

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-C-23-UR **Related File Number:**
Application Filed: 8/22/2023 **Date of Revision:**
Applicant: HOLSTON SPRINGS LLC

PROPERTY INFORMATION

General Location: West side of McCubbins Rd., northwest side of Wooddale Church Rd.
Other Parcel Info.:
Tax ID Number: 73 203 (PART OF) **Jurisdiction:** County
Size of Tract: 43.43 acres
Accessibility: Access is via McCubbins Rd., a local street with 16 ft to 18 ft of pavement width within a 32-ft to 40-ft right-of-way; and via Wooddale Church Rd, a minor collector with 16 ft to 18 ft of pavement width within a 32-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Rural retreat **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area surrounding is developed with large lot residential and agricultural uses. A commercial nursery is approximately 0.3 miles to the north.

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

Street: 1144 WOODDALE CHURCH RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OS (Open Space)
Previous Requests:
Extension of Zone:
History of Zoning: The northwest corner of this property is currently under consideration of rezoning from A to OS (10-L-23-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream 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 to expand the existing rural retreat indoor event facility by approximately 1,750 sqft of floor area and 80 persons, increasing the total for the rural retreat to 5,450 sqft of floor area and a maximum of 270 persons, subject to 5 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 McCubbins Road access and the driveway and parking lot design.
- 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, including but not limited to the supplemental regulations for rural retreats, Section 4.104.
- 5) Any rural retreat use area, including parking areas, within the 200 ft setback to a property line or 300 ft to a residential structure is not to be approved with this application because setback waivers from adjacent property owners have not been signed and provided with this application. A new rural retreat application is required if setback waivers are agreed upon by adjacent property owners and the applicant wishes to incorporate these use areas with the rural retreat. Parking may be relocated outside of the 200 ft and 300 ft setbacks but must be in the same general area as shown on the plan.

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

Comments:

This request is to expand the recently approved rural retreat with a second indoor event facility on this site. This structure was left off the original application (7-A-23-UR). The building has approximately 1,750 square feet of indoor floor area, and an additional 864 sqft of covered outdoor area. The event facility is already operational and is requesting an after-the-fact use on review approval. All guest access will be from the McCubbins Road access, not Wooddale Church Road.

The proposed parking lot extends within the 200 ft setback to property lines and is also within 300 ft of the residential structure at 726 Corum Road. For the parking area to remain as shown, the property owner at 726 Corum Road must approve a waiver to reduce the 300 ft setback, and the property owner of 714 Corum Road must approve a waiver to reduce the 200 ft setback. These waivers have not been provided as of the publication of this staff report. If the waivers are obtained after the Planning Commission approval and the applicant wants to keep the parking as shown, a new rural retreat application will be required so the Planning Commission can approve the setback reductions.

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 East County Sector Plan recommends A (Agricultural) uses for this site. The property is zoned A (Agricultural), which allows consideration of the rural retreat use. Rural retreats must meet the supplemental regulations of Section 4.104.

B. 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. – NOTE: The rural retreat standards require a 200 ft setback to property line and 300 ft setback to residential structures from “use” areas. A portion of the proposed parking lot extends into these setbacks and must either be moved out of the setbacks

or the applicant must obtain waivers from the adjacent property owners.

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. Rural retreat uses must comply with the supplemental regulations in Section 4.104.

B. With the recommended conditions, the proposed rural retreat complies with the A zone and the supplemental regulations for rural retreats.

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. The existing two-story barn structure is compatible with the character of the area. The parking lot is not visible from the public road. There is existing vegetation between the event facility and adjacent residential properties.

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

A. The event facility structure is significantly setback from the external property boundary, and there is existing vegetation between the facility/parking lot and the adjacent property owners to the west.

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

A. This site is located on a county road with a mix of residential, agricultural, and commercial nursery uses. The portion of McCubbins Road between Carter Mill Road and Wooddale Church Road is a minor collector street. Carter Mill Road and Wooddale Church Road are also minor collector streets.

B. All guest access will be from the McCubbins Road access, not Wooddale Church Road.

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 to expand the existing rural retreat indoor event facility by approximately 1,750 sqft of floor area and 80 persons, increasing the total for the rural retreat to 5,450 sqft of floor area and a maximum of 270 persons, subject to 5 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: