

▶ **FILE #:** 2-I-08-UR

**AGENDA ITEM #:** 83

**AGENDA DATE:** 2/14/2008

▶ **APPLICANT:** CHERYL F. CRUZE

OWNER(S): CHERYL & JAMES CRUZE

TAX ID NUMBER: 98 116.04

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southwest side of Voltz Ln., north side of Kodak Rd.

▶ **APPX. SIZE OF TRACT:** 10.5 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Kodak Rd., a major collector street with a 20' pavement width within a 100' right-of-way, and Voltz Ln., a local street with an 18' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Retail sale of on-site agricultural products (Art. 5.22.03. W. of the Knox County Zoning Ordinance).

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Farm / A (Agricultural)

South: Farm / A (Agricultural)

East: Residences & farm / A (Agricultural)

West: Farm / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located in a section of the county that is predominantly agricultural with residences located on large lots.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a 2,500 square foot retail store for on-site sale of agricultural products, subject to the following 10 conditions:**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering & Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance, (Art. 5.22.03, W.1-7).
4. The retail store, parking and related facilities cannot exceed 4 acres in size.
5. Any alterations to the approved site plan and stipulations for operation will require a revised use on review.
6. Eliminating the southern driveway on the proposed site plan (staff is only recommending approval of one driveway entrance onto Voltz Ln.).

7. Obtaining a variance from the Knox County Board of Zoning Appeals to reduce the required number of parking spaces.
8. Two, indirectly illuminated signs, not exceeding 12 sq. ft. (or one sign not exceeding 24 sq. ft.) will be permitted (Art. 3.90.06).
9. Installing a pervious parking surface.
10. Adhering to all attached plans and stipulations for operation of a retail store for on-site sale of agricultural products.

With the conditions noted above, this request meets the requirements for approval of a retail store for on-site sale of agricultural products in the A zone and other criteria for a use permitted on review.

**COMMENTS:**

The applicant currently owns and operates a commercial dairy farm on over 500 acres on the north and south sides of Kodak Rd. The applicant is proposing to construct a 2,500 square foot retail store for sale of ice cream on a portion of their property (parcel #116.04). According to the Knox County Zoning Ordinance, retail sales of agricultural products produced on-site is a use that is permitted on review as long as the request meets all of the following requirements: the sales area cannot exceed 4 acres; the sales area shall be incidental to the principal agricultural uses; the majority of retail inventory is grown on site; and the retail operation is screened from adjoining properties. The proposed retail store, parking and related facilities are less than 4 acres in size and the sale of ice cream is incidental to the site's principle agricultural use which is a dairy farm. In addition, the ice cream will be made from milk that will be produced on-site. Finally, the impact on adjoining property owners will be lessened by the architectural design of the proposed store, which is compatible with the rural residential character of the area, and the fact that the 2,500 sq. ft. structure will be located on a 10.5 acre site.

In order to further preserve the rural agricultural character of the area, staff has recommended that the applicant obtain a variance from the Knox County Board of Zoning Appeals to reduce the required number of parking spaces from 20 spaces to 10 spaces. The current parking requirements fail to differentiate between the various types of retail uses. According to staff, the proposed retail farm store will not demand the same amount of parking as more intense retail uses, and would therefore, support a variance to this requirement. Staff has also required that pervious materials be used for the parking area instead of an impervious surface.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposal will have no impact on schools.
2. Voltz Ln. provides adequate sight distance in both directions from the proposed access drive.
3. According to the Knox County Health Dept, the applicant will be required to provide septic services to the proposed retail store. All other utilities are available to serve the site.
4. The exterior façade of the proposed retail store is compatible with surrounding rural residential and agricultural uses.
5. The proposed retail store is on a 10.5 acre lot and is setback approximately 250' off Kodak Rd.
6. The proposed use will generate additional traffic onto Voltz Ln. However, current road conditions are capable of accommodating anticipated traffic.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed retail store 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 which both support agricultural and rural residential uses. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed, which is primarily agricultural. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the A zoning district and a use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The proposal is consistent with the intent of the French Broad River Corridor Study (2003) which emphasizes the protection of the rural heritage and the rural economy along the French Board Corridor.
2. The East County Sector Plan proposes agricultural/rural residential uses for this site.
3. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 102 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



2-I-08-UR  
 USE ON REVIEW



Retail sale of on site agricultural products (Art. 5.22.03. W) in A (Agricultural)

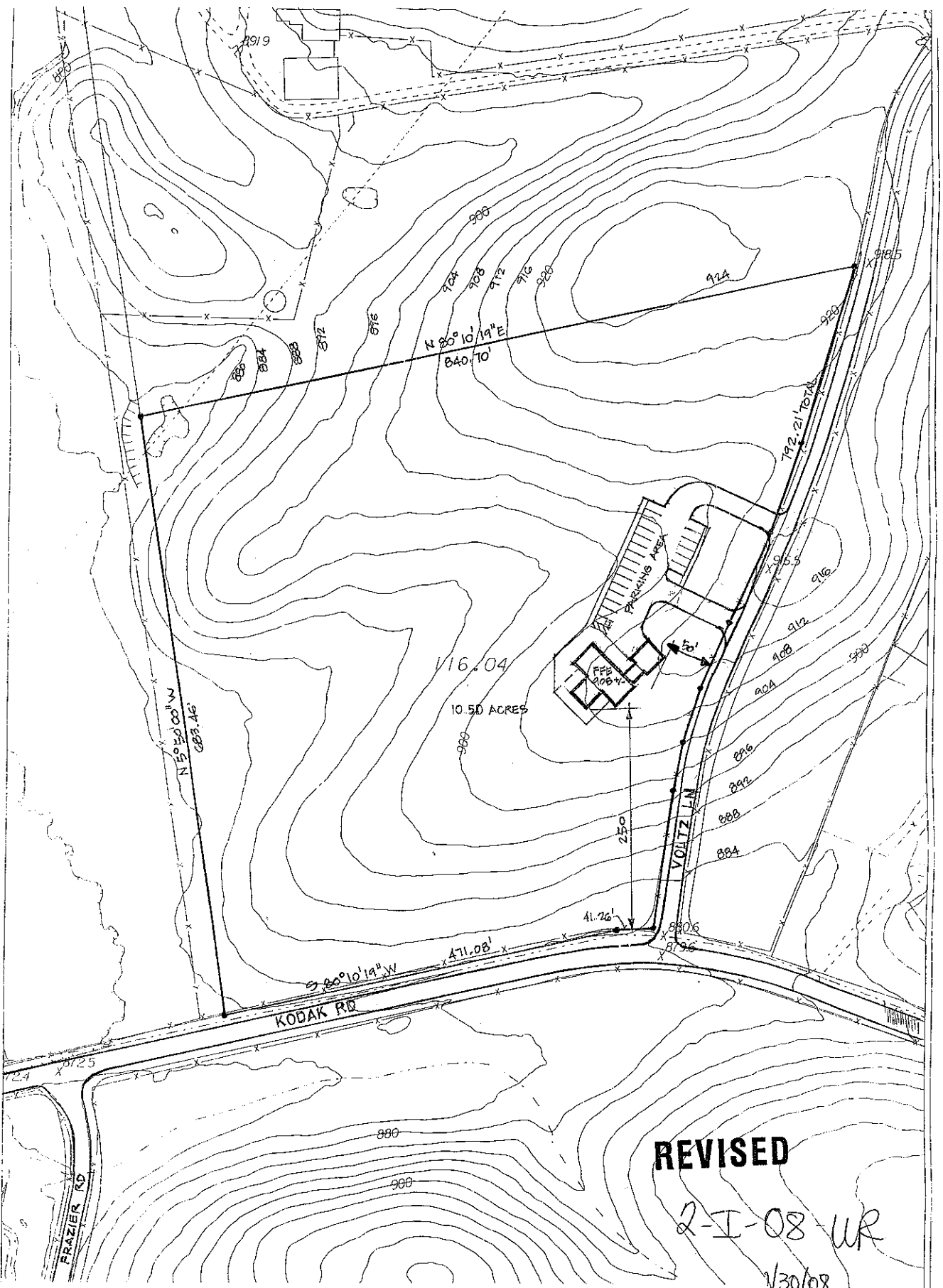
Original Print Date: 01/28/08    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cheryl F. Cruze

Map No: 98

Jurisdiction: County





**REVISED**

2-I-08 WR  
1/30/08

CLT MAP 98 PARCEL 116.04

**SITE PLAN**

SCALE : 1" = 100'

CR. 0 25 50 75 100'

NOTE : PROPERTY LINES TAKEN FROM SURVEY BY RONNIE KEENER, RLS DATED 11-07  
TOPO AND ROADWAY DATA TAKEN FROM KG14 MAP 1-25-2008

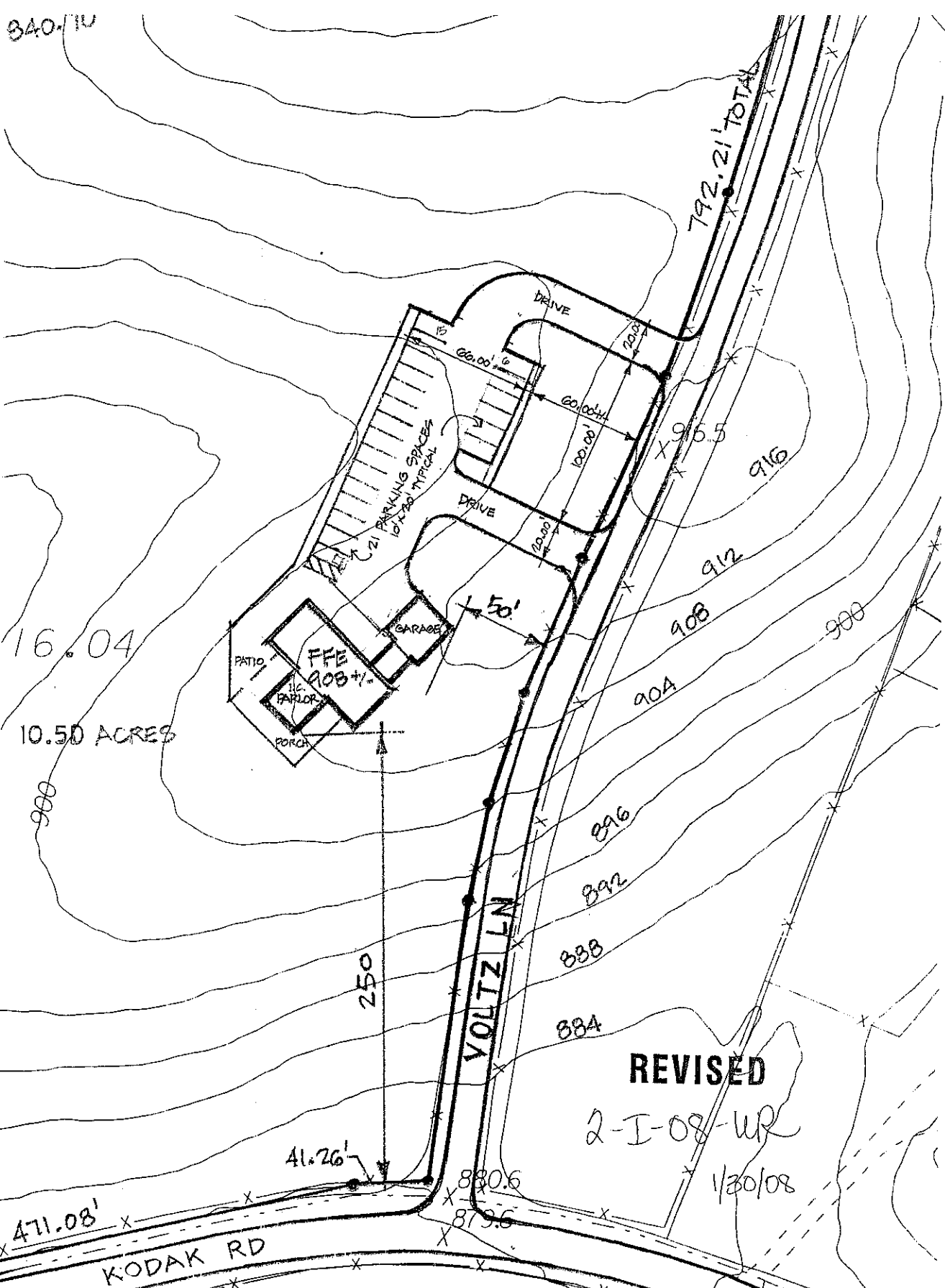
**CRUZE FARM STORE**  
VOLTZ LANE AT KODAK ROAD  
KNOX COUNTY TENNESSEE

**W. FRED CAMPBELL**  
ARCHITECT  
1832 WONDERLAND LN  
KNOXVILLE, TN 37914

**Agenda Item # 83**

**MPC February 14, 2008**

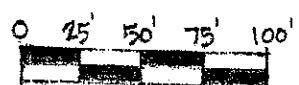
JAN. 30, 2008 DWG NO 1



CLT MAP 98 PARCEL 116 04

# PARTIAL SITE PLAN

SCALE : 1" = 50'



**CRUZE FARM STORE**  
 VOLTZ LANE AT KODAK ROAD  
 KNOX COUNTY, TENNESSEE

**W. FRED CAMPBELL**  
 ARCHITECT  
 1832 WONDERLAND LN  
 KNOXVILLE TN 37914

**Agenda Item # 83**

JAN 30, 2008 DWG NO. 2

**MPC February 14, 2008**

340.10  
 16.04  
 10.50 ACRES

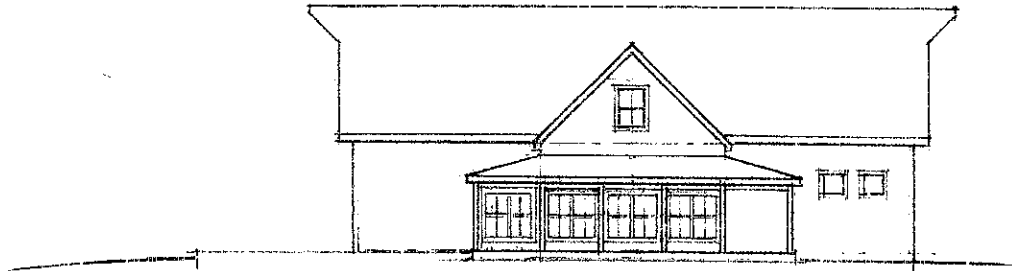
**REVISED**

2-I-08-WR

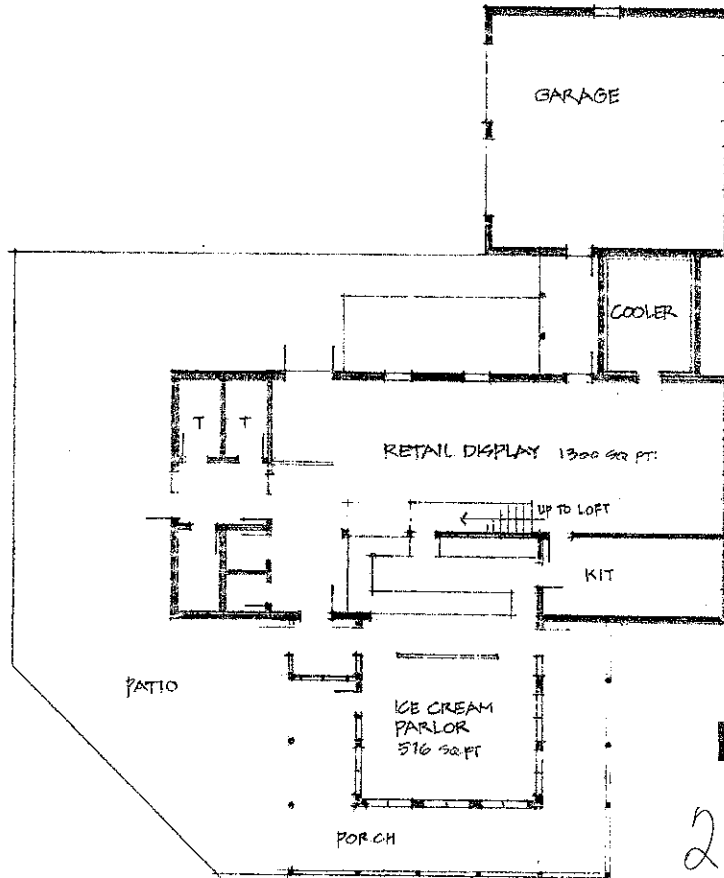
1/30/08



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



FLOOR PLAN  
SCALE: 0 2 4 6 8 10

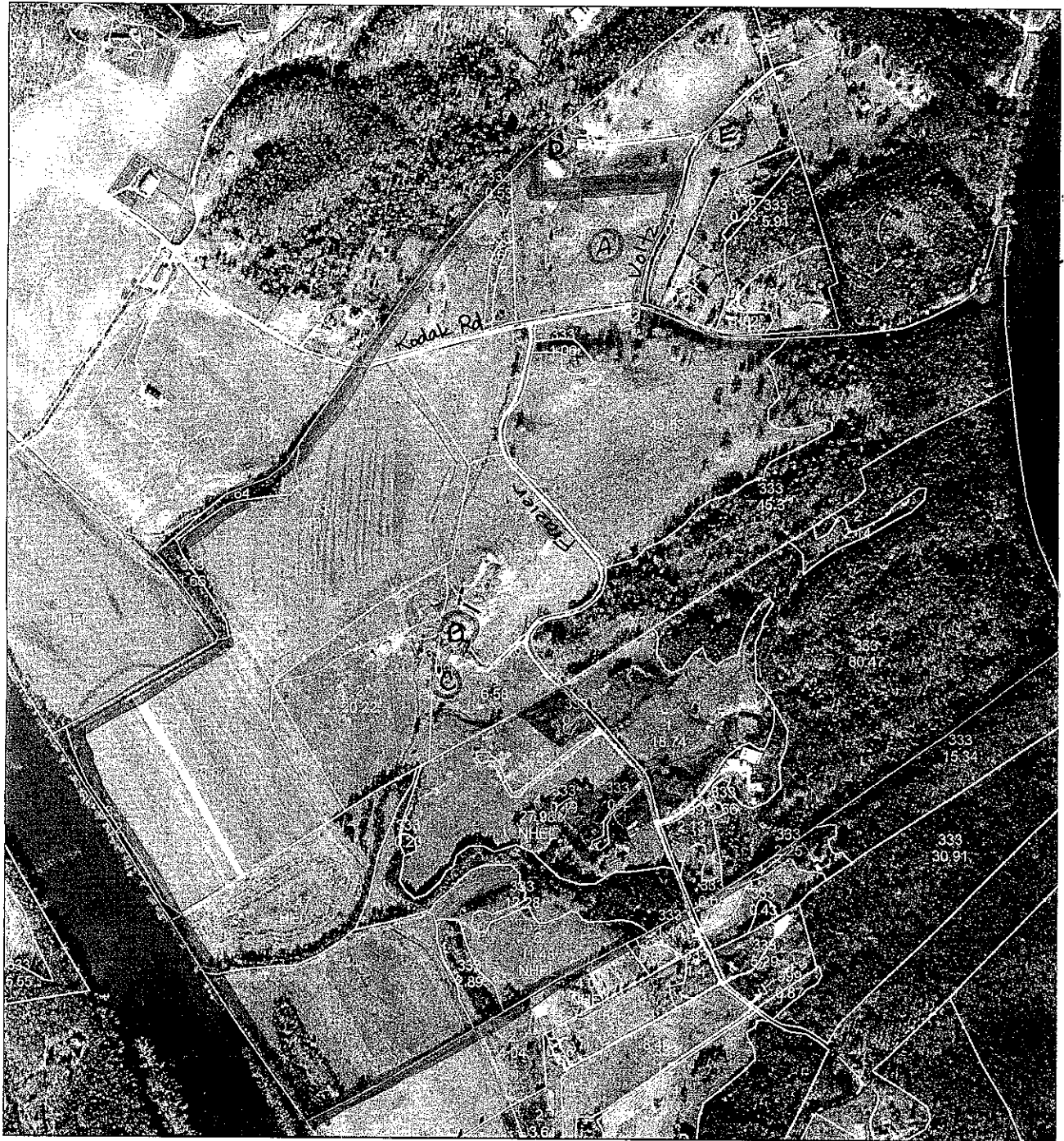
REVISED

2-I-08-WR

1/30/08

CRUZE FARM STORE  
VOLTZ LANE AT KODAK ROAD  
KNOX COUNTY, TENNESSEE

W. DEED CAMPBELL  
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Agenda Item # 83  
JAN 30, 2008 PWS NO 3



United States Department of Agriculture  
Farm Service Agency

27 - 2066

**Knox County, TN**

Text

1:9,788



Aerial View Cruze Farm  
 A. site Cruze Farm Store  
 B. Cruze Farm view  
 C. Cruze residence  
 D. Mullen stable & residen  
 E. Honki's property /  
 Townsend residence  
 F. Cruze Landing

May 21, 2007

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations. or contact NRCS

D,

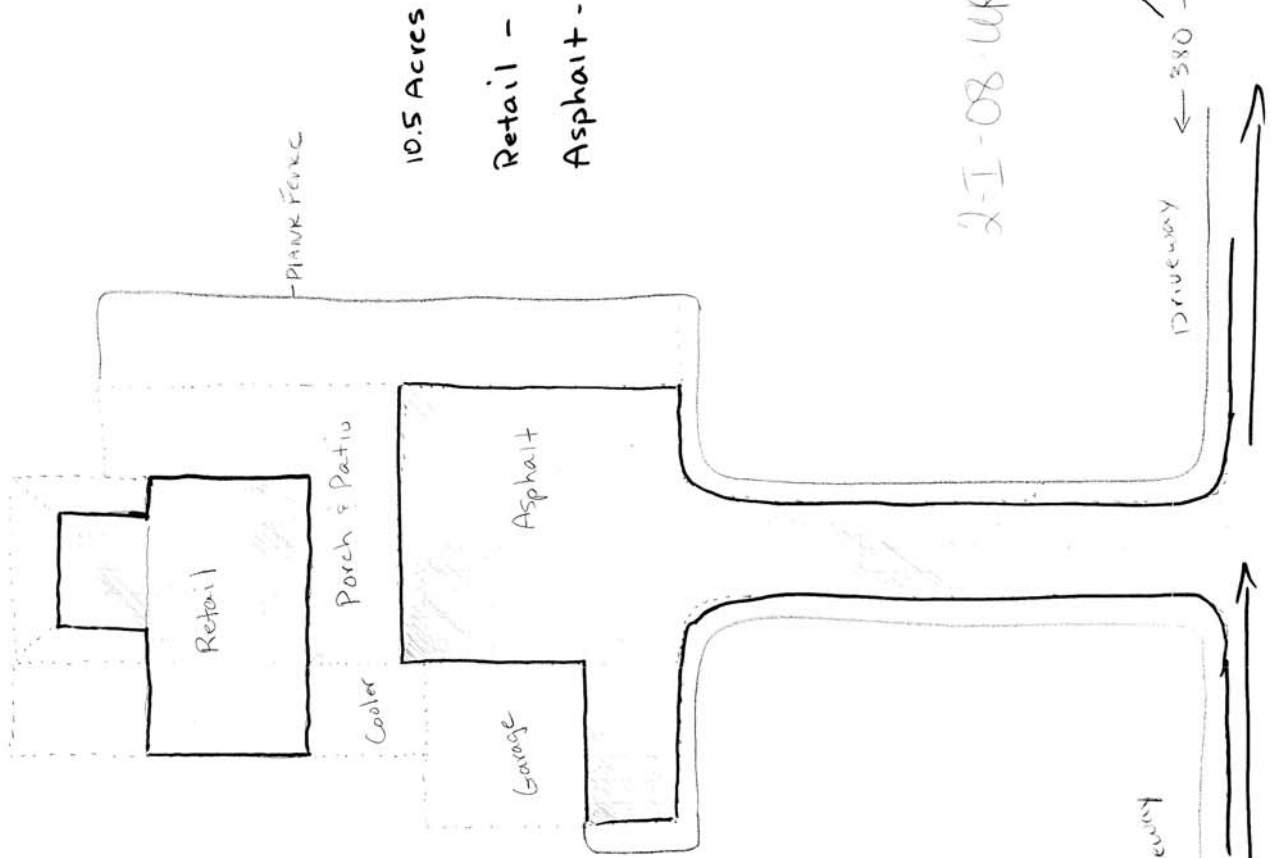
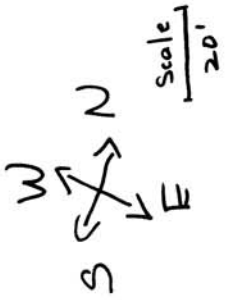
2-I-08-WR



Kwell

# Cruze Farm Store

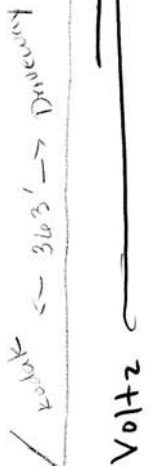
CLT 98 Parcel 116.02  
Zoning Ag County East District 8



2-1-08 WR



Drain Field



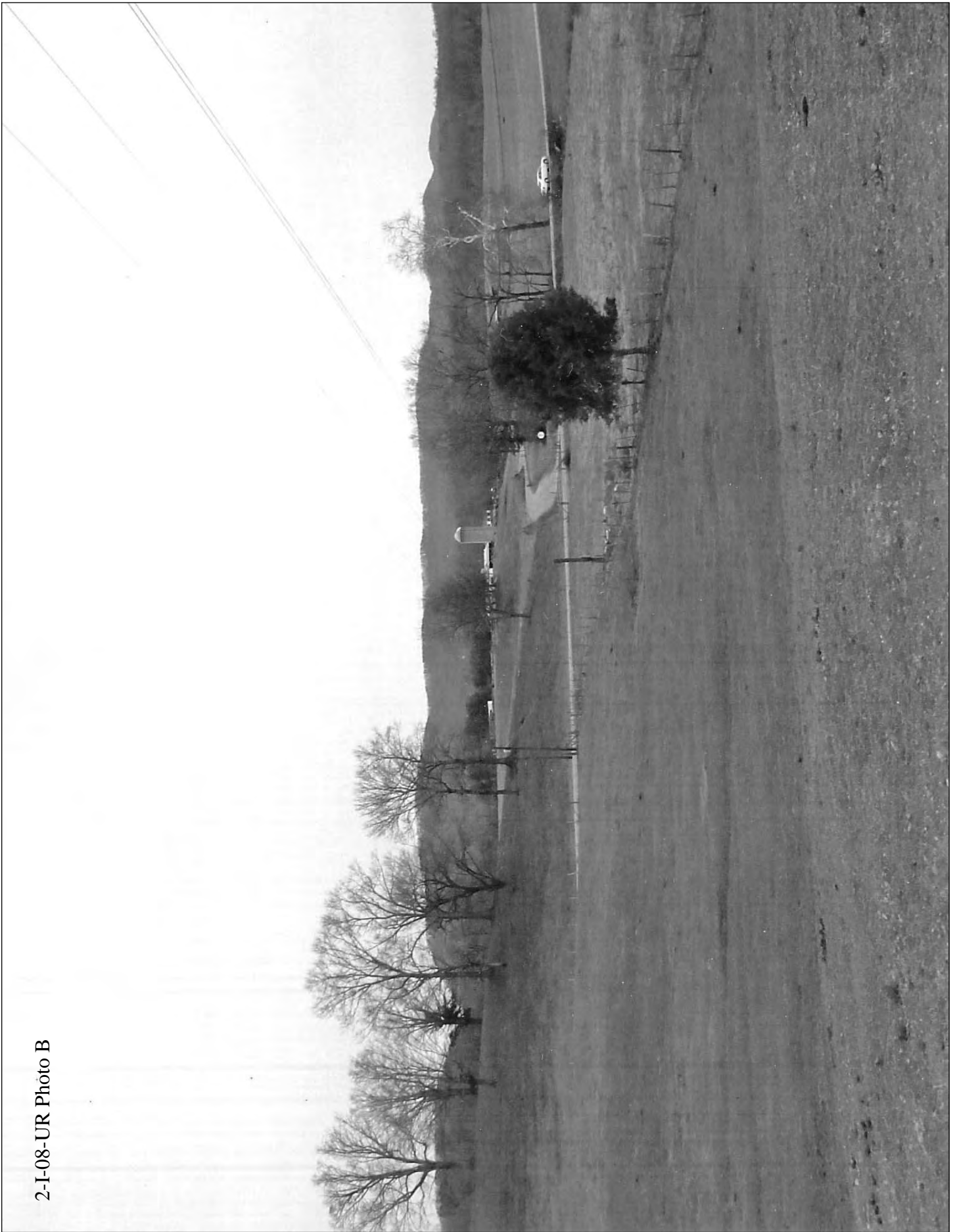


*"We skate on the pond all winter and swim there all summer. One day it will be our grandchildren's magnet."*

THIS PAGE: Architect Tom Warner designed the house to look as if it had "grown" over the years. The relocated barn, clad with new red siding, is in the center; the white section houses the kitchen and the master bedroom wing; and a small mudroom leads to the new garage. BELOW, LEFT TO RIGHT: The Franklins and their friends always skate up an appetite. They refuel with peppermint-topped cupcakes and hot chocolate stirred with candy canes. Janet uses antique and vintage containers—lined with a cheery tea towel—to transport the treats to the pond. What place holds special magic for you? Tell us about it at [countryliving.com/magic](http://countryliving.com/magic).



2-I-08-UR Photo B





2-I-08-UR Photo C



2-1-08-UR Photo D

2-I-08-UR Photo E

