

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-J-20-UR
Application Filed: 1/27/2020
Applicant: TOM BOYD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North & south side of Nixon Road at the intersection of Sevierville Pike, west side of John Norton Road.
Other Parcel Info.: This request also includes 0 Nixon Rd (124 12705), 0 John Norton Rd. (124 185) & 0 John Norton Rd. (124 18508)
Tax ID Number: 124 12704, 12705, 185 & 18508 **Jurisdiction:** County
Size of Tract: 41.45 acres
Accessibility: Access is via Sevierville Pike, a major collector 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: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The immediate area is a mix of residential, agricultural, vacant and forested lands.

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

Street: 529 & 0 Nixon Rd., 0 John Norton 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the rural retreat with an event facility (temporary event tent) with approximately 3,200 square feet for up to 300 guests and a maximum of 9 overnight accommodations, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department and/or utility provider.
2. Installation of all weather surface driveways and parking for the facility or as otherwise permitted by Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau during permitting.
3. Adding the required number of accessible parking spaces to the plan in compliance with Americans with Disabilities Act (ADA) standards.
4. Providing documentation to the Knox County Department of Engineering and Public Works that the sight distance requirements are met for the proposed driveway off of Sevierville Pike.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
7. Meeting the plan of operations as submitted and revised by the applicant that is a part of this application.
8. 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 75 to 150 events per year. The anticipated number of attendees per event is 50-200 with a maximum of 300 guests. The event facility provided for the rural retreat will be a temporary event tent (approximately 40' x 80') that will provide a covered event area of approximately 3,200 square feet. The retreat will also include 9 overnight accommodations and an accessory building for an office, restroom, staff support area and storage. There will be a total of 100 parking spaces provided for the facility.

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 two properties within 100 feet of one of the parking lots for the facility and the two property owners have signed a setback waiver agreeing to allow the Planning Commission to approve reduced setbacks for the rural retreat uses.

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.
3. The rural retreat has direct access to a major collector street (Sevierville Pike) so a Transportation Impact Letter is not required.

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 draw minimal traffic through residential areas since it is located on a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses and hillside protection. 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 as Modified **Meeting Date:** 3/12/2020

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Health Department and/or utility provider.
 2. Installation of all weather surface driveways and parking for the facility or as otherwise permitted by Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau during permitting.
 3. Adding the required number of accessible parking spaces to the plan in compliance with Americans with Disabilities Act (ADA) standards.
 4. Providing documentation to the Knox County Department of Engineering and Public Works that the sight distance requirements are met for the proposed driveway off of Sevierville Pike.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
 7. Meeting the plan of operations as submitted and revised by the applicant that is a part of this application.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- ADDED AT THE MEETING:
9. Site lighting shall be "Dark Sky" compliant during events.
 10. A minimum 20 foot buffer is required along the adjoining property.

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.

Summary of Action: APPROVE the development plan for the rural retreat with an event facility (temporary event tent) with approximately 3,200 square feet for up to 300 guests and a maximum of 9 overnight accommodations, subject to 10 conditions.

Date of Approval: 3/12/2020 **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:**