

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 2-E-11-UR

AGENDA ITEM # 36

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** THE PAVILION AT HUNTER VALLEY FARM, LLC

OWNER(S): Hunter Valley, LLC

TAX ID NUMBER: 155 044.06

JURISDICTION: County Commission District 4

▶ **LOCATION:** Northwest side of Hunter Valley Ln., northeast of Keller Bend Rd.

▶ **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hunter Valley Ln., a local street with a 23' pavement width located within the right-of-way of Interstate 140.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** T (k) (Transition)

▶ **EXISTING LAND USE:** Pavilion and event facility

▶ **PROPOSED USE:** Pavilion and event facility

HISTORY OF ZONING: Portion of the property (3.42 acres) rezoned T (Transition) with conditions by Knox County Commission on 10/26/2009. An additional 2.566 acres was rezoned to T (Transition) on 9/27/2010.

SURROUNDING LAND USE AND ZONING:

North: Bluegrass Lake and commercial uses / F (Floodway) & CA (General Business)

South: Equestrian facility/horse farm and Interstate 140 / A (Agricultural) & OS-1 (Open Space)

East: Equestrian facility/horse farm and residences / A (Agricultural)

West: Residence / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural residential and agricultural uses under A zoning. Some commercial uses are located within view of the site to the north across Bluegrass Lake, zoned CA, along S. Northshore Dr.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an event facility/pavilion in the T (Transition) zoning district, subject to 9 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
4. Obtaining all applicable building permits from Knox County.

5. Obtaining a street connection permit from the Tennessee Department of Transportation for the proposed driveway that will serve the event facility/pavilion.
6. Prior to beginning any construction on the access driveway, submit a revised driveway profile that improves the vertical transition from Hunter Valley Ln. into the site, to the Knox County Department of Engineering and Public Works for approval.
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
8. Installation of the two landscape screens as shown on the Overall Plan Detail sheet (for the access driveway for the event facility) prior to completion of the access driveway. A "Type A" landscape screen shall be provided (See attached information sheet). The applicant shall be responsible for maintaining the landscape screening.
9. The required improvements for the access driveway and parking lot for the event facility/pavilion shall be installed by the applicant and approved by the Knox County Department of Engineering and Public Works prior to June 9, 2011. If these improvements are not completed by that date, this use on review approval shall automatically be revoked and shall terminate without any further action being required by the Planning Commission. If the use on review approval is revoked and terminated, any use of the event facility/pavilion shall immediately cease.

With the conditions noted above, this request meets all requirements of the T (Transition) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting a new use on review approval of an event facility/pavilion on a site located on the north side of Hunter Valley Ln. east of Keller Bend Rd. The 51.16 acre site includes an existing equestrian facility/horse farm located within the A (Agricultural) zoning district and an existing 6000 square foot pavilion located on a 6.0 acre portion of the site that is zoned T (Transition).

A use on review approval was granted for this facility on August 12, 2010. One of the conditions of that approval was that the required improvements for the access driveway and parking lot for the event facility/pavilion had to be installed and approved by the Knox County Department of Engineering and Public Works prior to January 1, 2011. If the improvements were not completed by that date, the use on review approval would automatically be revoked. Since the required improvements were not completed, that approval was revoked.

The application that is now before the Planning Commission has only a couple of minor changes from the previous approval. The first change includes the water source to be used for fire protection purposes. The original proposal was to pump water from Bluegrass Lake which required approval from the Tennessee Valley Authority. The revised plan is to pump water from a pond that is located on the south side of the parking lot for the event facility. The pond will be modified for that purpose. The second change that could have impact on the approval is a proposed lot along the western property boundary that the property owner is offering for sale as a residential lot. Staff had requested that the proposed lot be shown on the landscape screening plan to make sure that the lot and proposed access would not interfere with the landscape screening that was being proposed in that area. A revised plan is included in the packet and as proposed there will be no conflict. If any change is made to the proposed lot that would interfere with the required landscape screening a revised use on review application would be required.

The Planning Commission recommended approval of the rezoning of 3.42 acre portion of the site to T (Transition) on September 10, 2009 (5-A-09-RZ). The Knox County Commission approved the rezoning on October 26, 2009 conditioned to limited use as an event facility, subject to a use determination and use on review development plan approval of the facility by the Planning Commission. A use determination (3-A-10-OB) was approved by the Planning Commission on March 11, 2010 which determined that an event facility and associated parking can be considered as a use permitted on review in the T (Transition) zone. The Planning Commission also recommended approval of a rezoning request (8-E-10-RZ) on August 12, 2010 for an expansion of the T (Transition) zone to approximately 6 acres in order to cover the pavilion and associated parking. That rezoning was approved by Knox County Commission on September 27, 2010.

The proposed access drive that is now before the Planning Commission is supported by staff (See the attached Site Overview plan). The proposed driveway will be approximately 255' from the adjoining residence and 175' from the property line at that location. The driveway will connect to Hunter Valley Ln. approximately 105' from the neighbor's driveway. A street connection permit is required from the Tennessee

Department of Transportation for the proposed driveway. To further reduce the impact of the driveway on the adjoining property, a "Type A" landscape screen shall be installed at the locations shown on the driveway/landscaping detail sheet. The access driveway and parking lot are required to be paved.

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

1. The facility will have minimal impact on local services since most utilities are available to serve this site.
2. With the central location of the facility on this 51 acre tract the use is compatible with the scale and intensity of the surrounding development and zoning pattern. The facility is also appropriate at this location which faces commercial uses on the opposite side of Bluegrass Lake to the north (about 400 feet).
3. The proposed driveway access with associated landscape screening should have minimal impact on the adjacent property.

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

1. With the recommended conditions, the event facility/pavilion meets the standards for development within the T (Transition) Zone and all other requirements of the Zoning Ordinance.
2. The proposed facility 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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. With the recommended conditions, the use will not significantly injure the value of adjacent property. At the proposed location, the facility will not draw additional traffic through residential neighborhoods.

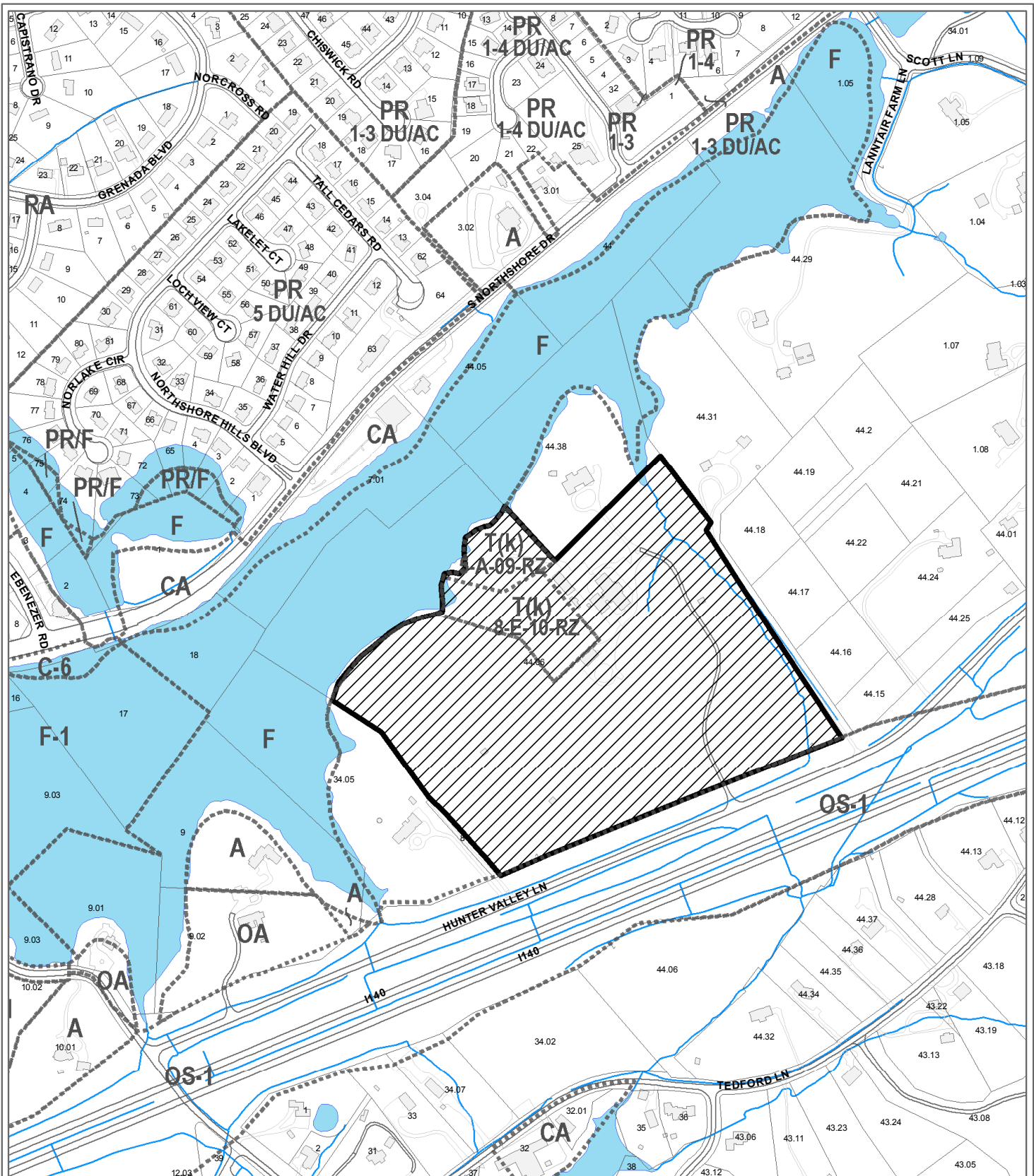
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes agricultural and rural residential uses and stream protection for this site. Through the previous T (Transition) zone approval it was determined that T zone uses could be considered on a case by case basis within this plan designation.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

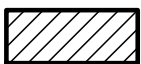
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-E-11-UR
USE ON REVIEW**



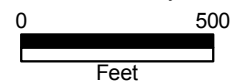
Pavilion and event facility in T (k) (Transition)

Original Print Date: 1/26/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

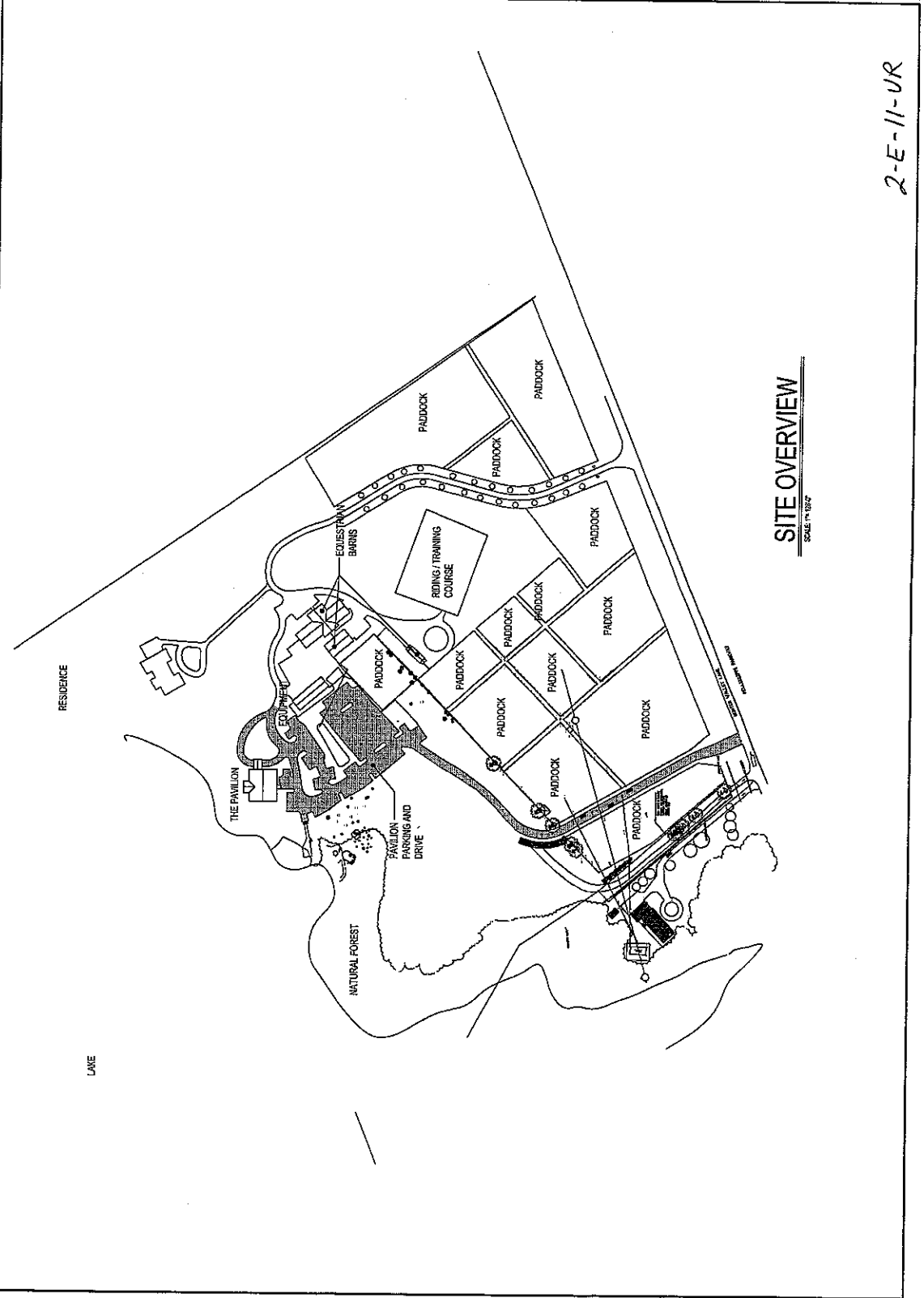
Revised:

Petitioner: The Pavilion at Hunter Valley Farm, LLC

Map No: 155
 Jurisdiction: County



<p>James M. Spahn Architect, LLC 1000 N. Main St., Suite 100, Knoxville, TN 37902 Phone: 615.582.1234 Fax: 615.582.1235 www.jmsa.net</p>		<p>For Becky Thornton at: Hunter Valley Farm 811 Hunter Valley Lane Knoxville, Tennessee</p>		<p>CONTRACT: Project Name: Hunter Valley Farm Project No.: 2010-001 Date: 02/02/11</p>		<p>DATE: 02/02/11</p>		<p>SCALE: 1" = 100'</p>	
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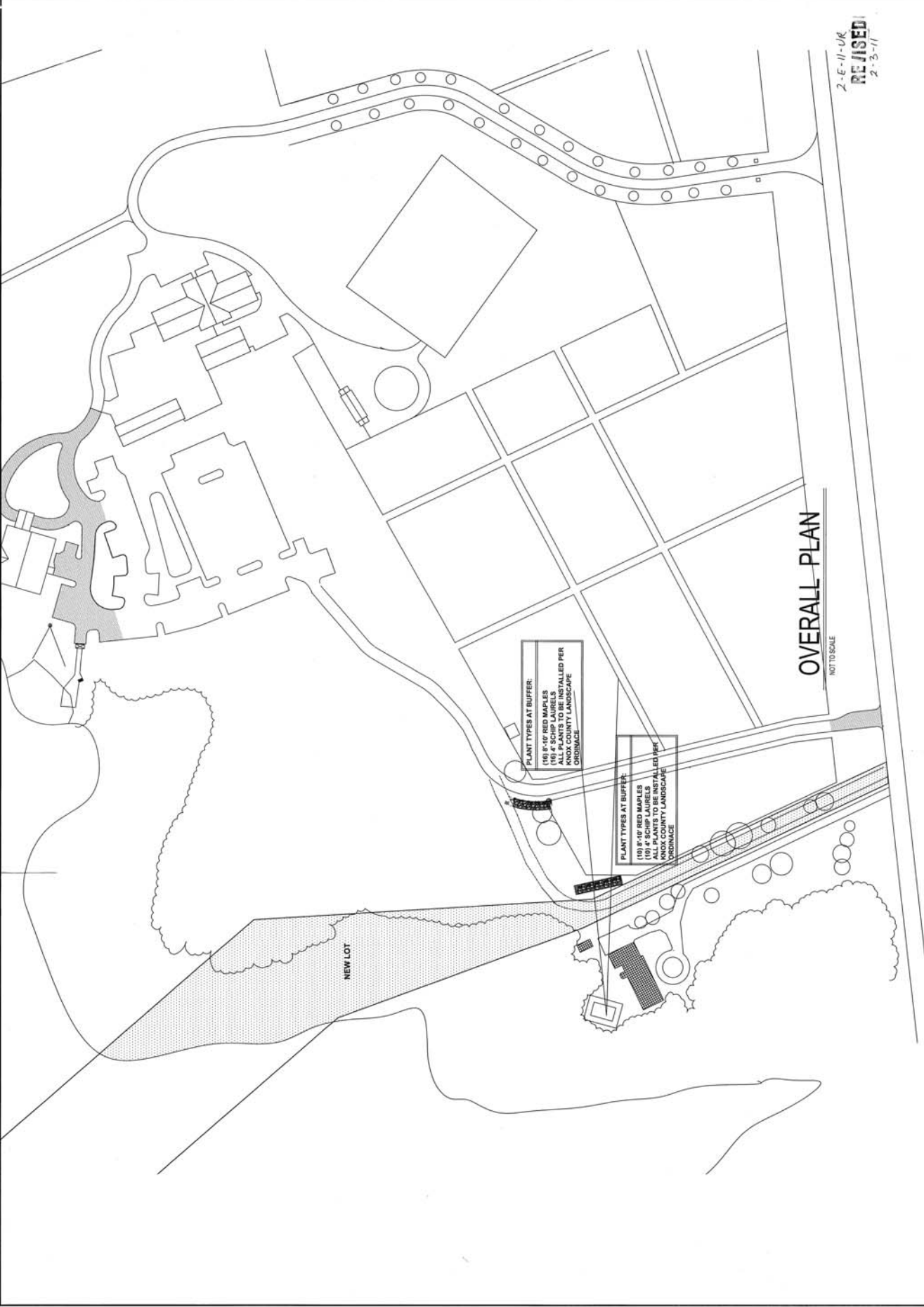


2-E-11-UR



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NO.	REVISION	DATE

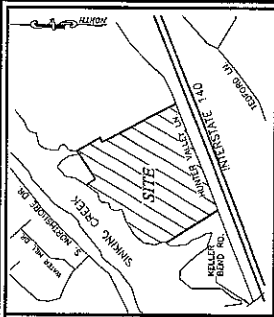


MAP ENGINEERS L.L.C.
 7785 Ashmore Lane
 Chattanooga, TN 37412
 (423) 266-8110
 (423) 266-5555

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

SITE PLAN

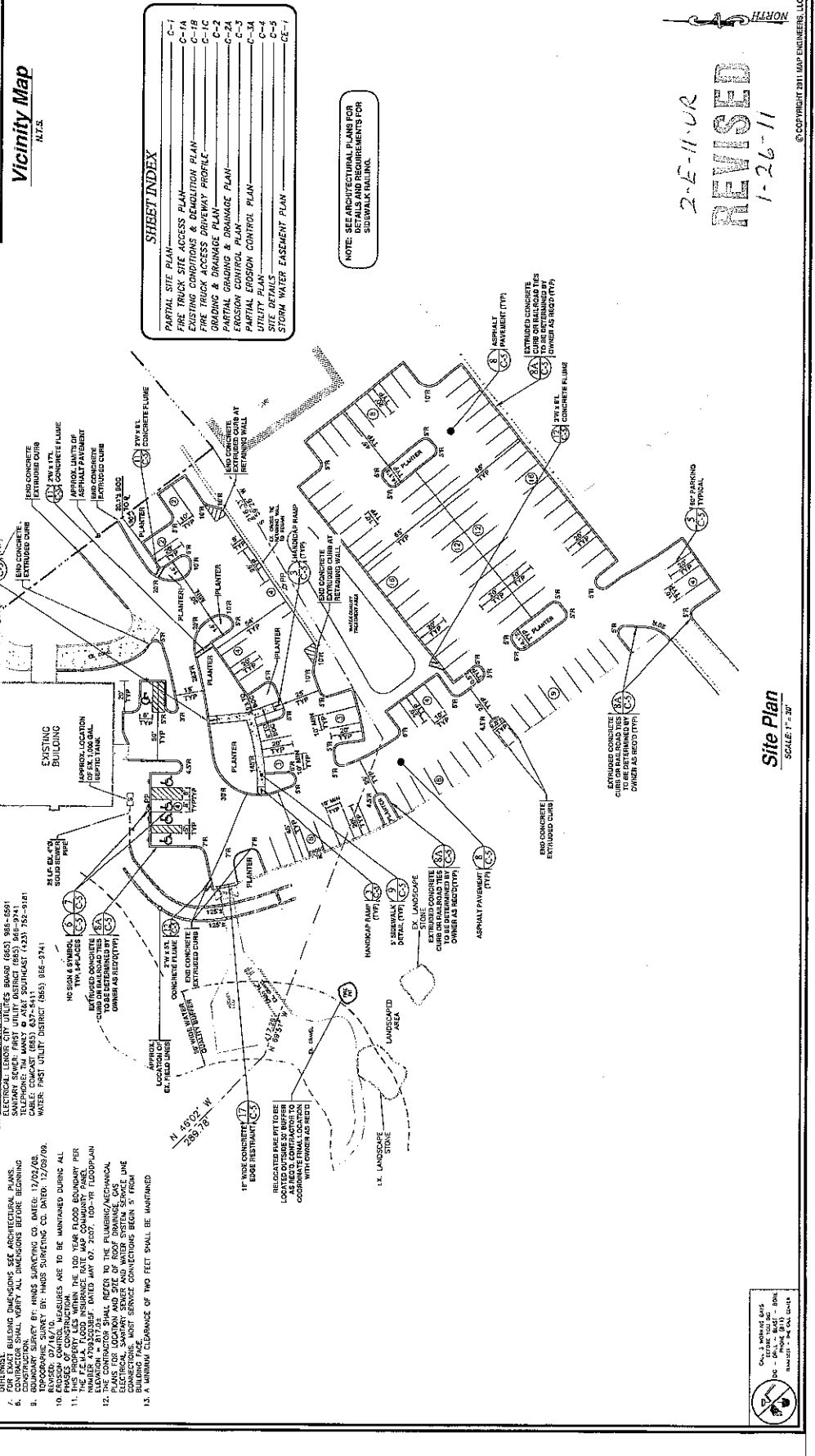
1	DATE	07/29/10
2	CHECKED BY	WSP
3	DATE	07/29/10
4	DESIGNED BY	WSP
5	DATE	07/29/10
6	PROJECT NUMBER	09-153
7	SHEET NUMBER	C-1



SITE ANALYSIS

SITE ADDRESS: 9107 HUNTER VALLEY LANE
 DEED BOOK & PAGE NUMBER: D.B. 2271, PG. 1170
 PARCEL ID: 155 044.0E
 SITE ZONED: TRANSITION & A

BUILDING DESIGN CAPACITY: 289 OCCUPANTS
 REQUIRED PARKING SPACES: 100 SPACES
 PROPOSED HANDICAP SPACES: 115 SPACES
 TOTAL PROPOSED PARKING SPACES: 120 SPACES



- GENERAL NOTES:**
- ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AUTHORITIES AND NOTED ON THE CONSTRUCTION PLANS.
 - ALL UTILITIES ARE TO BE FIELD LOCATED AND ALL PERMITTED TO BE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS OF UTILITIES TO BE FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH LOCAL CODES. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION.
 - BEFORE ANY EXCAVATION OR DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD PROVIDED FOR IN THE PERMITS.
 - THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES SHALL BE FIELD VERIFIED BY THE OWNER OR HIS AGENT BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD PROVIDED FOR IN THE PERMITS.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - FOR EXACT BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
 - CONSTRUCTION SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
 - BOUNDARY SURVEY BY: HINS SURVEYING CO. DATED: 12/29/09. REVISED: 07/16/10.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD BOUNDARY PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 470930002001 DATED MAY 07, 2007. 100-YR FLOODPLAIN ELEVATION: 877.51.
 - CONTRACTOR SHALL REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION AND SIZE OF ROOF DRAINAGE, GAS VENT, AND EXHAUST SYSTEMS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONNECTIONS. MAINT SERVICE CONNECTIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
 - A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGNAL, TRAFFIC SIGNAL, AND OTHER TRAFFIC CONTROL DEVICES WITHIN THE CONSTRUCTION AREA. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN CLEARANCE TO PROTECT TRAFFIC SIGNALS AND OTHER TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN CLEARANCE TO PROTECT TRAFFIC SIGNALS AND OTHER TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN CLEARANCE TO PROTECT TRAFFIC SIGNALS AND OTHER TRAFFIC CONTROL DEVICES.

2-E-11-UR
REVISED
 1-26-11

Site Plan
 SCALE: 1" = 30'

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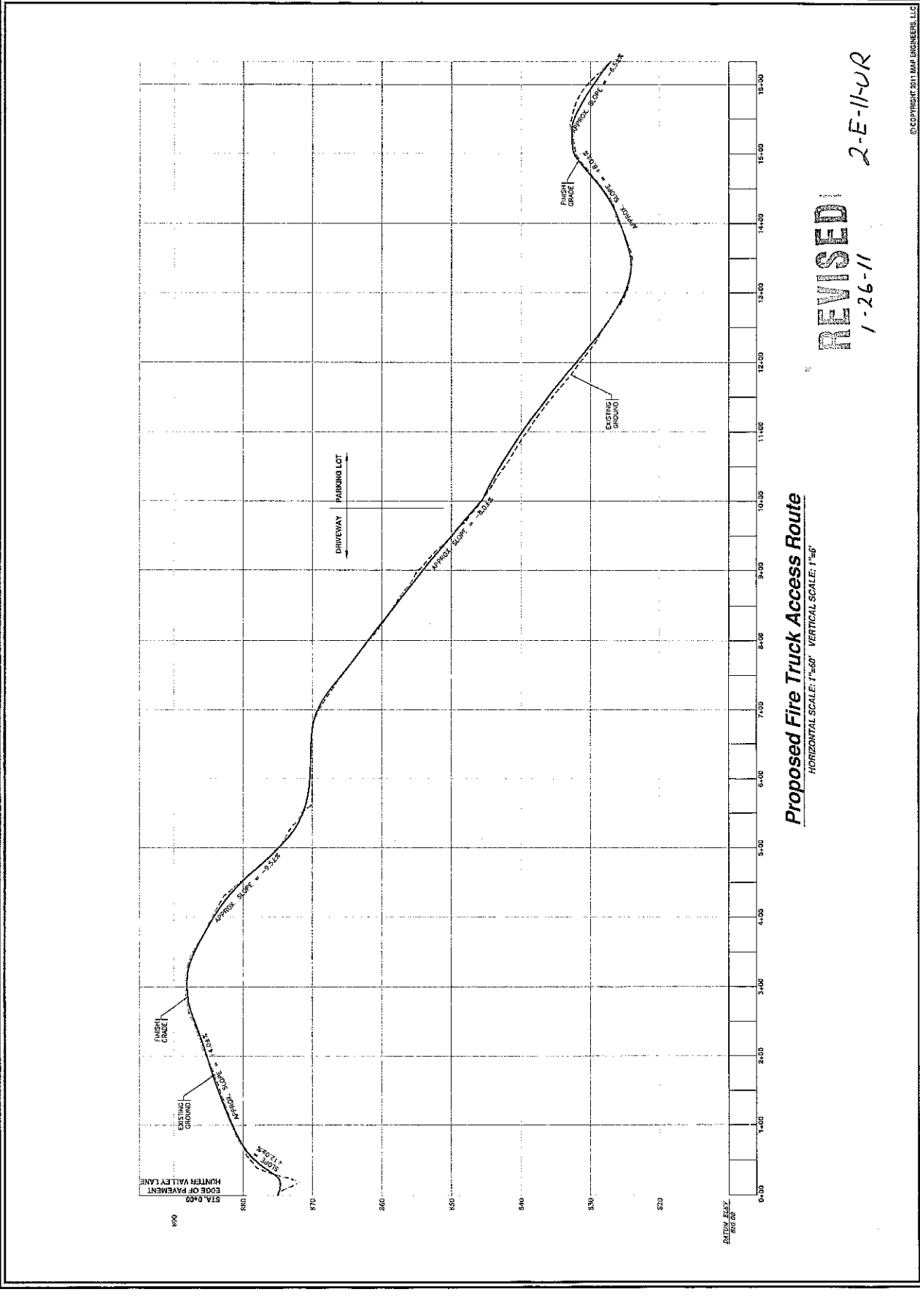
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HUNTER VALLEY FARMS
 FOR:
JAMES M. SPLAWN ARCHITECTS
 1509 SOUTH SMITH STREET, SUITE C
 CHATTANOOGA, TN 37412

FIRE TRUCK ACCESS DRIVEWAY PROFILE

NO.	REVISIONS
1	
2	
3	
4	
5	

DATE: 07/25/11
 DRAWN BY: DMB
 CHECKED BY: WAP
 PROJ. NUMBER: 09-153
 SHEET NUMBER: C-1C



REVISED
 1-26-11
 2-E-11-UR

Proposed Fire Truck Access Route
 HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=5'

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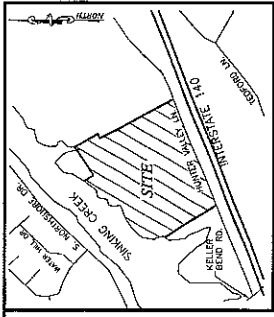
1725 W. HUNTER VALLEY ROAD
CHATTANOOGA, TN 37412
423-265-8211
1725 W. HUNTER VALLEY ROAD
CHATTANOOGA, TN 37412
423-265-8211

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

GRADING & DRAINAGE PLAN

REVISIONS	
1	ISSUE COMMENTS: 02/20/11
2	ISSUE COMMENTS: 02/20/11
3	ISSUE COMMENTS: 02/20/11
4	ISSUE COMMENTS: 02/20/11
5	ISSUE COMMENTS: 02/20/11
6	ISSUE COMMENTS: 02/20/11

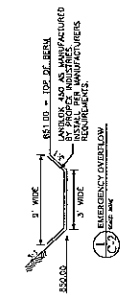
DATE: 07/20/10
DRAWN BY: DMG
CHECKED BY: JMB
PROJ. NUMBER: 09-133
SHEET NUMBER: C-2



Vicinity Map

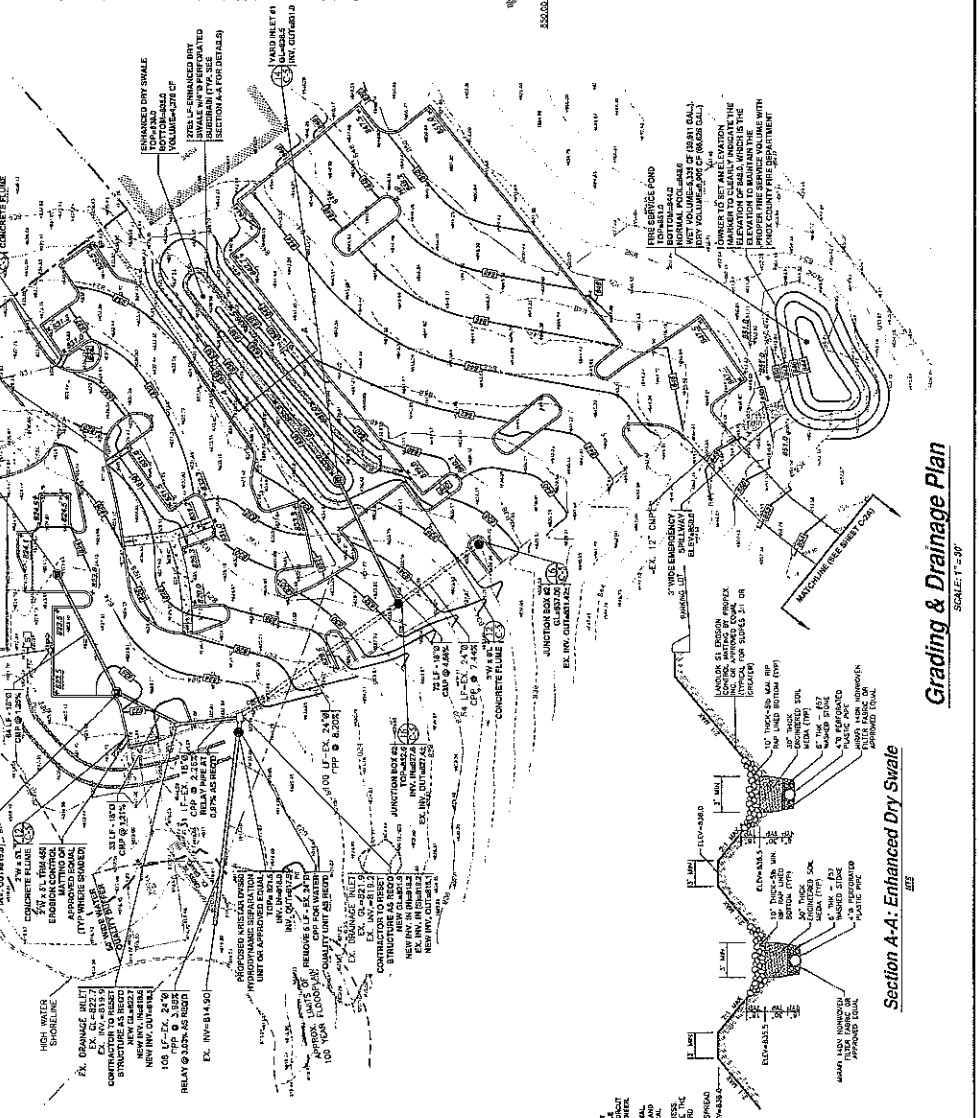
LAND DISTURBING ACTIVITY NOTES:
ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION.

NOTE: FIRE SERVICE POND #1
IF FINITE SOILS ARE NOT PROVIDED A PROPER
CONTRACTOR SHALL PROVIDE A MIN. 1' THICK
CLAY LINER TO BE APPROVED BY AN EROSION
CONTROL ENGINEER FOR RETENTION POND
TO MAINTAIN FORMAL POND ELEVATION GRADE.



NOTE: SEDIMENT, EROSION AND EROSION CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION.

THE OWNER'S REPRESENTATIVE FOR EROSION CONTROL MEASURES IS: JOE WALLEN (865) 679-4487
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION.



EROSION AND SEDIMENT CONTROL NOTES:
1. CONSTRUCTION SHALL BE SCHEDULED TO AVOID THE WETTEST PART OF THE RAINY SEASON.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION.
3. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION.

COMPACTION REQUIREMENT NOTES:
1. ALL SOILS TO BE COMPACTED TO A MINIMUM OF 95% OF THE UNCOMPACTED DRY WEIGHT.
2. ALL SOILS TO BE COMPACTED TO A MINIMUM OF 95% OF THE UNCOMPACTED DRY WEIGHT.
3. ALL SOILS TO BE COMPACTED TO A MINIMUM OF 95% OF THE UNCOMPACTED DRY WEIGHT.

MATERIAL NOTES:
1. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE OF THE BEST QUALITY AVAILABLE.
2. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE OF THE BEST QUALITY AVAILABLE.

Section A-A: Enhanced Dry Swale
SCALE: 1" = 30'
1. 12" THICK 30# REINFORCED CONCRETE CURB (SEE DETAIL)
2. 12" THICK 30# REINFORCED CONCRETE CURB (SEE DETAIL)
3. 12" THICK 30# REINFORCED CONCRETE CURB (SEE DETAIL)

GUIDELINES LANDSCAPE SCREENING

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

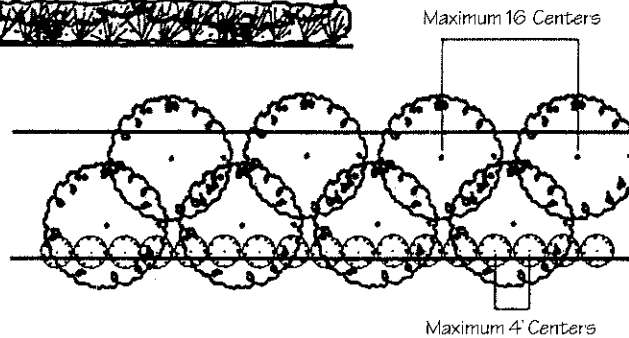
NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft high continuous dense evergreen hedge, fence wall or earth berm

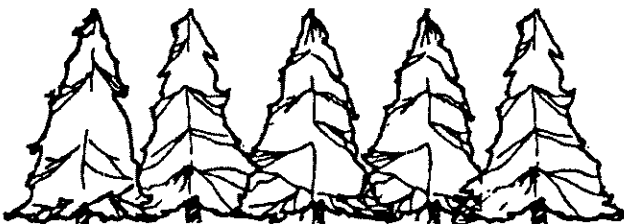


TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

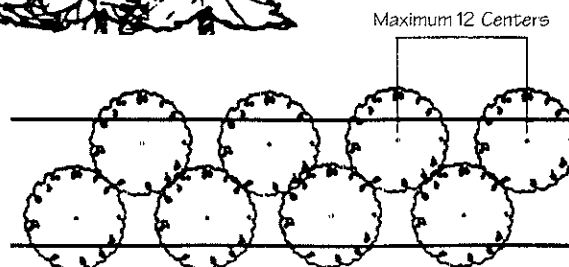
SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground



TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance