

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-A-19-UR
Application Filed: 10/24/2019
Applicant: JAMES ALLEN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of N. Ruggles Ferry Pk., northwest of Andrew Johnson Hwy, southwest of Johnson Rd.
Other Parcel Info.:
Tax ID Number: 53 07303 (PART OF) **Jurisdiction:** County
Size of Tract: 19.83 acres
Accessibility: Access is via N. Ruggles Ferry Pk., a major collector street with 24' of pavement width within 58' of right-of-way; and Andrew Johnson Hwy, a median separated major arterial street within 188' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural
Surrounding Land Use:
Proposed Use: Wedding / Event Facility **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area includes agricultural, rural and single family residential, and commercial uses, developed in the A, PR, CA and SC zones.

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

Street: 9341 Ruggles Ferry Pk.
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: N/A

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for the rural retreat with an event facility building with approximately 1,400 square feet and a maximum capacity of 100 persons, subject to 5 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider and/or meeting all applicable requirements of the Knox County Health Department.
2. Improving the driveway as proposed on the plan or as otherwise permitted by Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau during permitting.
3. Meeting the setback requirements of the
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the A (Agricultural) zoning district, as well as other criteria for approval of a use on review.

Comments:

This proposal is for a rural retreat for weddings and special events with an anticipated total of 10 to 20 events per year. The anticipated number of attendees per event is 50-100. An existing 1,400 sqft barn will be renovated as the event center with a maximum capacity of 80 people based on building code requirements. The plan of operation states the maximum number of attendees is 100 which is greater than the event center capacity, but there could be some temporary outdoor use areas. The required parking is 33 spaces for an event with 100 attendees and there are 35 spaces proposed.

The rural retreat zoning standards (Article 4, Section 4.104.02.D) requires that all buildings, parking, loading, campsites, recreation areas and other indoor or outdoor use areas shall be setback a minimum of two hundred (200) feet from property lines and three hundred (300) feet from existing residential dwellings on adjacent parcels, and shall be buffered as deemed appropriate by the Planning Commission. With a written agreement from the adjacent parcel owner(s) affected, the Planning Commission may consider reduction of these setbacks as part of the plan review process. There are eight properties within one of the two setbacks, measured from the barn structure (event center) or the parking lot, and all of these property owners have signed a setback waiver agreeing to allow the Planning Commission to approve reduced setbacks for the rural retreat uses. There are existing trees along the residential property lines that will be retained as a buffer and there will be new evergreen planted along the driveway.

The owners of the following properties signed the setback waiver agreements:

9329 N RUGGLES FERRY PIKE

9320, 9324, 9328, 9332, & 9336 GABRIELLE ROAD (same owner for all lots)

9328 JOHNSON ROAD

9416 JOHNSON ROAD

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

1. The proposed wedding and special event facility will have minimal impact on local services at this proposed location.
2. The property owners that are within the rural retreat setbacks have signed waivers to allow consideration of the use with reduced setbacks. Existing vegetation along the residential property lines and new evergreen trees along the driveway will be planted to buffer the adjacent residential uses.
3. The rural retreat has direct access to a major collector street (N. Ruggles Ferry Road) and the entrance is approximately 500' from Andrew Johnson Highway.

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

1. With the stated conditions, the proposed wedding and special event facility meets the standards for development as a rural retreat within an A (Agricultural) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw minimal traffic through residential areas since it is located on a

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this property for low density residential uses. A rural retreat can be considered in an Agricultural zone district and with the recommended conditions is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 12/12/2019

Details of Action:

Summary of Action: APPROVE the development plan for the rural retreat with an event facility building with approximately 1,400 square feet and a maximum capacity of 100 persons, subject to 5 conditions.

Date of Approval: 12/12/2019 **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:**