

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 8-A-16-OA

Related File Number:

Application Filed: 6/8/2016

Date of Revision:

Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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.: Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the attached amendments.

Staff Recomm. (Full): APPROVE the attached amendments.

Comments: MPC staff has received a large number of calls from citizens inquiring as to how/if an event facility could be legally established on large rural properties in the County. The typical request is someone looking to hold weddings, meetings and other types of events on large tracts of land in scenic, rural areas of Knox County. Currently, there are only a few County zoning districts that would allow that type of business. The current agricultural zoning district does not allow this type of facility, and rezoning to the current commercial or office zoning districts would allow more intense uses that would be incompatible with the rural, agricultural character of these areas. MPC has initiated this zoning ordinance amendment to allow consideration of these uses, without rezoning, where appropriate.

Staff has created a draft ordinance amendment containing language on which zones these uses, generally referred to as "rural retreats" could be permitted, as well as development criteria that should be met in order to legally establish these uses without the need for rezoning. Staff is proposing to allow rural retreats as uses permitted on review, subject to MPC approval at a public meeting. Staff/MPC would review applications on a case by-case basis and would have the opportunity to apply appropriate conditions, as warranted.

Staff is aware of several of these types of facilities that currently operate in Knox County without formal approval. It is assumed that these facilities continue to operate because Knox County Code Administration has not received any complaints about them which would lead to the need to either shut down operations or bring the facility into compliance. Bringing existing facilities into compliance would be nearly impossible because there would be no other option other than rezoning. In most cases in rural areas where these facilities tend to be, the spot zoning and plan amendment required for this use would be difficult for staff to support. This proposed ordinance amendment is intended to provide a process for new facilities to be developed. It is not intended to bring existing facilities into compliance. The conformance status of existing facilities will not change if this amendment is approved, but if there are complaints, it would provide an alternative to rezoning for these sites to be brought into zoning compliance.

Action: Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: APPROVE the attached amendments.

Date of Approval: 7/13/2017

Date of Denial:

Postponements: 8/11/2016-6/8/2017

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/28/2017

Date of Legislative Action, Second Reading: 9/25/2017

Ordinance Number: O-17-8-101

Other Ordinance Number References: O-17-8-101

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading: Approved as Modified

If "Other":

Amendments:

As amended to clarify agricultural exemptions per State law

Date of Legislative Appeal:

If "Other":

Amendments:

As amended to clarify agricultural exemptions per State law

Effective Date of Ordinance: