

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

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File Number: 2-D-18-UR

Related File Number:

Application Filed: 12/27/2017

Date of Revision:

Applicant: B & B VENTURES LLC

PROPERTY INFORMATION

General Location: East side of Keller Bend Rd., northeast of Citadel Ln.

Other Parcel Info.:

Tax ID Number: 155 PART OF 024

Jurisdiction: County

Size of Tract: 10 acres

Accessibility: Access is via Keller Bend Rd., a local street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Rural Retreat

Density:

Sector Plan: Southwest County

Sector Plan Designation: Rural Residential and Hillside Protection

Growth Policy Plan: Rural Area

Neighborhood Context: The site is located in an area of predominantly rural residential development under A (Agricultural) zoning. Some low density residential development has occurred recently in the area under PR (Planned Residential) zoning.

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

Street: 2592 Keller Bend Rd

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:

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.): APPROVE the development plan for the rural retreat with an event facility building with approximately 7,000 square feet and a maximum of 300 guests, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting the recommended conditions as outlined in the Traffic Impact Letter as prepared by Ajax Engineering as revised on March 1, 2018.
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. The existing event building located at the east end of the entrance driveway cannot be utilized as a part of the rural retreat due to setback issues.
6. 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 special events including weddings, corporate meetings and other special occasions with an anticipated total of 30 to 50 events per year. The average number of attendees will be approximately 125 with no more than 300 being allowed per event. A new event building of approximately 7,000 square feet will be added too the site. The existing 2,000 square foot building on site will not be used. Tents may also be staged for events at the outdoor activity locations.

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

1. The proposed event facility will have minimal impact on local services at this proposed location.
2. With the recommended conditions of the Traffic Impact Letter, the traffic generated by this facility will not create an unacceptable impact on the access route along Keller Bend Rd.

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

1. With the stated conditions, the proposed 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 draw minimal traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

Action: Approved

Meeting Date: 7/12/2018

Details of Action: 1. Meeting all applicable requirements of the Knox County Health Department.

2. Meeting the recommended conditions as outlined in the Traffic Impact Letter as prepared by Ajax Engineering as revised on March 1, 2018.
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.
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Summary of Action:

APPROVE the development plan for the rural retreat with an event facility building with approximately 7,000 square feet and a maximum of 300 guests, subject to 6 conditions.

Date of Approval:

7/12/2018

Date of Denial:

Postponements: 2/8/18-5/10/18

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: