

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-A-23-UR **Related File Number:**
Application Filed: 5/18/2023 **Date of Revision:**
Applicant: HOLSTON SPRINGS LLC

PROPERTY INFORMATION

General Location: West of the intersection of McCubbins Rd and Carter Mill Dr
Other Parcel Info.:
Tax ID Number: 73 203 **Jurisdiction:** County
Size of Tract: 43 acres
Accessibility: Access is via McCubbins Rd., a local street with 16 ft to 18 ft of pavement width within a 32-ft to 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Rural Retreat **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area surrounding is developed with large lot residential and agricultural uses. A commercial nursery is approximately 0.3 miles to the north.

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

Street: 1144 WOODDALE CHURCH 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: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)
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 a rural retreat with an indoor event facility building with approximately 3,700 square feet of floor area, subject to 5 conditions.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to certification of the minimum sight distance at the McCubbins Road access and the driveway and parking lot design.
2) Meeting all requirements of the Knox County Fire Prevention Bureau.
3) Meeting all requirements of the utility provider and/or the Knox County Health Department.
4) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the supplemental regulations for rural retreats, Section 4.104.
5) Any rural retreat use area within the 200 ft setback to a property line, including overnight accommodations, is not to be approved with this application because setback waivers from adjacent property owners have not been signed and provided with this application. A new rural retreat application is required if setback waivers are agreed upon by adjacent property owners and the applicant wishes to incorporate these use areas with the rural retreat.

With the conditions noted, this plan meets the requirements for approval of a rural retreat in the A (Agricultural) zone and the criteria for approval of a use on review.

Comments:

This request is for a rural retreat with an event facility building with approximately 3,700 square feet of floor area. The event facility is already operational and is requesting an after-the-fact use on review approval.

Two overnight accommodation areas on the site are within 200 ft of an external boundary line. An existing cabin near McCubbins Road and two glamping sites near the west boundary, located southwest of the parking lot. These overnight accommodations require setback waivers to be approved by the adjacent property owners before the Planning Commission can approve those uses as part of the rural retreat.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The East County Sector Plan recommends A (Agricultural) uses for this site. The property is zoned A (Agricultural), which allows consideration of the rural retreat use. Rural retreats must meet the supplemental regulations of Section 4.104.

B. General Plan Policies:

Policy 8.12 -- When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions. – NOTE: The rural retreat standards require a 200 ft setback from “use” areas to properties zoned agricultural or residential. The proposed event center meets the setback requirement and there is existing vegetation between it and adjacent properties.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The intent of the A (Agricultural) zone is to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. Rural retreat uses must comply with the supplemental regulations

in Section 4.104.

B. With the recommended conditions, the proposed rural retreat complies with the A zone and the supplemental regulations for rural retreats.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The existing one-story metal barn structure is compatible with the character of the area. The parking lot is located to the rear of the structure to reduce visibility from the public road.

B. The event facility structure is approximately 377 ft from McCubbins Road and 400 ft from the rear lot line.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The event facility structure is significantly setback from the external property boundary, and there is existing vegetation between the facility/parking lot and the adjacent property owners to the west.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This site is located on a county road with a mix of residential, agricultural, and commercial nursery uses. The portion of McCubbins Road between Carter Mill Road and Wooddale Church Road is a minor collector street. Carter Mill Road and Wooddale Church Road are also minor collector streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved as Modified **Meeting Date:** 7/13/2023

Details of Action: Approve the request for a rural retreat with an indoor event facility building with approximately 3,700 square feet of floor area, subject to 5 conditions, with the approval including the existing cabin along McCubbins Road.

Summary of Action: Approve the request for a rural retreat with an indoor event facility building with approximately 3,700 square feet of floor area, subject to 5 conditions, with the approval including the existing cabin along McCubbins Road

Date of Approval: 7/13/2023 **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: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**