

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-A-26-UR
Application Filed: 5/22/2026
Applicant: MARTY NORTON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Washington Pike, south side of Edmondson Ln
Other Parcel Info.:
Tax ID Number: 49 10501 **Jurisdiction:** County
Size of Tract: 8.25 acres
Accessibility: Access is via Washington Pike, a minor arterial with 23-24 ft of pavement width within a large right-of-way shared with Lifespring Lane.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Rural retreat **Density:**
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property is in an area with single family and multifamily subdivisions interspersed with agricultural uses and churches. There are commercial, office, and wholesale uses to the south near Millertown Pike.

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

Street: 5752 WASHINGTON PIKE
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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the request for a rural retreat, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all requirements of Article 4, Section 4.104 (Standards for the use on review approval of rural retreats) in the Knox County Zoning Ordinance.
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining a Driveway Entrance Permit from the City of Knoxville.
5. Yard signage cannot exceed a height of 8 ft, as required by Article 3, Section 3.90.06(c).
6. All exterior lighting shall be full cut-off and light levels at the property line shall not exceed 0.05 footcandles.

Comments: This proposal is for a rural retreat for weddings and special events with approximately 3,880 sq ft of gross floor area and approximately 5,000 sq ft of outdoor use area. The outdoor use area would include space for outdoor games, wedding ceremonies, and removable seating.

The plan of operations states that the maximum number of attendees is 99, which meets the maximum capacity threshold. The required parking is 33 spaces for an event with 99 attendees, and there are 40 parking spaces proposed.

The rural retreat zoning standards (Article 4, Section 4.104.02.B) recommend that the minimum parcel size should be a minimum of 10 acres. The subject property is roughly 8.25 acres. The smaller parcel size is not anticipated to negatively impact the surrounding area, as the use area is located away from nearby residential uses.

The rural retreat zoning standards (Article 4, Section 4.104.02.B) also 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 a reduction of these setbacks as part of the plan review process. There are two properties within the required property line setback, measured from the bar structure or parking lot, and both property owners have signed a setback waiver agreeing to allow the Planning Commission to approve reduced setbacks for the rural retreat use.

A yard sign advertising the rural retreat is proposed with this submittal package. A condition of approval has been recommended requiring the proposed signage to meet the maximum height requirement for signs in the A zone. With the noted condition, the proposed signage meets all standards required by Article 3, Section 3.90.06(c).

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

A. The subject property is designated SR (Suburban Residential) in the Knox County Comprehensive Plan, which generally recommends residential and civic uses. However, nonresidential uses may be considered through the use on review process. The proposed rural retreat meets the building form attributes for the SR place type and is not out of character with the surrounding area.

B. The proposed development is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure development is sensitive to existing community character. The principal building for the retreat is located over 400 ft away from neighboring residential uses, and ample landscaping would be planted around the venue area to provide screening.

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

A. The A (Agricultural) zone provides for a wide range of agricultural and related uses and other compatible uses which generally require large open areas or open spaces. With the recommended conditions, the rural retreat meets the supplementary regulations for rural retreats and the conditions of the A zone.

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

A. The proposed use abuts large acreage lots with a mix of agricultural, residential, and commercial uses, and is compatible with the character of the neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The rural retreat standards require a 200 ft setback from "use" areas to properties zoned Agricultural or residential uses unless the adjacent property owners agree to a setback reduction. All necessary waiver agreements for setback reductions have been submitted with this application.

B. The proposed use is not anticipated to negatively impact the value of adjacent property or detract from the immediate environment.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The subject property is accessed from Washington Pike, a minor arterial street, so the use is not expected to draw additional through traffic through residential 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 other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed rural retreat.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the request for a rural retreat, subject to 6 conditions.

Date of Approval: 7/9/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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: