

▶ **FILE #:** 12-A-12-UR

AGENDA ITEM #: 28

AGENDA DATE: 12/13/2012

▶ **APPLICANT:** HUNTER VALLEY FARM, LLC

OWNER(S): Hunter Valley, LLC

TAX ID NUMBER: 155 04406

JURISDICTION: County Commission District 4

▶ **LOCATION:** North side of Hunter Valley Ln., east of Keller Bend Rd.

▶ **APPX. SIZE OF TRACT:** 4.3 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: Well

Sewer Source: Septic

WATERSHED: Tennessee River

▶ **ZONING:** T (k) (Transition)

▶ **EXISTING LAND USE:** horse stables

▶ **PROPOSED USE:** Conversion of horse stables/barn into an 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. Second area of 2.566 acres rezoned to T (Transition) on 9/27/2010. A third area of 1.7 acres rezoned to T (Transition) on 11/19/2012

SURROUNDING LAND USE AND ZONING:
 North: Residence / A (Agricultural)
 South: Equestrian facility/horse farm and I-140 / A (Agricultural) & OS-1 (Open Space)
 East: Equestrian facility/horse farm / A (Agricultural)
 West: Existing event facility / T (k) (Transition)

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 the conversion of the existing horse stables/barn into an event facility 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. Access to this facility is restricted to the access drive off of Hunter Valley Lane that was approved by the Planning Commission on September 8, 2011 as the entrance/exit for the Pavilion at Hunter Valley Farm event facility.

4. All required parking for the event facility shall be paved in compliance with Section 3.51.06 of the Knox County Zoning Ordinance unless a variance is granted by the Knox County Board of Zoning Appeals (BZA) to allow the use of compacted gravel for the parking areas for 36 spaces (27 space and 9 space areas separated by the paved fire lane) as designated on the development plan. If a variance is granted for use of the compacted gravel for parking, the parking spaces in that area shall be delineated by the use of wheel stops.
5. Obtaining a variance from the BZA to allow the reduction in the area for a parking space from 200 square feet to 162 square feet (9' X 18').
6. The fire lanes delineated on the development plan shall be paved to at least a minimum width of 20 feet with a minimum overhead clearance of 13 feet 6 inches. The outside paving radius for the fire lane at the north end of the proposed event facility (Banquet Barn) needs to be increased to improve the transition around the proposed 13 paved parking spaces. This will involve moving the fire lane closer to the entrance to the building and reducing the landscaping in that area. All fire lane improvements are subject to approval by the Knox County Fire Marshal.
7. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
8. Obtaining all applicable building permits from Knox County.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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 approval for conversion of the existing horse stables/barn at this site as an event facility. This facility is in addition to the existing pavilion/event facility (The Pavilion at Hunter Valley Farm) that received a final approval by the Planning Commission on September 8, 2011. The Planning Commission recommended approval of the rezoning of a 1.7 acre portion of the site to T (Transition) on October 11, 2012 (10-D-12-RZ) to allow the horse stables/barn to be used as an event facility. The Knox County Commission approved the rezoning on November 19, 2012 conditioned to limited use as an event facility.

When the use on review application was submitted, the development plan documents included with the application only showed the existing site conditions and the building renovation plans. The development plan did not include any information regarding required parking and access to the proposed facility. Staff met with the applicant and requested a development plan that would address required parking and vehicular and pedestrian access. We received a development plan for review on November 28, 2012. Staff had a number of concerns with the proposed plan and recommended postponement to allow time for the applicant to address the concerns. Staff received a revised development plan on December 11, 2012 that addresses Staff concerns subject to the 9 conditions recommended above.

Access to this facility will be restricted to the access drive off of Hunter Valley Lane that was approved by the Planning Commission on September 8, 2011 as the entrance/exit for the Pavilion at Hunter Valley Farm event facility. The proposed development plan includes a total of 151 parking spaces to serve the design capacity for the two event facilities. Fifty of the spaces are required for the new facility.

The applicant is proposing to utilize the existing compacted gravel area on site for the parking surface for 36 of the required spaces. A variance approval from the BZA is needed to allow the compacted gravel in place of paved parking. The 13 new spaces proposed at the north end of the proposed facility will 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.
3. Use of the existing driveway approved for the Pavilion at Hunter Valley Farm event facility will reduce the impact on adjacent property.

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

1. With the recommended conditions, the proposed event facility 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 low density residential uses 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.