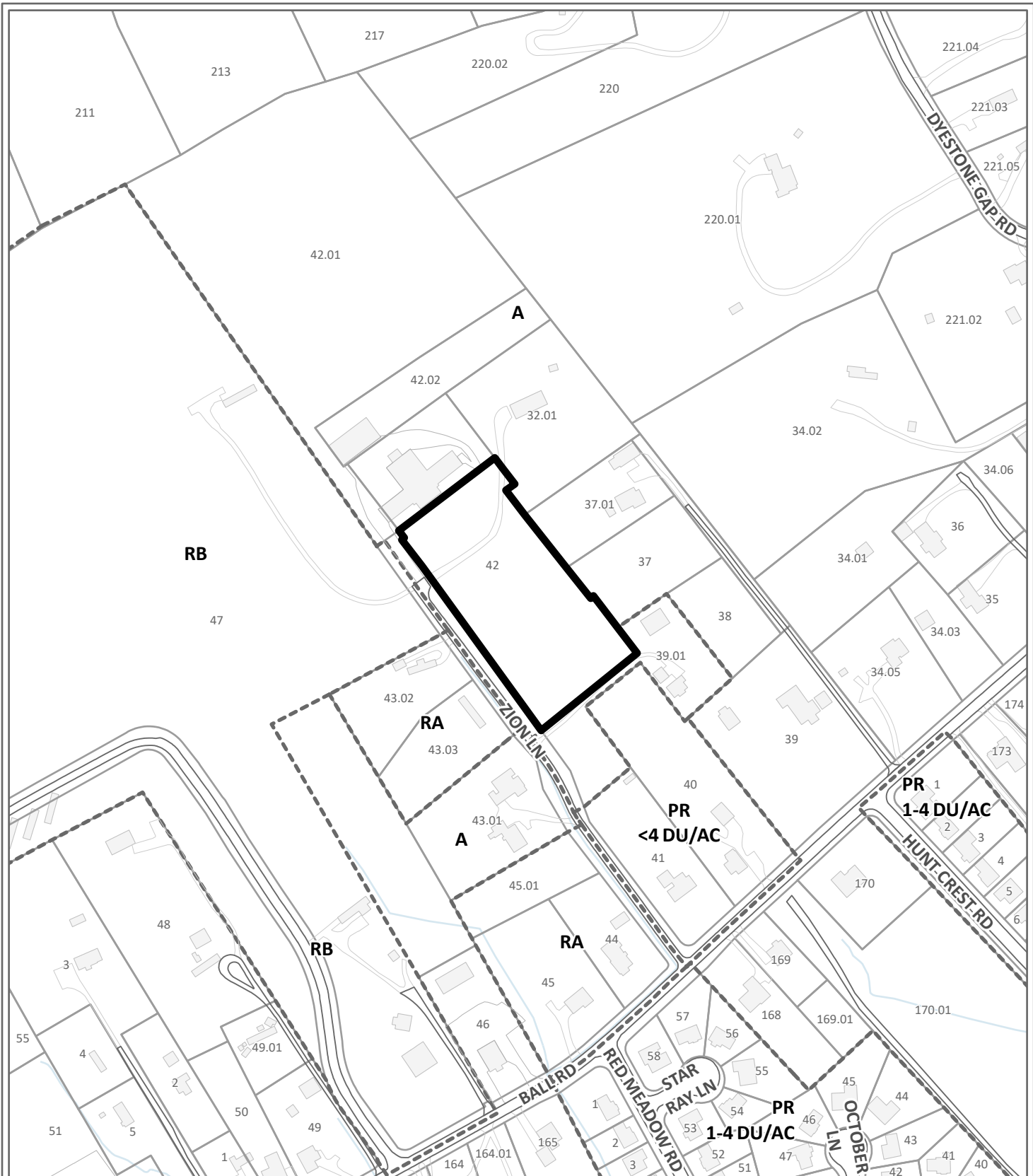
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 10/23/2023. 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.



REZONING

9-H-23-RZ

Petitioner: Parker Bartholomew



From: A (Agricultural)
To: PR (Planned Residential)

Map No: 91
Jurisdiction: County

Original Print Date: 8/18/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

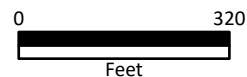
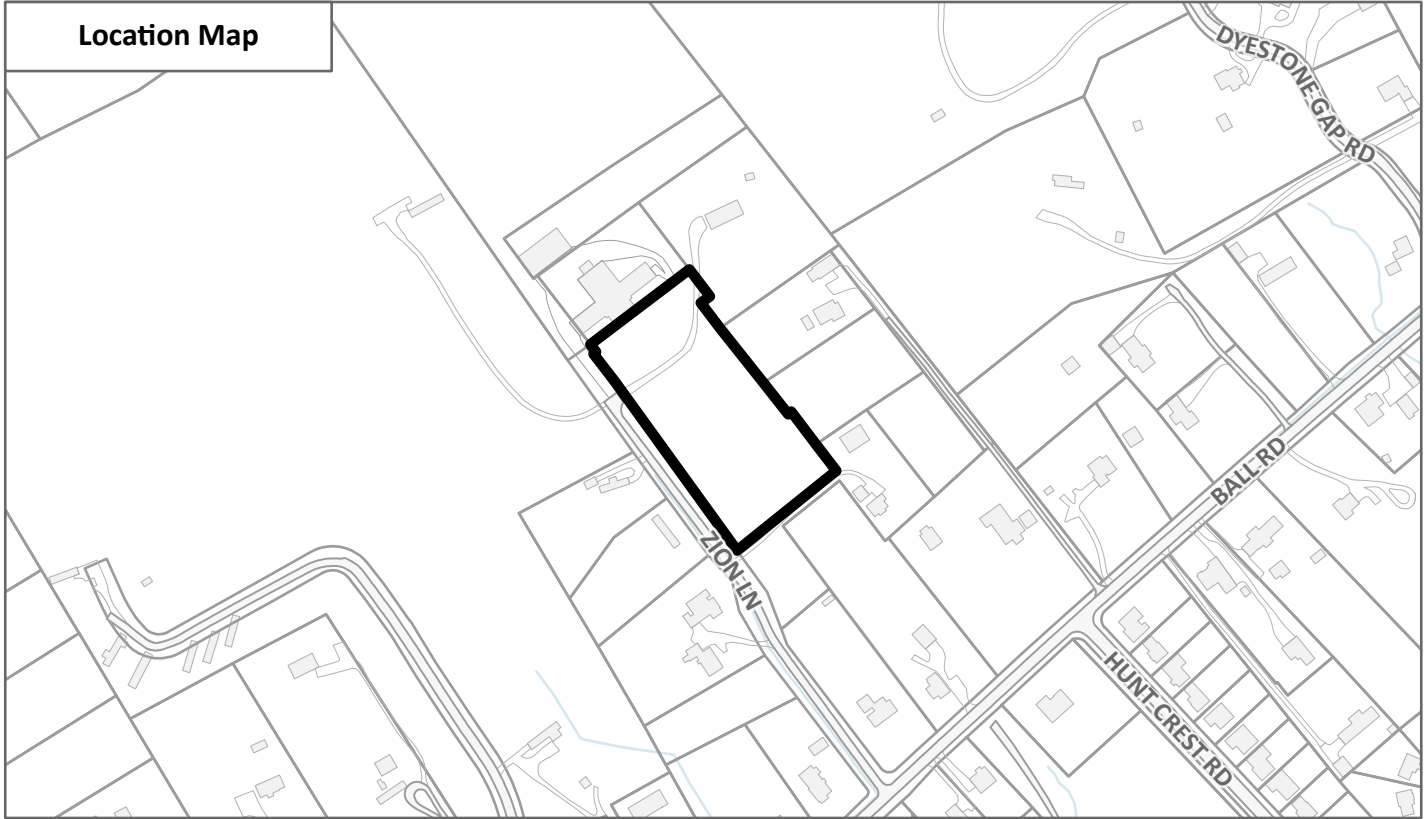


Exhibit A. Contextual Images

Location Map



Aerial Map

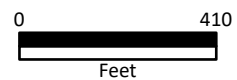


CONTEXTUAL MAPS 1

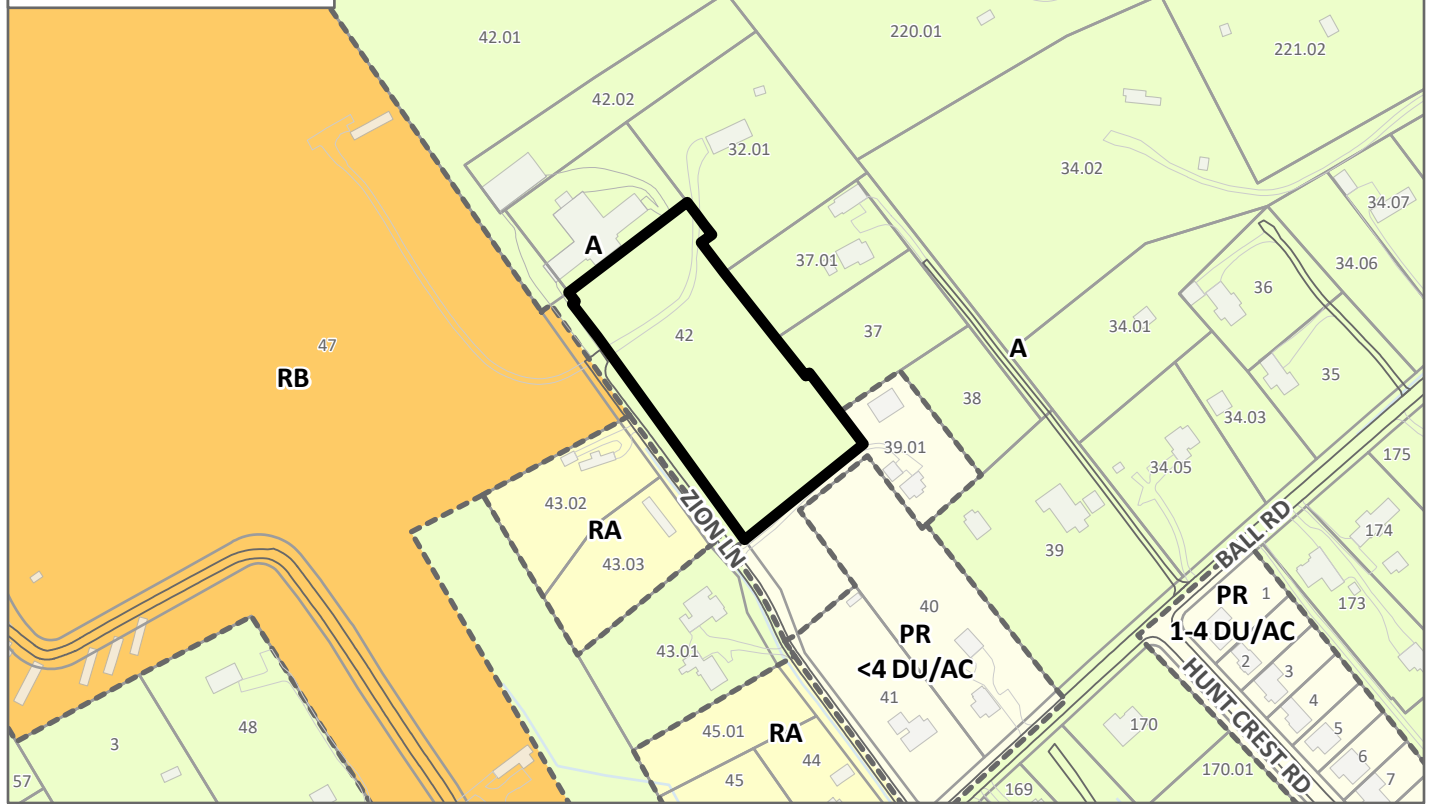
9-H-23-RZ



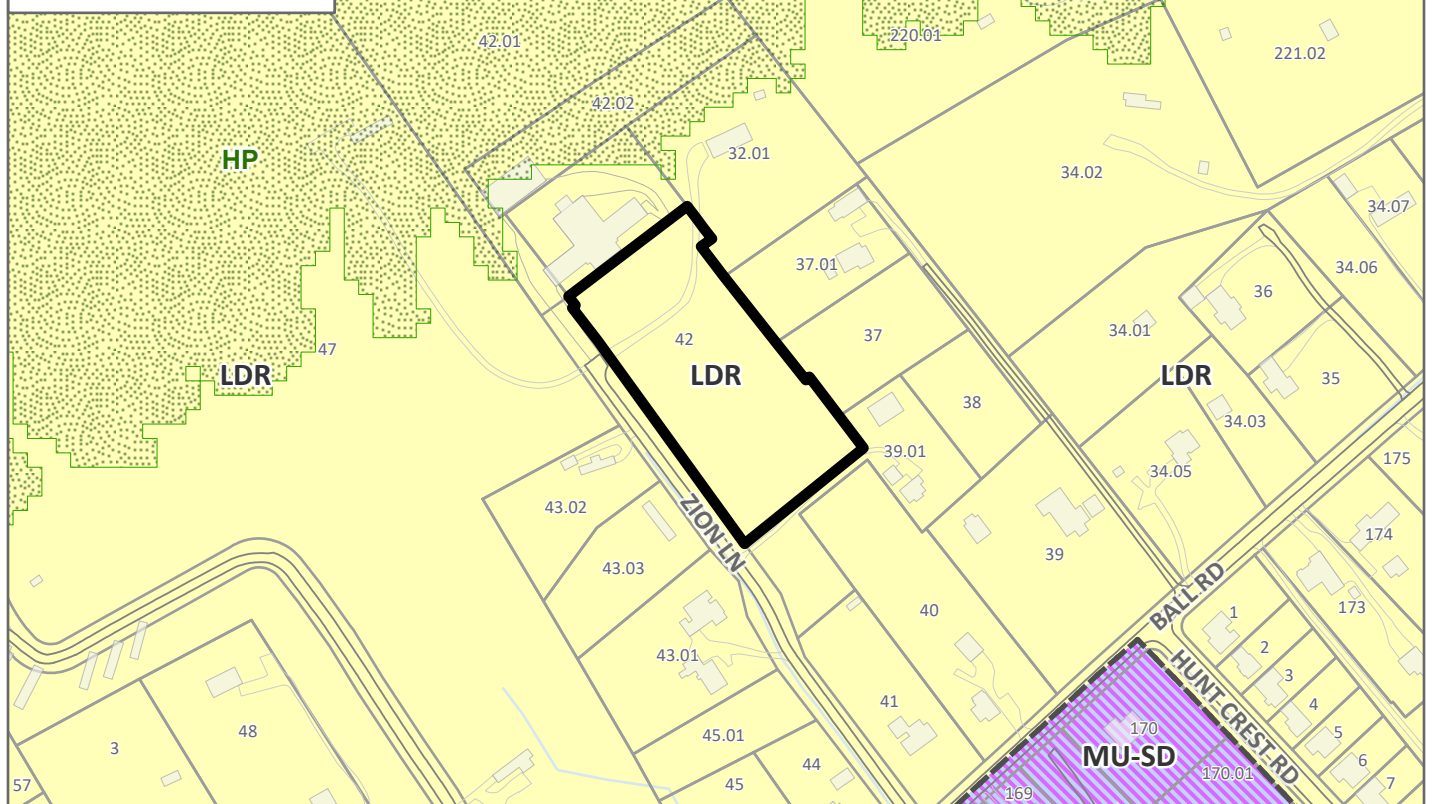
Case boundary



Zoning Map



Sector Plan Map

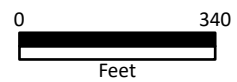


CONTEXTUAL MAPS 2

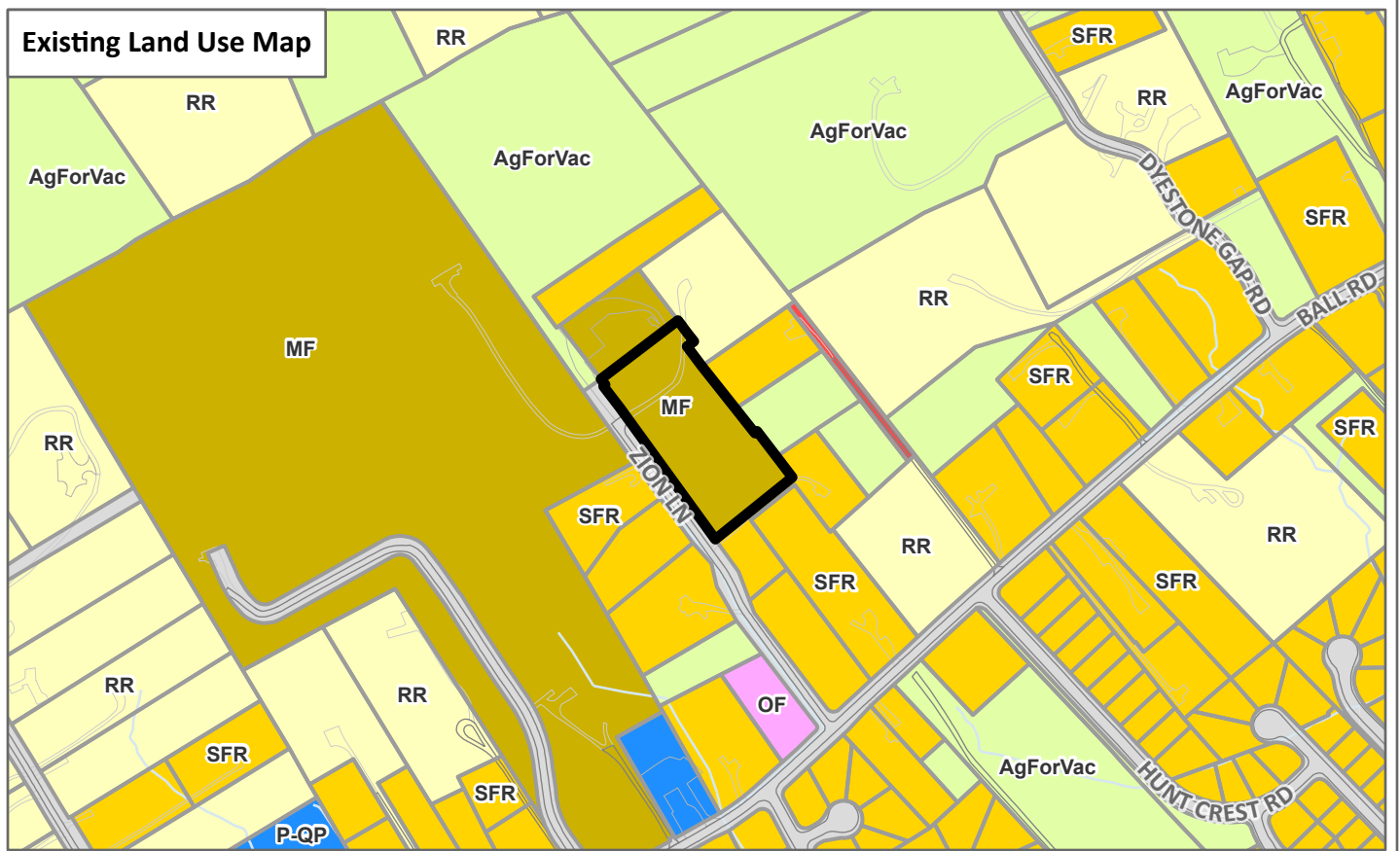
9-H-23-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

9-H-23-RZ

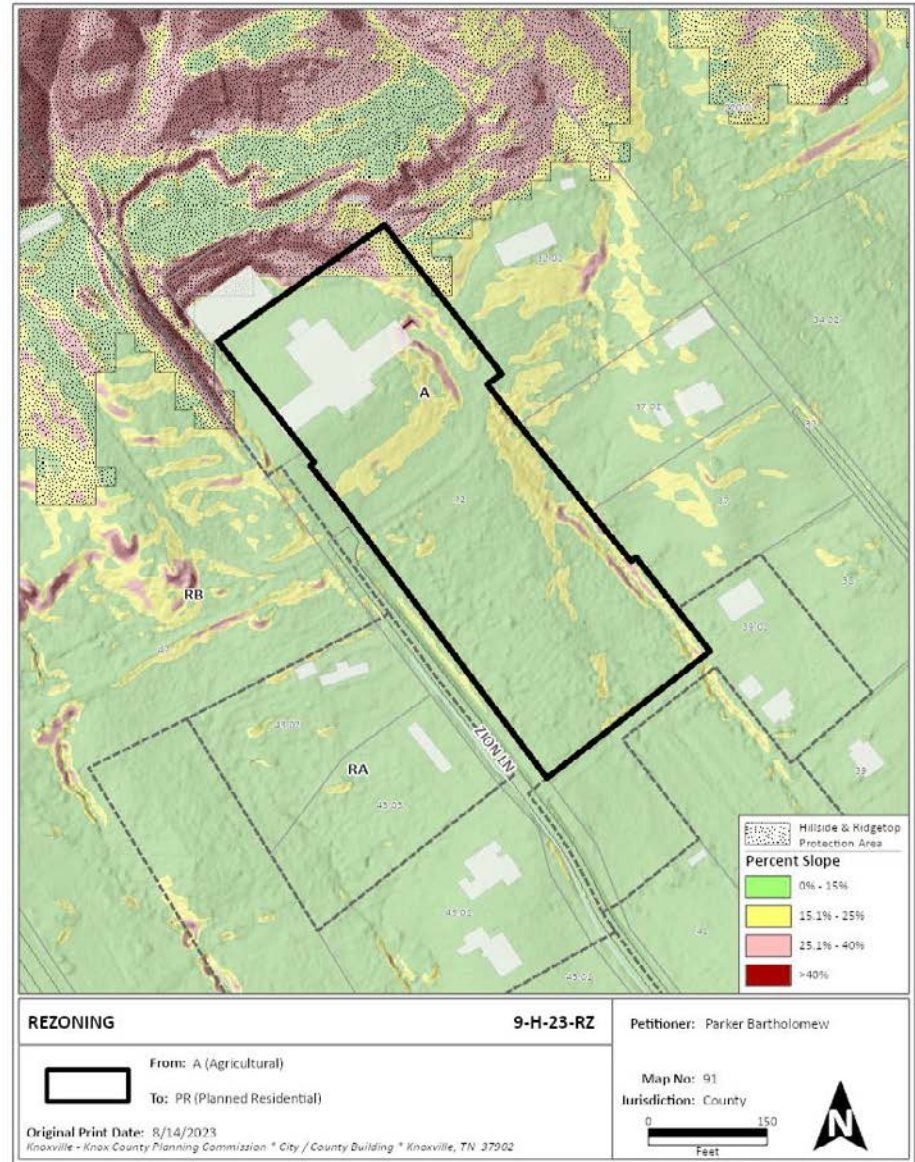


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.10		
Non-Hillside	3.99	N/A	
0-15% Slope	0.01	100%	0.006
15-25% Slope	0.05	50%	0.027
25-40% Slope	0.04	20%	0.008
Greater than 40% Slope	0.01	10%	0.001
Ridgetops			
Hillside Protection (HP) Area	0.11	Recommended disturbance budget within HP Area (acres)	0.042
		Percent of HP Area	38.2%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	3.99	5.00	20.0
0-15% Slope	0.01	4.00	0.03
15-25% Slope	0.05	2.00	0.11
25-40% Slope	0.04	0.50	0.02
Greater than 40% Slope	0.01	0.20	0.00
Ridgetops	0	3.00	0.00
Subtotal: Sloped Land	0.11		0.15
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	4.1	4.90	20.1
Proposed Density (Applicant)	4.1		5.0





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Parker Bartholomew

Applicant Name Affiliation

7/28/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-H-23-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Parker Bartholomew

Name / Company

P.O. Box 53102 Knoxville TN 37950

Address

865-228-9375 / prb101@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Parker Bartholomew

Owner Name (if different)

P.O. Box 53102 Knoxville TN 37950

Owner Address

865-228-9375 / prb101@gmail.c

Owner Phone / Email

3430 ZION LN

Property Address

91 42

Parcel ID

3.26 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Ball Rd and eastside of Zion Ln

General Location

City

Commission District 6

A (Agricultural)

Multifamily Residential

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

5 du/ac

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$650.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Parker Bartholomew Date: 7/28/2023
Please Print

Phone / Email _____
Property Owner Signature: Parker Bartholomew Date: 7/28/2023
