

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: 2-E-11-UR **Related File Number:**
Application Filed: 1/3/2011 **Date of Revision:**
Applicant: THE PAVILION AT HUNTER VALLEY FARM, LLC

PROPERTY INFORMATION

General Location: Northwest side of Hunter Valley Ln., northeast of Keller Bend Rd.
Other Parcel Info.:
Tax ID Number: 155 044.06 **Jurisdiction:** County
Size of Tract: 6 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: Pavilion and event facility
Surrounding Land Use:
Proposed Use: Pavilion and 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.): APPROVE the development plan for an event facility/pavilion in the T (Transition) zoning district, subject to 9 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
4. Obtaining all applicable building permits from Knox County.
5. Obtaining a street connection permit from the Tennessee Department of Transportation for the proposed driveway that will serve the event facility/pavilion.
6. Prior to beginning any construction on the access driveway, submit a revised driveway profile that improves the vertical transition from Hunter Valley Ln. into the site, to the Knox County Department of Engineering and Public Works for approval.
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
8. Installation of the two landscape screens as shown on the Overall Plan Detail sheet (for the access driveway for the event facility) prior to completion of the access driveway. A "Type A" landscape screen shall be provided (See attached information sheet). The applicant shall be responsible for maintaining the landscape screening.
9. The required improvements for the access driveway and parking lot for the event facility/pavilion shall be installed by the applicant and approved by the Knox County Department of Engineering and Public Works prior to June 9, 2011. If these improvements are not completed by that date, this use on review approval shall automatically be revoked and shall terminate without any further action being required by the Planning Commission. If the use on review approval is revoked and terminated, any use of the event facility/pavilion shall immediately cease.

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

Comments: The applicant is requesting a new use on review approval of an event facility/pavilion on a site located on the north side of Hunter Valley Ln. east of Keller Bend Rd. The 51.16 acre site includes an existing equestrian facility/horse farm located within the A (Agricultural) zoning district and an existing 6000 square foot pavilion located on a 6.0 acre portion of the site that is zoned T (Transition).

A use on review approval was granted for this facility on August 12, 2010. One of the conditions of that approval was that the required improvements for the access driveway and parking lot for the event facility/pavilion had to be installed and approved by the Knox County Department of Engineering and Public Works prior to January 1, 2011. If the improvements were not completed by that date, the use on review approval would automatically be revoked. Since the required improvements were not completed, that approval was revoked.

The application that is now before the Planning Commission has only a couple of minor changes from the previous approval. The first change includes the water source to be used for fire protection purposes. The original proposal was to pump water from Bluegrass Lake which required approval from the Tennessee Valley Authority. The revised plan is to pump water from a pond that is located on the south side of the parking lot for the event facility. The pond will be modified for that purpose. The second change that could have impact on the approval is a proposed lot along the western property boundary that the property owner is offering for sale as a residential lot. Staff had requested that the proposed lot be shown on the landscape screening plan to make sure that the lot and proposed access would not interfere with the landscape screening that was being proposed in that area. A revised plan is included in the packet and as proposed there will be no conflict. If any change is made to the proposed lot that would interfere with the required landscape screening a revised use on review

application would be required.

The Planning Commission recommended approval of the rezoning of 3.42 acre portion of the site to T (Transition) on September 10, 2009 (5-A-09-RZ). The Knox County Commission approved the rezoning on October 26, 2009 conditioned to limited use as an event facility, subject to a use determination and use on review development plan approval of the facility by the Planning Commission. A use determination (3-A-10-OB) was approved by the Planning Commission on March 11, 2010 which determined that an event facility and associated parking can be considered as a use permitted on review in the T (Transition) zone. The Planning Commission also recommended approval of a rezoning request (8-E-10-RZ) on August 12, 2010 for an expansion of the T (Transition) zone to approximately 6 acres in order to cover the pavilion and associated parking. That rezoning was approved by Knox County Commission on September 27, 2010.

The proposed access drive that is now before the Planning Commission is supported by staff (See the attached Site Overview plan). The proposed driveway will be approximately 255' from the adjoining residence and 175' from the property line at that location. The driveway will connect to Hunter Valley Ln. approximately 105' from the neighbor's driveway. A street connection permit is required from the Tennessee Department of Transportation for the proposed driveway. To further reduce the impact of the driveway on the adjoining property, a "Type A" landscape screen shall be installed at the locations shown on the driveway/landscaping detail sheet. The access driveway and parking lot are required to be paved.

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

1. The facility will have minimal impact on local services since most utilities are available to serve this site.
2. With the central location of the facility on this 51 acre tract the use is compatible with the scale and intensity of the surrounding development and zoning pattern. The facility is also appropriate at this location which faces commercial uses on the opposite side of Bluegrass Lake to the north (about 400 feet).
3. The proposed driveway access with associated landscape screening should have minimal impact on the adjacent property.

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

1. With the recommended conditions, the event facility/pavilion meets the standards for development within the T (Transition) Zone and all other requirements of the Zoning Ordinance.
2. The proposed facility 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 is compatible with the character of the neighborhood where it is proposed. With the recommended conditions, the use will not significantly injure the value of adjacent property. At the proposed location, the facility will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes agricultural and rural residential uses and stream protection for this site. Through the previous T (Transition) zone approval it was determined that T zone uses could be considered on a case by case basis within this plan designation.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 2/10/2011

Details of Action:

Summary of Action: APPROVE the development plan for an event facility/pavilion in the T (Transition) zoning district, subject to 9 conditions:

Date of Approval: 2/10/2011 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: