



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-B-24-DP

AGENDA ITEM #: 39

AGENDA DATE: 6/13/2024

▶ **APPLICANT:** ANGELIC MINISTRIES INTERNATIONAL

OWNER(S): Angelic Ministries International

TAX ID NUMBER: 91 042 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3430 ZION LN

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

▶ **APPX. SIZE OF TRACT:** 3.26 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Zion Lane, a local street with a pavement width of 16.2 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **ZONING:** PR (Planned Residential) up to 4 du/ac

▶ **EXISTING LAND USE:** Public/Quasi Public Land

▶ **PROPOSED USE:** 5 tiny homes

HISTORY OF ZONING: Rezoned from A to PR up to 4 du/ac in 2012 (5-C-12-RZ); a rezoning from PR to OB was withdrawn prior to Planning Commission action in 2017 (2-A-17-RZ); rezoned from PR to A in 2020 (9-A-20-RZ); a portion of the property was rezoned from A to PR up to 4 du/ac in 2023 (9-H-23-RZ).

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant land, public/quasi public land - A (Agriculture)

South: Single family residential - PR (Planned Residential) up to 4 du/ac

East: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agriculture), PR (Planned Residential) up to 4 du/ac

West: Agriculture/forestry/vacant land, multifamily residential, single family residential - A (Agriculture), RB (General Residential), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area on the north side of Ball Road mostly comprises single family houses on large lots with several undeveloped forested lands. The RB zoned parcel to the west accommodates the Lakeview Mobile Home Park.

STAFF RECOMMENDATION:

▶ **Withdraw the application as requested by the applicant.**

COMMENTS:

This request is for five 160-sf tiny homes on this 4.27-acre parcel which includes a church building at the northern side. The southern forested portion is proposed to be undisturbed.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



Request to Postpone • Table • Withdraw

Cara Knapp

5/23/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 13th

Scheduled Meeting Date

6-B-24-DP

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Applicant Signature

Cara Knapp

Please Print

865-523-8200

cara@oysk3architects.com

Phone Number

Email

STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ No Fee

Eligible for Fee Refund? Yes No Amount:

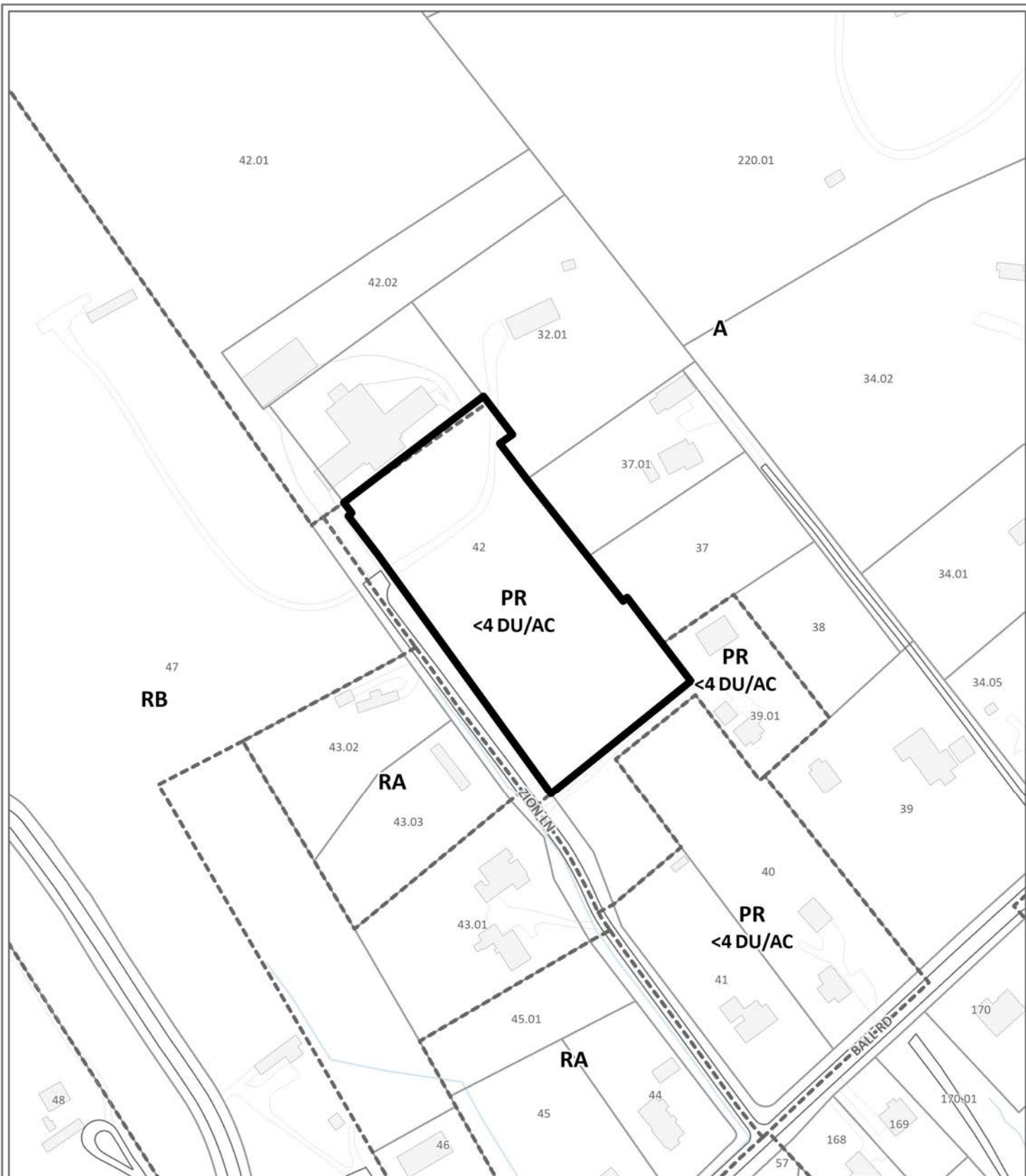
Approved by: _____

Date: _____

Payee Name

Payee Phone

Payee Address



DEVELOPMENT PLAN

6-B-24-DP

Petitioner: Angelic Ministries International