Please Print

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

PARKER BARTHOLOMEW Chairman of Board Angelic Ministries Int.

Owner

Applicant Name

7/28/23

September 14th

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

9-H-23-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

PARKER BARTHOLOMEW

Angelic Ministries International

Name

1218 N. Central St

Company

Knoxville

TN

37917

Address

865-228-9375

City

prb101@gmail.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Angelic Ministries International

1218 N. Central Street

(865) 523-8884

Property Owner Name (if different)

3430 Zion lane Knoxville TN

Property Owner Address

091 042

Property Owner Phone

Property Address

KUB

Parcel ID

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Ball Rd and eastside of Zion Ln

4.27

General Location

Tract Size

City County

District

A

Zoning District

MF

Existing Land Use

Northwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 PR

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s)

5 units per acre

O, PR, and AG

Proposed Density (units/acre)

Previous Rezoning Requests

1 acre with Boarding house to remain AG, Rezoning request if for remaining acreage ~3.26 acres

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0801 \$650	
Fee 2	\$650
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



PARKER BARTHOLOMEW Chairman of Board Angelic Ministries Int.

7/28/23

Applicant Signature

Please Print

Date

865-228-9375

prb101@gmail.com

Phone Number

Email



PARKER BARTHOLOMEW Chairman of Board Angelic Ministries Int.

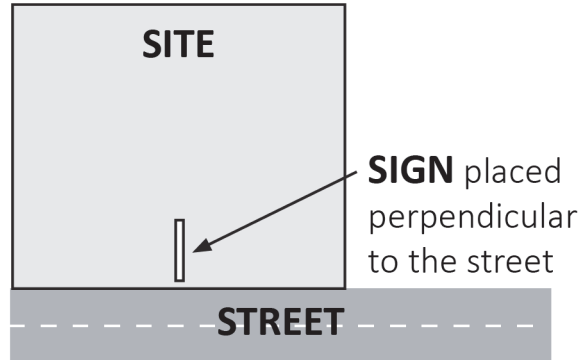
7/28/2023

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: PARKER BARTHOLOMEW

Date: 7/28/2023

File Number: 9-H-23-RZ



Sign posted by Staff



Sign posted by Applicant