

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-A-12-UR **Related File Number:**
Application Filed: 10/22/2012 **Date of Revision:**
Applicant: HUNTER VALLEY FARM, LLC

PROPERTY INFORMATION

General Location: North side of Hunter Valley Ln., east of Keller Bend Rd.
Other Parcel Info.:
Tax ID Number: 155 04406 **Jurisdiction:** County
Size of Tract: 4.3 acres
Accessibility: Access is via Hunter Valley Ln., a local street with a 23' pavement width located within the right-of-way of Interstate 140.

GENERAL LAND USE INFORMATION

Existing Land Use: horse stables
Surrounding Land Use:
Proposed Use: Conversion of horse stables/barn into an event facility. **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with rural residential and agricultural uses under A zoning. Some commercial uses are located within view of the site to the north across Bluegrass Lake, zoned CA, along S. Northshore Dr.

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

Street: 9111 Hunter Valley Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: T (k) (Transition)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Portion of the property (3.42 acres) rezoned T (Transition) with conditions by Knox County Commission on 10/26/2009. An additional 2.566 acres was rezoned to T (Transition) on 9/27/2010.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

POSTPONE to the January 10, 2013 MPC Meeting.

Staff Recomm. (Full):

Staff is recommending postponement to allow time for the applicant to address concerns from staff regarding the proposed site plan that was submitted on November 28, 2012 (see comments below).

Comments:

The applicant is requesting approval for conversion of the existing horse stables/barn at this site as an event facility. This facility is in addition to the existing pavilion/event facility (The Pavilion at Hunter Valley Farm) that received a final approval on September 8, 2011. The Planning Commission recommended approval of the rezoning of a 1.7 acre portion of the site to T (Transition) on October 11, 2012 (10-D-12-RZ) to allow the horse stables/barn to be used as an event facility. The Knox County Commission approved the rezoning on November 19, 2012 conditioned to limited use as an event facility,

When the use on review application was submitted, the site plan documents included with the application only showed the existing site conditions and the building renovation plans. The site plan did not include any information regarding required parking and access to the proposed facility. Staff met with the applicant and requested a site plan that would address required parking and vehicular and pedestrian access. We received a site plan for review on November 28, 2012. The site plan was distributed to Planning Commission, County Engineering and County Fire Marshall staff for review. Staff has a number of concerns with the proposal and is recommending postponement to allow time for the applicant to address the concerns.

Action:

Meeting Date: 12/13/2012

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

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: