

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-D-20-UR  
Application Filed: 4/24/2020  
Applicant: TOM BOYD

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** North & south sides of Nixon Rd at the intersection of Sevierville Pk., west side of John Norton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 124 12704 & 12705 OTHER: 124 185 & 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:** Residential & Vacant  
**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 (pavilion building) with approximately 8,000 square feet for up to 300 guests and a maximum of 9 overnight accommodations, subject to 10 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the 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. Providing documentation to the Knox County Department of Engineering and Public Works that the sight distance requirements are met and will be maintained for the proposed driveway off of Sevierville Pike.
4. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
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 by the applicant that is a part of this application.
8. The event facility building is not approved to operate as a restaurant.
9. All exterior lighting shall be "Dark Sky" compliant.
10. 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 on this 41.45 acre site located on the west side of Sevierville Pike and the north side of Nixon Road. An approval was granted by the Planning Commission on March 12, 2020 for the development plan for a rural retreat on this site 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. The primary change with this new application is that the applicant is proposing to replace the temporary event tent with a pavilion building with approximately 8,000 square feet.

The applicant is estimating that there will be 75 to 150 events per year. The anticipated number of attendees per event is 50-200 with a maximum of 300 guests. The retreat will also include 9 overnight accommodations. The proposed 8,000 square foot building includes approximately 4,500 square feet of event space for the guests, a catering kitchen, administrative office and restrooms. The catering kitchen will be used for food preparation for the weddings and other special events that will be held at the facility. The kitchen and seating area within the facility are not proposed to be used as a restaurant. The proposed building replaces both the previously approved event tent and the separate accessory building that included an office, restrooms, staff support area and storage. There will be a total of 100 parking spaces provided for the facility.

The rural retreat as proposed in this application has been reviewed by staff for compliance with the standards for the use on review approval of rural retreats (Knox County Zoning Ordinance Section 4.104 - copy attached) and it is staff's position that the proposal complies with the standards outlined in Sections 4.104.01, 4.104.2 and 4.104.03.A of the regulations. This request would not be required to meet the requirements of Section 4.104.03.B since the rural retreat does not include a facility for conferences/banquets, a restaurant, or a day spa as determined by Planning staff and the Knox County Development Services Director.

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. The applicant has included a landscape buffer on the north side of the parking lot that is approximately 100' from those properties.

Under the standards for rural retreats, a Transportation Impact Analysis (TIA) is not required for this facility since it will have direct access to Sevierville Pike, a major collector street (see Section 4.104.02.A), and as proposed, the facility is not subject to the requirements of Section 4.104.03.B.2 for large scale retreats.

**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 **Meeting Date:** 6/11/2020

**Details of Action:**

**Summary of Action:** APPROVE the development plan for the rural retreat with an event facility (pavilion building) with approximately 8,000 square feet for up to 300 guests and a maximum of 9 overnight accommodations, subject to 10 conditions.

**Date of Approval:** 6/11/2020 **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:**