

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-F-20-UR **Related File Number:**
Application Filed: 10/2/2020 **Date of Revision:**
Applicant: SETH SCHWEITZER

PROPERTY INFORMATION

General Location: Northwest sector off Ball Road
Other Parcel Info.:
Tax ID Number: 91 042 **Jurisdiction:** County
Size of Tract: 4.27 acres
Accessibility: Zion Lane is a local street with a pavement width of 16.2 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: MF (Multi-family Residential)
Surrounding Land Use:
Proposed Use: Boarding home for 12 residents and 2 staff **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3430 Zion Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / Pending - A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

DENY the request for a boarding home up to 12 residents with 2 staff because the use is incompatible with surrounding land uses and insufficient infrastructure exists to support the use.

Staff Recomm. (Full):

Comments:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Section 2.20 of the Knox County Zoning Ordinance notes that a boarding house is a dwelling or part thereof in which lodging is and meals from a common kitchen are provided by the owner or operator for not more than twelve (12) persons.
2. The revised site plan submitted by the applicant demonstrates 12-13 bedrooms, 2 apartments without kitchens and 1 apartment with a kitchenette and a separate entrance. The proposed maximum capacity demonstrated in this plan exceeds the 12 person limit for a boarding house.
3. Boarding houses are permitted in the CA and CB zone districts of Knox County, which are generally located in areas with sufficient infrastructure to support more intensive land uses than those permitted in Low Density Residential (LDR) areas.
4. The surrounding area consists primarily of low density residential uses, larger lot rural residential uses, and agricultural/forestry/vacant land.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. This proposal does not meet the criteria for a "boarding house" as defined in section 2.20 because the potential maximum capacity of persons exceeds 12 persons..
2. There are at least two (2) additional "apartments" above the capacity of 12 "bedrooms" also without kitchens demonstrated in the plan. A shared common kitchen is noted on the plan however, as well as a kitchenette for one of the apartments.
3. The type of use proposed may require residents to be reliant on program supplied vans for transportation to and from the site, and likely food and laundry deliveries which are more commercial in character.
4. The recent rezoning case 9-A-20-RZ Knox County Commission will be voting on this rezoning request to A (Agricultural), which permits boarding houses as a use on review at their December 21, 2020 meeting. The Agricultural zone district is described as being a zone which 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates LDR (Low Density Residential) for this and the surrounding area, which is described as being primarily residential in character with densities of less than 5 dwelling units per acre. This type of boarding house is more commercial in character, and would rely on deliveries and daily group transportation to and from the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 12/10/2020

Details of Action:

Approve the request for a boarding home up to 12 residents with 2 staff.

Summary of Action:

Date of Approval:

12/10/2020

Date of Denial:

Postponements: 11/12/2020

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: