

▶ **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. An additional 2.566 acres was rezoned to T (Transition) on 9/27/2010.

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:

▶ **POSTPONE to the January 10, 2013 MPC Meeting.**

Staff is recommending postponement to allow time for the applicant to address concerns from staff regarding the proposed site plan that was submitted on November 28, 2012 (see comments below).

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) the

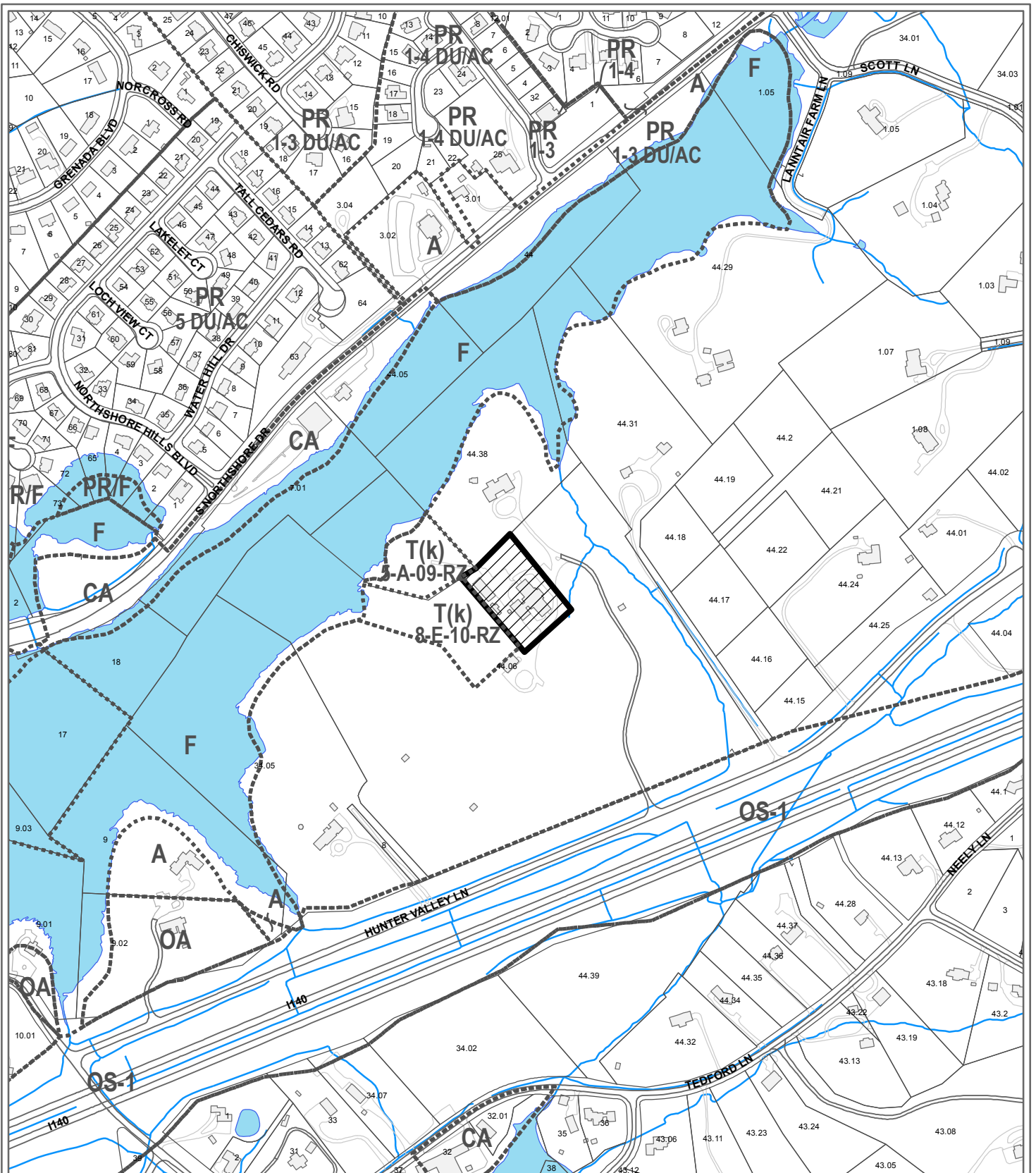
received a final approval on September 8, 2011. The Planning Commission recommended approval of the rezoning of a 1.7 acre portion of the site to T (Transition) on October 11, 2012 (10-D-12-RZ) to allow the horse stables/barn to be used as an event facility. The Knox County Commission approved the rezoning on November 19, 2012 conditioned to limited use as an event facility,

When the use on review application was submitted, the site plan documents included with the application only showed the existing site conditions and the building renovation plans. The site plan did not include any information regarding required parking and access to the proposed facility. Staff met with the applicant and requested a site plan that would address required parking and vehicular and pedestrian access. We received a site plan for review on November 28, 2012. The site plan was distributed to Planning Commission, County Engineering and County Fire Marshall staff for review. Staff has a number of concerns with the proposal and is recommending postponement to allow time for the applicant to address the concerns.

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.



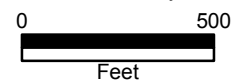
**12-A-12-UR
USE ON REVIEW**

Petitioner: Hunter Valley Farm, LLC



Conversion of horse stables into an event facility. in T (k) (Transition) & T (k) (Transition) pending

Map No: 155
Jurisdiction: County



Original Print Date: 11/28/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

HUNTER VALLEY FARM BANQUET BARN

9111 HUNTER VALLEY LANE
KNOXVILLE, TENNESSEE



ARCHITECT
ALLAN ASSOCIATES ARCHITECTS, PLLC
CONTACT: MARKUS CHADY A.I.A.
5516 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912
(865) 689-1302 FAX (865) 689-1378

MECHANICAL, PLUMBING
KELSO-REGEN ASSOCIATES, INC.
CONTACT: JOHN REGEN
201 SHERLAKE LANE
KNOXVILLE, TENNESSEE 37922
(865) 588-5348 FAX (865) 588-8267

ELECTRICAL
NORRIS AND ASSOCIATES ENGINEERS, INC.
CONTACT: DAVID DOBBS
5518 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912
(865) 584-3063 FAX (865) 584-3065

BUILDING CODE SUMMARY

ADAPTABLE CODES
2006 INTERNATIONAL BUILDING CODE
2003 ANSI A117 ACCESSIBILITY
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 ELECTRICAL CODE
2006 NFPA 1 - NFPA 101
EXISTING BUILDING DESCRIPTION
1 STORY WOOD FRAMED, TYPE V-B, NON-SPRINKLERED GORY ITORANT AT POND PER PER MARSHALL ASSEMBLY, A-2
BUILDING AREA: 6,024 S.F.
AREA 1 - OPEN FLOOR - 1,475 S.F. - 99 PERSON DESIGN OCCUPANT LOAD (15 S.F. NET/OCCUPANTS)
AREA 2 - PUB. BAR + DINING - 1,471 S.F. - 91 PERSON DESIGN OCCUPANT LOAD (NUMBER OF CHAIRS)

DRAWING INDEX:

ARCHITECTURAL
SD-1 SITE PLAN
A-10 LIFE SAFETY PLAN
A-2.0 BUILDING FLOOR PLAN
A-3.0 TOILET PLANS/ INTERIOR ELEVATION/ DETAILS
MECHANICAL / PLUMBING
M-1 HVAC/PLUMBING FLOOR PLAN
ELECTRICAL
E-1 FLOOR PLANS - ELECTRICAL
E-2 PANEL SCHEDULES
E-3 SCHEDULES AND DETAILS

12-A-12-01R
REVISED
11-28-12

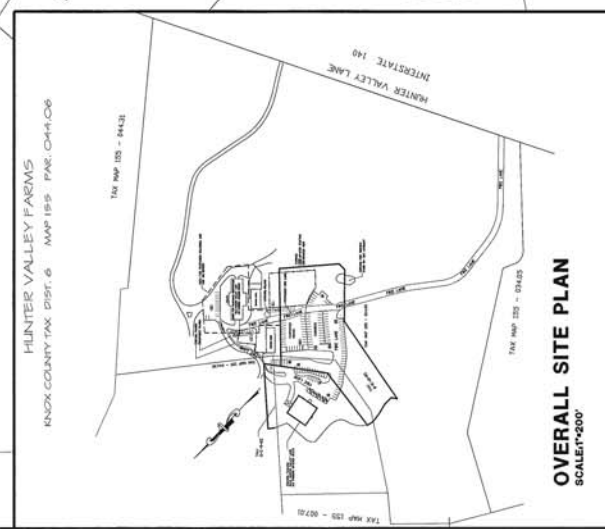
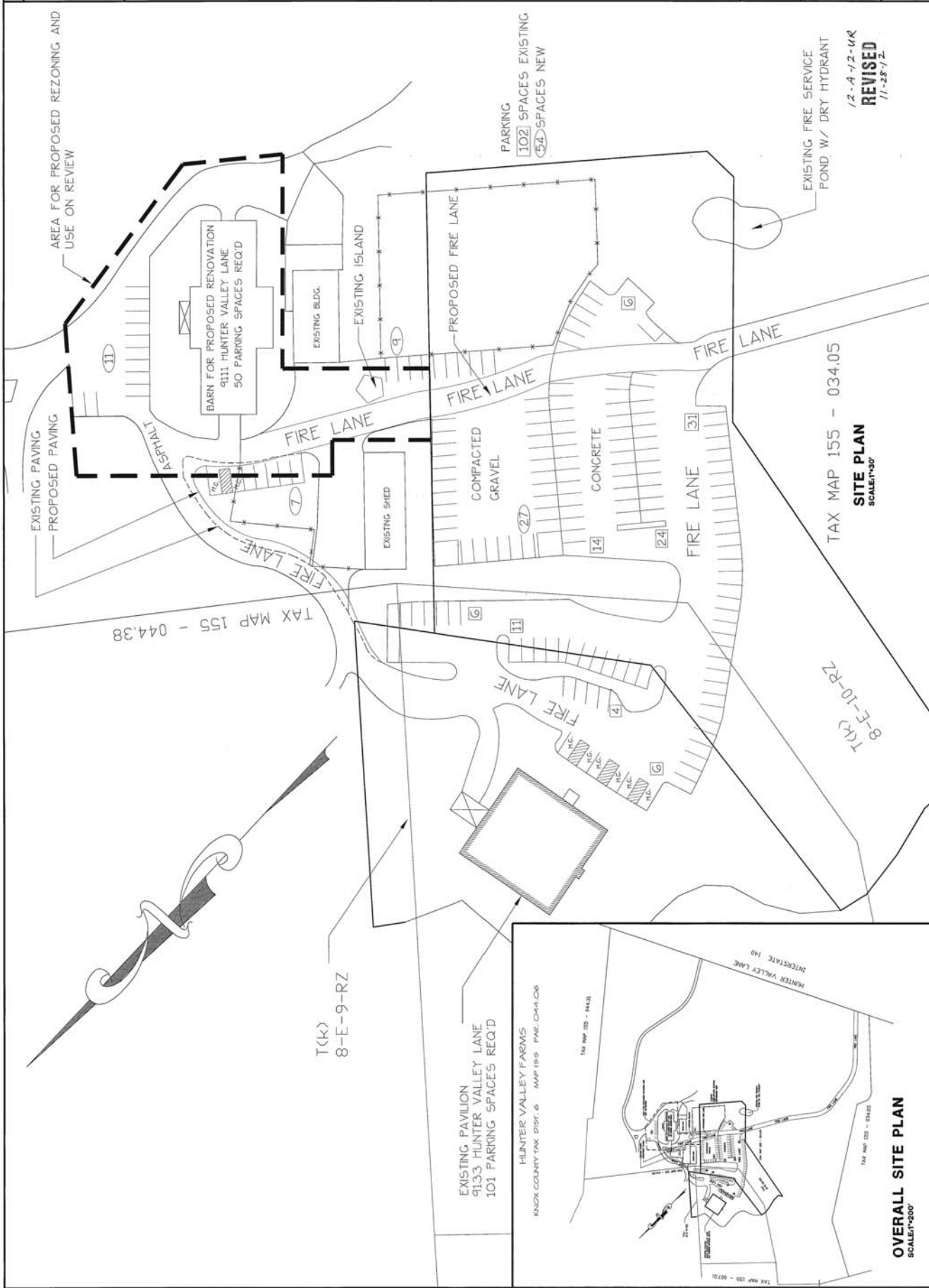


DATE: 11/28/12

NO. REV.	DATE	BY	REVISIONS
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10	11/16/12		
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8			
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4			
3			
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1			

HUNTER VALLEY FARM BANQUET BARN
 8111 HUNTER VALLEY LANE
 KNOXVILLE, TENNESSEE
ALLAN ASSOCIATES ARCHITECTS
 GEORGE H. ALLAN AIA
 MARK D. ALLAN AIA
 6516-1A WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912
 606 / 688-1902

SD-1
 SHEET NUMBER



EXISTING FIRE SERVICE
 POND W/ DRY HYDRANT
 12-14-12-UK
REVISED
 11-28-12

TAX MAP 155 - 034.05
SITE PLAN
 SCALE 1"=30'

AREA FOR PROPOSED REZONING AND
 USE ON REVIEW

EXISTING PAVING
 PROPOSED PAVING

TAX MAP 155 - 044.38

T(K)
 8-E-9-RZ

EXISTING PAVILION
 9133 HUNTER VALLEY LANE
 101 PARKING SPACES REQ'D

HUNTER VALLEY FARMS
 HUNTER VALLEY LANE
 HUNTER VALLEY LANE
 INTERSTATE 140

TAX MAP 155 - 044.05

TAX MAP 155 - 044.06

TAX MAP 155 - 044.05

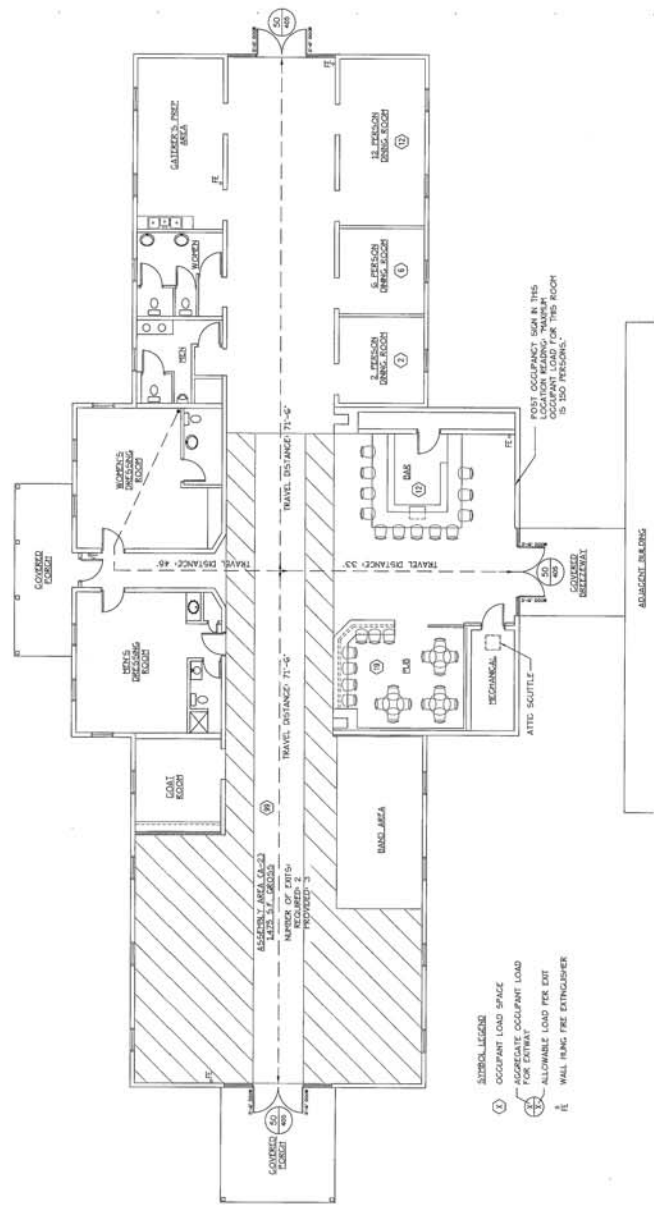
DATE	11-28-12
APPR. BY	MJC
CHKD. BY	MJC
PROJECT NO.	
SHEET NO.	
TITLE	
REVISIONS	

ALLAN ASSOCIATES ARCHITECTS
 891 HUNTER VALLEY LANE
 KNOXVILLE, TENNESSEE
LIFE SAFETY PLAN
 HUNTER VALLEY FARM BANQUET BARN
 KNOXVILLE, TENNESSEE
 GEORGE H. ALLAN AIA.
 MARK D. ALLAN AIA.
 605 / 698-1302
 5519-1A WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912



SHEET NUMBER
A-1.0

/2-A-12-LR
REVISED
 // -28-12



LIFE SAFETY PLAN
 SCALE: 1/8"=1'-0"