5 tiny homes in PR (Planned Residential) up to 4 du/ac

Original Print Date: 6/6/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 91
Jurisdiction: County

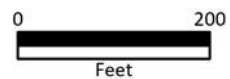
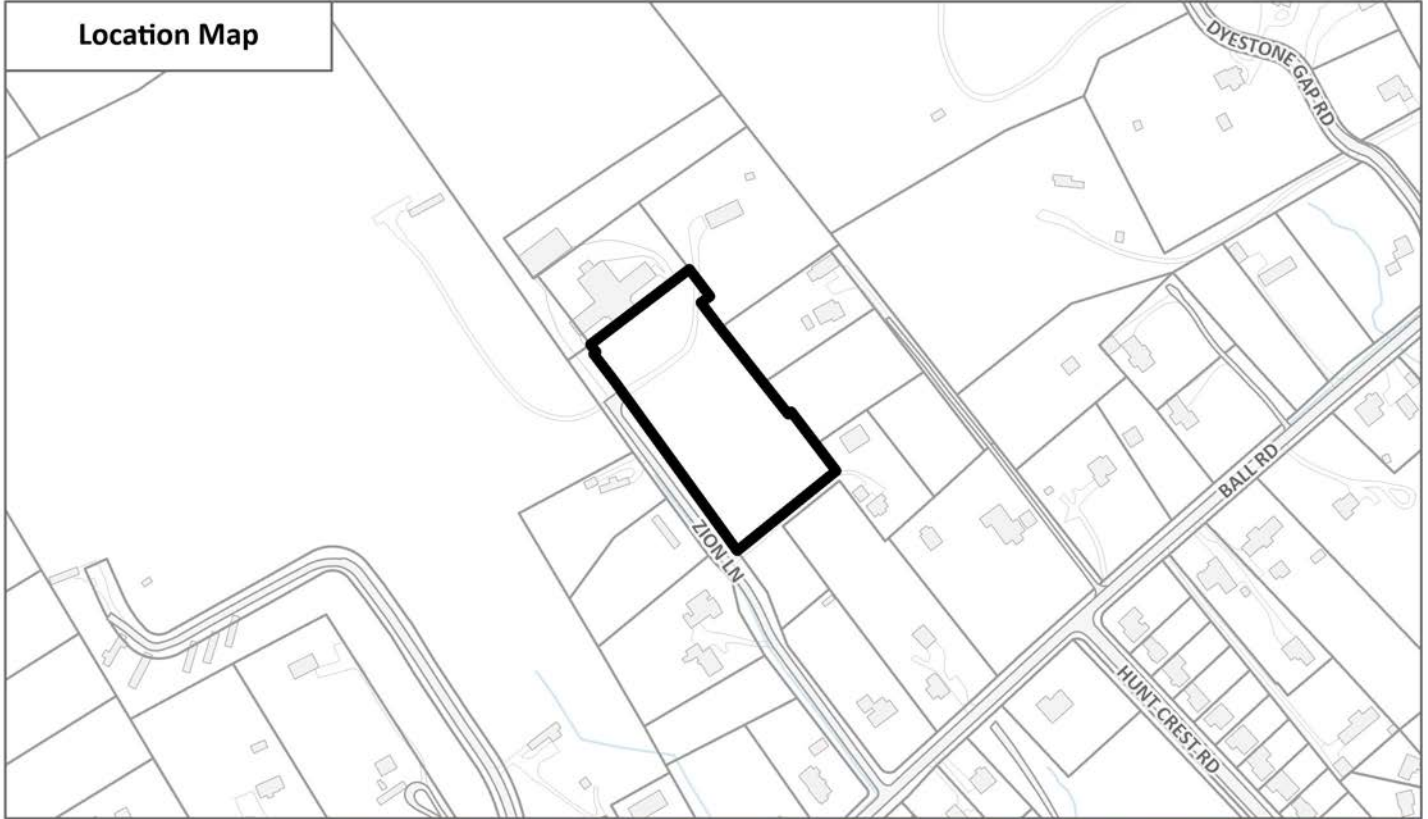


Exhibit A. Contextual Images

Location Map



Aerial Map

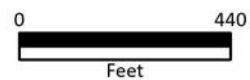


CONTEXTUAL MAPS 1

6-B-24-DP

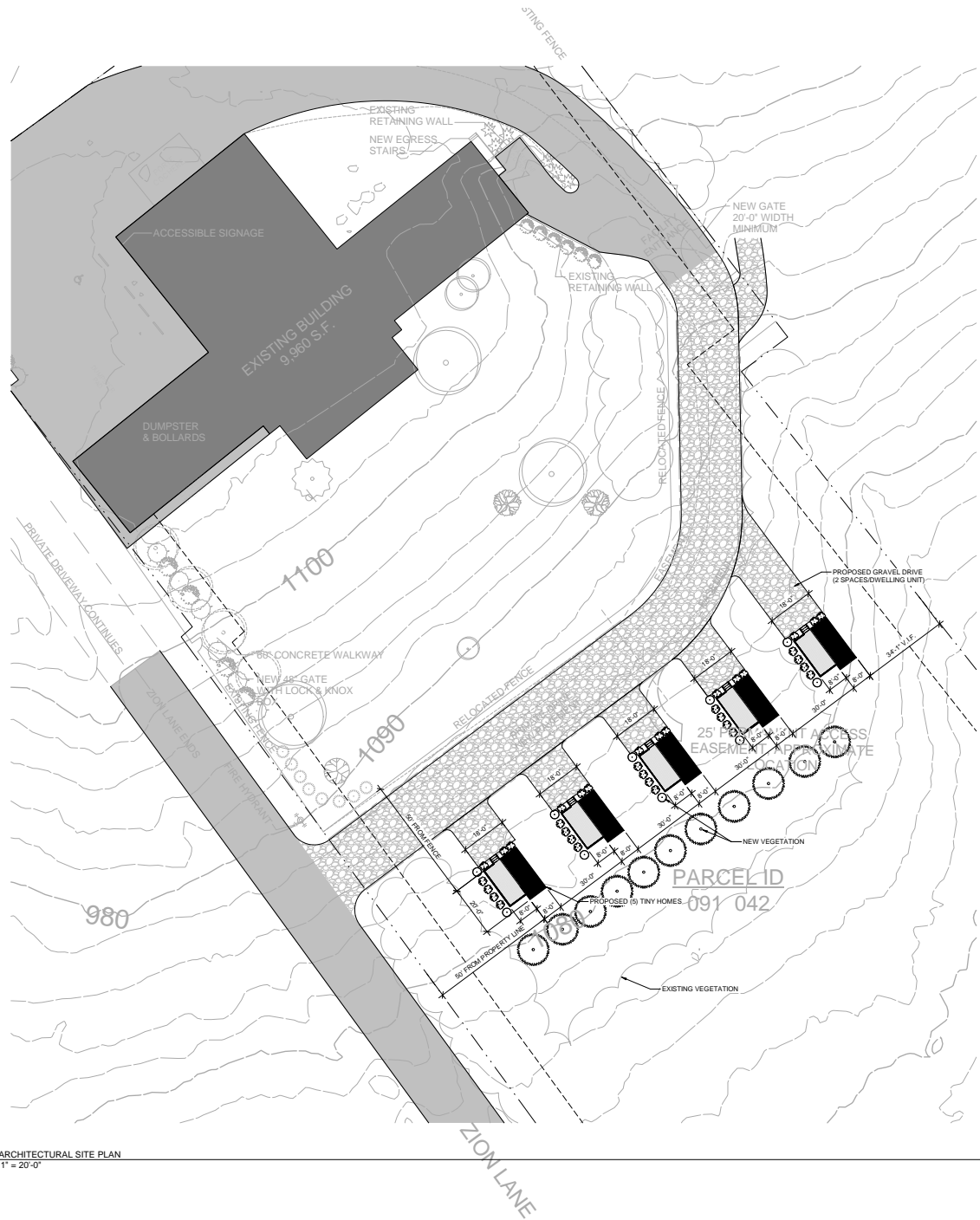


Case boundary



6-B-24-UR
4/23/2024

1
A101 ARCHITECTURAL SITE PLAN
1" = 20'-0"



DATE:	
DRAWN BY:	MB
CHECKED BY:	-

ARCHITECTURAL SITE PLAN

A101

DATE : 04/22/2024
PROJECT : 23169



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Angelic Ministries International

Applicant Name Affiliation

4/24/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-B-24-DP

File Number(s)

CORRESPONDENCE

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

Cara Knapp oysk3 Architects

Name / Company

1545 Western Ave Knoxville TN 37921

Address

865-523-8200 / office@oysk3architects.com

Phone / Email

CURRENT PROPERTY INFO

Angelic Ministries International

Owner Name (if different)

1218 N Central St Knoxville TN 37917

Owner Address

865-523-8200 / office@oysk3ar

Owner Phone / Email

3430 ZION LN (part of)

Property Address

91 042

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

Terminus of Zion Ln

General Location

City **Commission District 6 PR (Planned Residential) up to 4 du/ac**

County District Zoning District

Public/Quasi Public Land

Existing Land Use

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

Planning Sector Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) 5 tiny homes	

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$500.00	
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	Angelic Ministries International Please Print	4/24/2024 Date
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Phone / Email

Property Owner Signature	Angelic Ministries International Please Print	4/24/2024 Date
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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

Angelic Ministries International

Owner

Applicant Name

4/23/24

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Cara knapp

oysk3 Architects

Name

Company

1545 Western Ave, Ste 100

Knoxville

TN

37921

Address

City

State

ZIP

865-523-8200

office@oysk3architects.com

Phone

Email

CURRENT PROPERTY INFO

Angelic Ministries

1218 N. Central Street

865-755-4807

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3430 Zion Lane

091 042

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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 Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests

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
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



Angelic Ministries International

4/23/24

Applicant Signature

Please Print

Date

865.228.9375

parker@angelicministriesint.org

Phone Number

Email



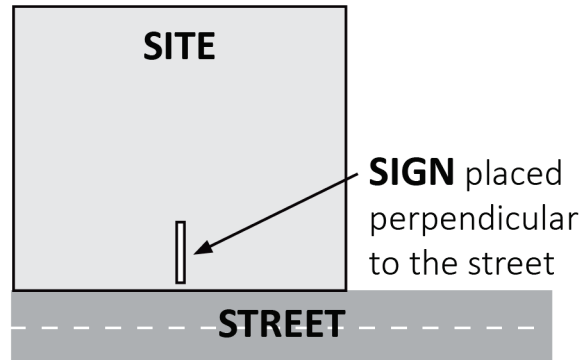
Angelic Ministries Exe Dir

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:

_____ July 29, 2024 _____ and _____ June 14, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Angelic Ministries International

Date: 4/24/2024

File Number: 6-B-24-DP

- Sign posted by Staff
- Sign posted by Applicant