

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-B-23-UR **Related File Number:**
Application Filed: 8/21/2023 **Date of Revision:**
Applicant: EMPOWER AT VALLEY GREEN FARM

PROPERTY INFORMATION

General Location: North side of Clark Dr, east of Andersonville Pike
Other Parcel Info.:
Tax ID Number: 10 09401 **Jurisdiction:** County
Size of Tract: 53.57 acres
Accessibility: Access is via Clark Dr, a minor collector with 15 ft of pavement within 45 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Farming, educational, and religious development for young adults **Density:**
Sector Plan: North County **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: The property is in the Bullrun valley that is primarily agricultural with dispersed residential use. Norris Freeway is approximately 2.5 miles to the west.

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

Street: 0 CLARK DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)
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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the request for an agricultural-related educational facility with lodging for employees, students, and guests, as shown on the development plan and described in the operations statement, subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to certification of the minimum sight distance at the Clark Drive access points.
- 2) Meeting all requirements of the Knox County Fire Prevention Bureau.
- 3) Meeting all requirements of the utility provider and/or the Knox County Health Department.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) zone and the criteria for approval of a use on review.

Comments:

This proposal is for the Empower School at Valley Dream Farm, a faith-based organization with two main purposes:

- 1. To train and equip up to 24 students at a time to grow in their faith spiritually.
- 2. To train students in the practice of cutting-edge farming techniques to use around the globe in the fight against food instability/food inequality.

The request includes overnight lodging for employees (farm manager), students, and guests. The lodging for the farm manager and students is permissible as accessory uses to the farming and educational functions. The lodging for guests (phase 2 cabins) is classified as lodging and boarding houses, which is a use permitted on review in the A (Agricultural) zone. Because of the interconnectedness of the uses, the entire facility is being reviewed for the Use on Review application, however, the lodging and boarding use is the primary purpose for the application.

See the attached Operations Statement for additional details.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan recommends A (Agricultural) uses for this site. This proposal for an agricultural education facility is appropriate in this rural setting.

B. This 53.4-acre site has approximately 46 acres in the HP (Hillside Protection) area. The slope analysis recommends disturbing a maximum of 13.5 acres in the HP area. The proposed disturbance, including areas outside the HP area, is approximately 9.2 acres. This proposal is in compliance with HP land disturbance recommendations.

C. General Plan Policies:

Policy 8.12 -- When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions. – The phase 2 cabins are approximately 200 ft from the western property line. A dense forest separates the cabins from the closest residential house.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The intent of the A (Agricultural) zone is to provide 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.

B. The A zone allows churches, schools, and farming activities as permitted uses. The phase 2 cabins are considered lodging and boarding and require Use on Review approval by the Planning Commission. The lodging and boarding use is secondary to the primary use as an agricultural education facility and will not significantly impact other properties in this area.

C. With the recommended conditions, the proposed rural retreat complies with the A zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. Other than those agricultural-related, the proposed structures have a significant setback from the public road. This will help retain the rural character of the site.

B. The proposed architectural design of the structures is characteristic of rural construction. The scale of the buildings is similar to houses, small churches, and barns. See the attached preliminary architectural renderings for additional detail.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The lodging and board use as a secondary use to the agricultural education facility will not significantly injure adjacent property owners. The property owner owns the property to the east, and the phase 2 cabins are approximately 200 ft from the western property line. A dense forest separates the cabins from the closest residential house.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Clark Drive a classified as a minor collector street, however, it is a rural road with a pavement width that varies between 14 ft and 16 ft wide in most locations.

B. The applicant submitted a Transportation Impact Letter to determine the trip generation of the facility. Using a worst-case scenario approach to determine the potential traffic impact, the study estimates that 106 vehicles could enter and exit during the AM and PM peak hours. The way this use is proposed to operate, every vehicle coming to and leaving this site will not be during a one-hour period in the AM and PM. Most vehicles will come to the site and remain there for an extended period.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved with Conditions

Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the request for an agricultural-related educational facility with lodging for employees, students, and guests, as shown on the development plan and described in the operations statement, subject to 4 conditions.

Date of Approval: 10/5/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: