

Memorandum

To: Metropolitan Planning Commission
From: Michael A. Brusseau, Senior Planner
Date: March 3, 2010
File #: 3-A-10-OB
Subject: Use Determination –
Event facility and associated parking in the T (Transition) zone

Staff Recommendation:

APPROVE an event facility and associated parking as a use permitted on review in the T (Transition) zone, subject to meeting the parking requirements for theaters, auditoriums and places of assembly without fixed seats, from the Knox County Zoning Ordinance (Article 3, Section 3.50).

Authority:

The uses permitted section of the T (Transition) zoning district, (Article 5, Section 5.36 of the Knox County Zoning Ordinance) includes a statement that reads, “In addition to these uses, the Metropolitan Planning Commission may recommend the inclusion of other uses of a related nature, provided the intent of this resolution is maintained.” The use determination application is the most appropriate process for MPC to make this determination.

Comments:

This application was submitted by The Pavilion at Hunter Valley Farms, LLC, so that MPC could consider the appropriateness of the existing use of their property (part of tax parcel 155-044.06) as an event pavilion and parking. The same applicant has also submitted a use on review application (3-E-10-UR) for consideration by MPC. MPC recommended approval of a rezoning of the subject property to T (Transition) zoning with conditions on September 10, 2009 (5-A-09-RZ). County Commission, subsequently, approved T(k) (Transition) zoning, limited to use as an event facility, and subject to use determination and use on review development plan approval of the use by MPC. It should be noted, however, that approval of this use determination does not apply only to this particular

property. If approved, this use determination would establish an event facility and associated parking as an acceptable use on any T (Transition) zoned property within Knox County, subject to use on review approval by MPC.

It is the opinion of staff that an event facility and associated parking is an appropriate use within the T (Transition) zoning district, with approval of a use on review by MPC, so that each case can be reviewed based on its own merits. The T zone also allows as permitted uses the following: apartments, churches, schools, libraries, museums, garage apartments, public golf courses, public parks and playgrounds, swimming pools, and other associated recreation facilities, none of which shall be used for commercial purposes, hospitals and sanitariums, nurseries and greenhouses for the propagating and cultivating of plants, clinics, professional buildings, general business offices, institution of an educational or a philanthropic nature, private clubs, fraternities, sororities, demolition landfills less than one acre in size and yard/rummage sales. In addition to the above uses permitted by right, the following uses may be considered by MPC as a use on review in the T zone: child and adult day care centers, private golf courses, swimming clubs, country clubs and tennis clubs, assisted living facilities, marinas and boat liveries. Many of the above uses are of similar or greater intensity than an event facility. Uses such as churches and public and private clubs often host events that may generate the type of traffic and need for parking that a general event facility would generate. With use on review approval by MPC, an event facility and associated parking is clearly an appropriate use within the T (Transition) zone.

An event facility would typically host events such as weddings and receptions, corporate and other types of parties, retreats, or any other type of gathering that would include a gathering of more than 50 people. The required parking that would need to be provided will be subject to the parking spaces required for theaters, auditoriums and places of assembly without fixed seats in the Knox County Zoning Ordinance (Article 3, Section 3.50). This is the most similar listed use to an event facility that is currently included in the ordinance. The number of parking spaces required is one per three people based on the design capacity of the structure. The design capacity shall be determined by the Knox County Fire Marshall based on fire code requirements.

PRELIMINARY
NON-PUR
COMPLETION

MAP ENGINEERS L.L.C.
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GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80
 FEET

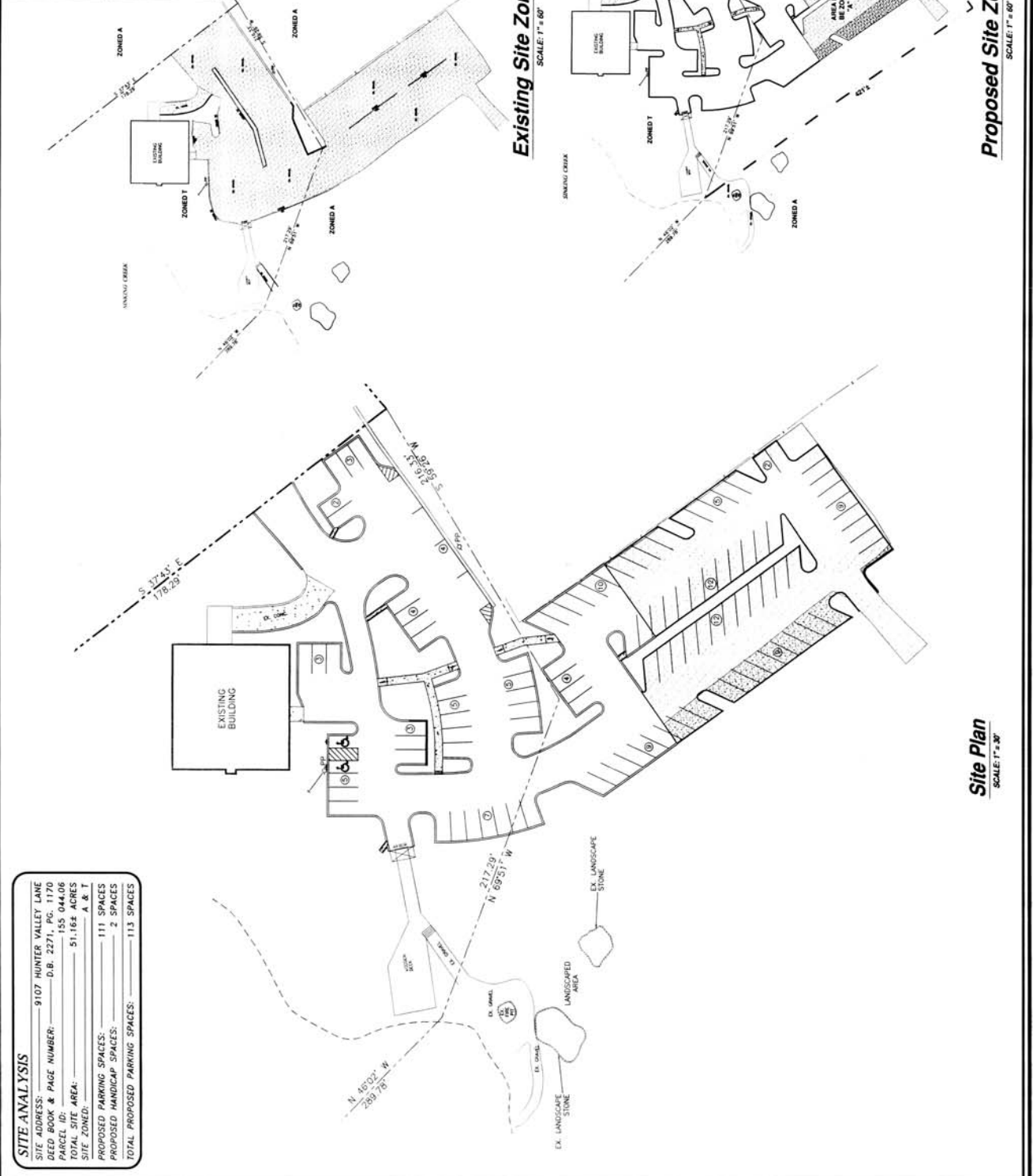
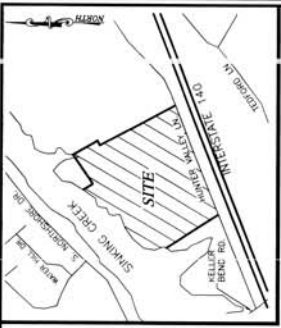
HUNTER VALLEY FARMS
 FOR:
JAMES M. SPLAWN ARCHITECTS
 1509 SOUTH SMITH STREET, SUITE C
 CHATTANOOGA, TN 37412

SITE ZONING PLAN

REVISIONS	
NO.	DESCRIPTION
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