

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

► **FILE #:** 1-H-18-UR **AGENDA ITEM #:** 59

POSTPONEMENT(S): 1/11/2018 - 2/8/2018 **AGENDA DATE:** 4/12/2018

► **APPLICANT:** KENTON YEAGER

OWNER(S): Roma Renfro

TAX ID NUMBER: 98 112.03, 112.06, 112.08

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2604 Bella Vista Ln

► **LOCATION:** East side Bella Vista Ln, north of Kodak Rd.

► **APPX. SIZE OF TRACT:** 58 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Bella Vista Ln, a local street with 20' of pavement width within 30' of 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:** Agricultural, vacant

► **PROPOSED USE:** Rural retreat

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Large lot residential / A (Agricultural)

South: Large lot residential, Farm / A (Agricultural)

East: Large lot residential, Farm / A (Agricultural)

West: Large lot residential, 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:

► **WITHDRAW** the application as requested by the applicant.

### COMMENTS:

This proposal is for a small rural retreat that will utilize the existing house and construct a new meditation hall. The expected number of events per year include meditation classes two to four evenings a week, two weekend retreats a month, two 5-day retreats a year, ten 1-day retreats a year, and twelve events that are facility rentals to outside groups. The number of attendees per event range from 6 people attending an evening meditation session, 30 people at a weekend course, and 50 people for day rentals.

ESTIMATED TRAFFIC IMPACT: Not required.

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.