



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 request for the Rural Retreat as identified on the site plan and a maximum of 240 guests, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
4. Meeting all applicable requirements of Article 4, Section 4.104 (Standards for the use on review approval of rural retreats).
5. Submitting the driveway and parking lot design for review and approval by Planning and Knox County Engineering staff. The minimum parking requirement is 1 space per 3 people based on the maximum design capacity (or maximum capacity allowable per this approval). The parking area may be located closer than 200 feet from the rear lot line if the affected adjacent property owner agrees in writing to allow a specified reduction.
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 20 to 30 events per year. The expected number of attendees per event is between 10 and 150, with the maximum attendees expected being 240. The applicant does not propose to construct any permanent structures at this time. If structures are proposed in the future, they must be reviewed and approved by the Planning Commission, however, this does not apply to structures dedicated for other uses permitted by the zone district as long as it is not used for the rural retreat. Tents may be used for events as long as they are installed and removed in association with specific events. Restroom facilities will be accommodated by using portable toilets (porta potties).

The applicant intends to make the southwest corner of the farm available to rent for outdoor events such as weddings. Access to the site will be from Babelay Rd and will use the existing driveway of the house. The driveway will be extended past the house approximately 1,300 feet to the event location. The blue line on the site plan represents the approximate location of the driveway. The parking lot will be located at the end of the driveway. The applicant proposes to use gravel for the driveway and parking lot surface which is permissible by the rural retreat standards if reviewed and approved by Planning and Knox County Engineering staff. Based on the rural retreat standards, the minimum number of parking stalls required for an event center (location) with a maximum capacity of 240 people is 80 spaces.

The rural retreat standards require all uses and improvements on the site to be located 200 feet from property lines and 300 feet from existing residential dwellings. However, with written agreement from the affected adjacent property owner(s), this setback can be reduced. This setback applies to outdoor use areas and parking lots. The parking lot may need to be located further north on the site than anticipated if the adjacent property owner does not agree to allow it to be closer than 200 feet from the rear lot line.

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. The traffic generated by this facility will not create an unacceptable impact on Babelay 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 not draw additional traffic through residential areas since Babelay Rd is a minor collector.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

**Action:** Approved **Meeting Date:** 6/13/2019

**Details of Action:**

**Summary of Action:** APPROVE the request for the Rural Retreat as identified on the site plan and a maximum of 240 guests, subject to 6 conditions.

**Date of Approval:** 6/13/2019 **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:**