

▶ **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:

▶ **POSTPONE until the May 10, 2018 MPC meeting as recommended by staff.**

The applicant has stated to staff that they intend to table or withdraw the application, however, as of the publication of the staff report this request has not been officially submitted.

COMMENTS:

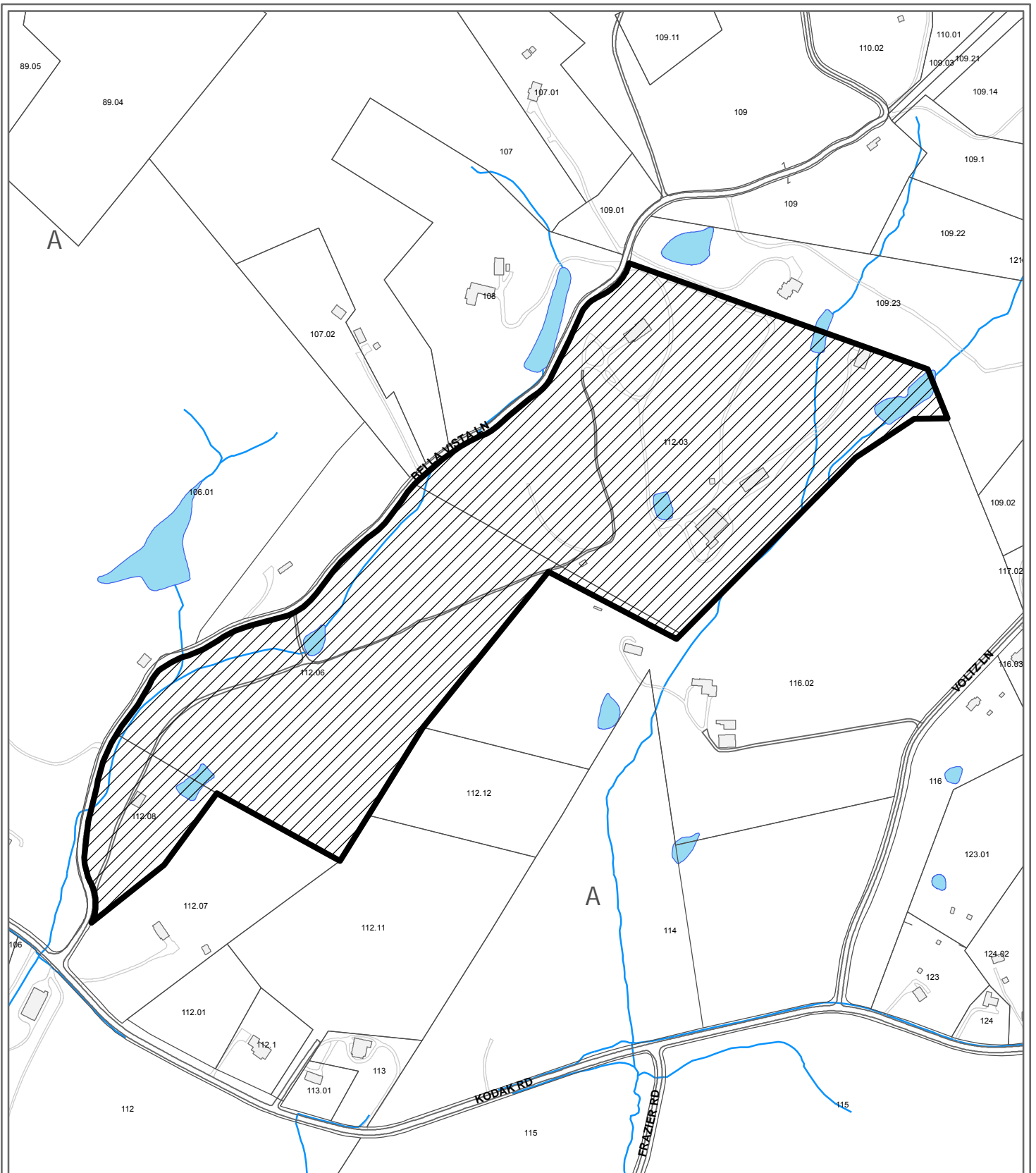
This proposal is for a small rural retreat that will utilize the existing house and construct a new meditation hall. The expected number of events per year include meditation classes two to four evenings a week, two weekend retreats a month, two 5-day retreats a year, ten 1-day retreats a year, and twelve 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.

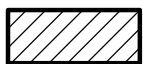
ESTIMATED STUDENT YIELD: Not applicable.

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.



**1-H-18-UR
USE ON REVIEW**

Petitioner: Yeager, Kenton



Rural retreat in A (Agricultural)

Map No: 98
Jurisdiction: County



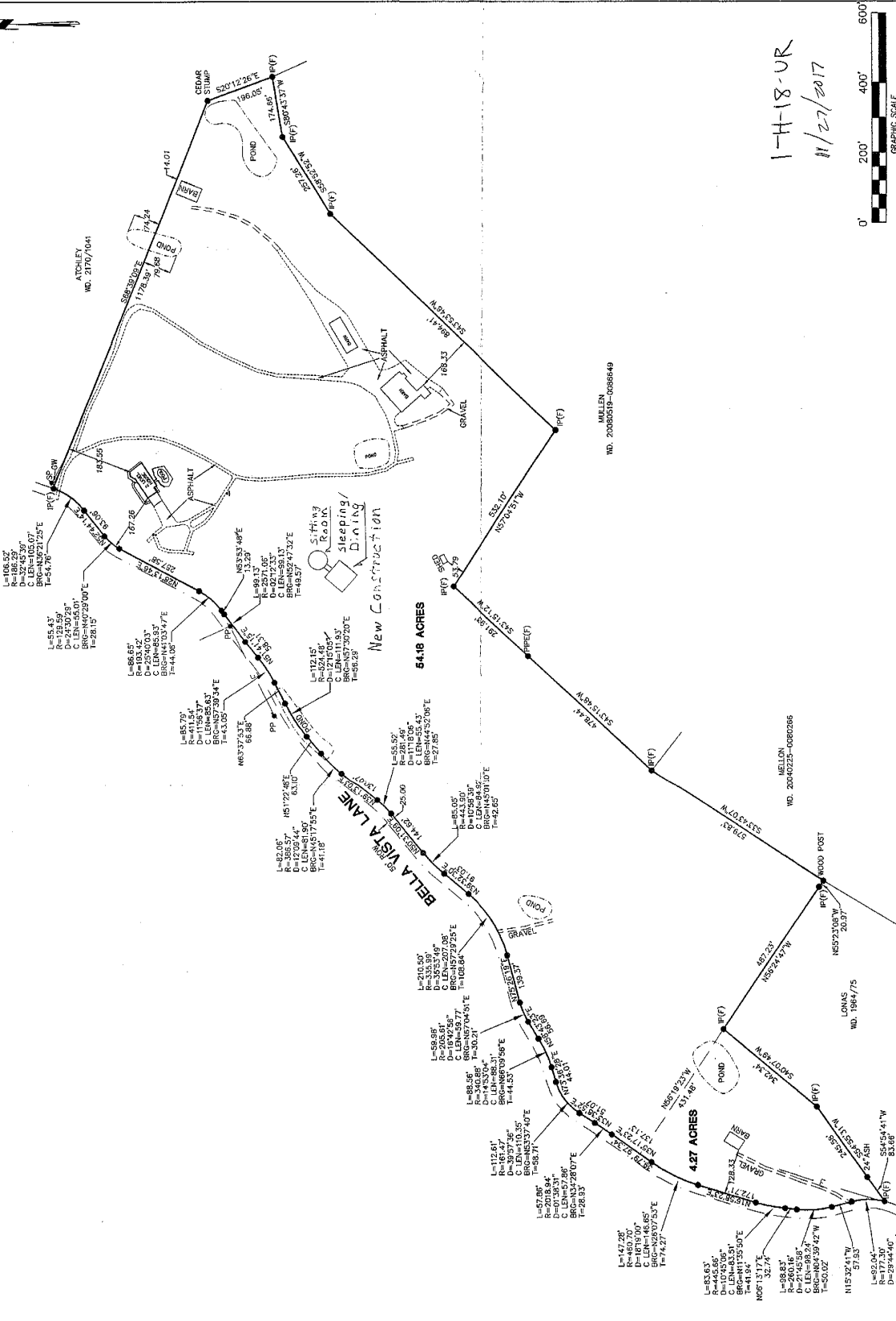
Original Print Date: 12/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

NOTES:
 FROM PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

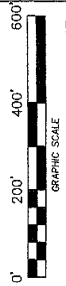
MPC April 12, 2018

- LEGEND
- PIN FOUND
 - (F) FOUND
 - (S) SET
 - (C) SET TRIP SERVICE POLE
 - (W) SET WIRE
 - (PP) SET ELECTRIC POLE

58.45 ACRES TOTAL



1-H-18-UR
 11/22/2017

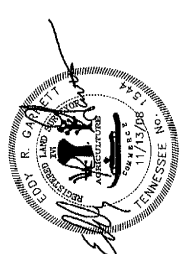


GARRETT & ASSOCIATES
 EDDY R. GARRETT FLS #1544
 4839 SHADY RD.
 STRANDBERY PLAINS, TN 37871
 PHONE: (663)-633-1277
 FAX: (663)-633-1277

DATE 11/13/08
 REVISIONS
 DRAWN BY TH
 BEARING BASE
 SCALE 1"=200'

SURVEY FOR ROMA RENFRO
 LOCATED WITHIN THE 1ST DISTRICT OF KNOX COUNTY, TENNESSEE
 TAX MAP 38 PARCEL 112.08, 112.09, 112.03 & 105.09
 WARRANTY DEED BK/PG 20000522-0635327, 1935/926, 2246/955 & 2172/751 (WSP)

NEW CONSTRUCTION
 SLEEPING/DINING
 SITTING AREA



THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL BUREAU OF LAND MANAGEMENT PLAT MAP AND FINDING THE DESCRIBED PROPERTY IS NOT LOCATED IN A FEDERAL RESERVE OR OTHER LAND OF THE UNITED STATES AND I HEREBY CERTIFY THAT THIS IS A CORRECT SURVEY AND THAT THE PROPERTY IS THE SAME AS SHOWN THEREON.

EDDY R. GARRETT, REGISTERED LAND SURVEYOR NO. 1544

Zoning details for the application to designate the property as a small rural retreat.

There are three separate tax listing addresses on the property known as 2604 Bella Vista Lane 37914

They are:

2604 Bella Vista Lane 37914

22860 Bella Vista Lane 37914

0 Bella Vista Lane 37914

4.104.01 section A

1. Number of employees

We will have two paid employees and an estimate of six volunteers.

2. Hours of operation

We will be in operation between 9am and 8pm on days that special events are not held. Special events will possibly run later.

3. Provisions of overnight accommodations, duration, ect.

No overnight housing on site

4. Provisions of restroom facilities

We have restrooms in the main house. We will add restrooms to the new meditation hall.

5. Proposed lighting

We will meet all lighting codes as necessary, giving special attention to dark sky ordinances.

6. Sound amplification to be used

In new meditation hall there will be sound amplification.

7. Temporary structures, including tents, to be used in association with planned events

We anticipate occasionally renting the facilities to small weddings and corporate events and they may need tents to support those events.

8. Security to be provided

We will have an alarm system on all facilities. We will have a fence around the pool. We plan to add a security gate located at the main entrance. We will add exterior landscape lighting to provide security. There will be AMS personnel during all events.

9. Location of trash receptacles and method of trash removal

We will pay for trash removal services and the in house staff will manage it on the property.

10. Traffic management and parking plans

Staff will direct traffic and parking. We want to add a gravel parking lot so it is a water permeable surface.

1-H-18-UR

Revised: 1/19/2018

11. The expected number of events per year

We anticipate holding meditation classes two to four evenings a week. We hope to have two weekend retreats a month. We anticipate to having two, 5-day retreats a year. We anticipate ten one-day retreats a year. We anticipate twelve events that are facility rentals to outside groups.

12. The expected number of attendees per event

Depending on the event, it could range between 6 people attending an evening meditation session, to 30 people at a weekend course, to 50 for day rentals.

Other documentation as deemed necessary.

4.104.02

- a. Road access: We will have a traffic analysis done
- b. Minimum parcel size: The parcel is 58+ acres.
- c. Maximum floor area: Compliant
- d. All buildings will be set back 200 feet from property lines: We will building a new meditation hall.. This will be located to meet all setback requirements. Some of the other buildings are within the 200' restriction but will not be active in our daily running of the center.
- e. Parking: We would prefer a gravel parking lot for water management and runoff reasons.
- f. Recreational incidental and subordinate to primary purpose: We anticipate bonfires in accordance with open burn regulations. We will also be in compliance with setback requirements. Only event guests and property owners will use these facilities
- g. Signage: All signage will be in compliance with article 3 section 3.90
- h. Overnight accommodations: There will be no overnight accommodations at this point.
- i. Noise: We will be within all limits and ordinances of sound and noise. We will have equipment on site to measure it.
- j. Proof of the availability of water and water disposal: All facilities will have potable water and septic system availability.
- k. Restrooms: We will bring all restrooms up to code that are needed at the facilities as well as building new ones with the new construction.
- l. Outdoor lighting: We will adhere to the lighting requirements of article 4 section 4.10.10 giving special attention to dark sky ordinances.
- m. Buildings that host events: We will upgrade all buildings to comply with all building and fire codes as needed.
- n. Prevent adverse impact on adjoining parcels: It is imperative for us to be good neighbors to the community and we will develop our programming too not be disruptive to any neighbors

1-H-18-UR

Revised: 1/19/2018

The American Meditation Society Center for Peace and Unfoldment:

The American Meditation Society was founded in 1976 as a non-profit 501(c)(3), non-sectarian, educational organization devoted to offering meditation classes and retreats. AMS is largely maintained on a volunteer basis by its members under the direction of its board of directors and its administrative team .It is affiliated with sister organizations and teachers in Canada, England, Denmark, Spain, Belgium, and Ireland. Based out of Knoxville TN, AMS conducts meditation retreats in various locations throughout the United States and offers teacher training certification courses.

AMS holds an extensive library of transcripts, video and audio recordings of its founder Gururaj Ananda teaching when he visited the United States during 1977-1988.

Center Mission Statement The center will serve both the local Knoxville community and the greater national community by sharing meditation and mindfulness practices to promote both personal and community peace, health, compassion, and wisdom. This will be a world class center offering instruction in meditation and mindfulness through classes and courses. The center will also be a place to share complimentary teachings from other wisdom practices and organizations as deemed appropriate.

The center will house the collected works of Gururaj and work to make that information widely and easily available.

Operations and Programming - The AMS National Center will:

- Provide a beautiful place to come together to nurture peace, compassion, and understanding.
- Serve as a location for courses, retreats, and some event programming
- Offer weekend and 5-day retreats for up to 35 people
- Offer all levels of meditation classes from the regions certified teachers
- Bring in renowned national and international teachers to work with our community
- Offer both regional and national teacher certification
- Hold live webinar courses and stream programing
- Partner with local educational and service groups that could benefit from these practices and teachings
- Develop community outreach programming
- House the extensive AMS media archives and library.
- Occasionally be offered as a rental facility for events when not needed for AMS mission programming.
- Be a place to teach, to grow, to recover, to learn, to share, to retreat, and to come together to help each other unfold our true potential.

If the world ever needed this, it is right now! Meditation and Mindfulness is no longer seen as a strange cult in the shadows; it is moving to the forefront of new understanding. If we can teach people to understand how the mind truly works and help them become aware of their true selves, their unchanging consciousness, we can start from that place of awareness to help heal this angry and divided world.

1-H-18-UR

Revised: 1/19/2018

1-H-18-UR-PP-2-8-18

Knox MPC Mail - Fwd: Zoning



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Zoning

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Tue, Jan 30, 2018 at 12:24 PM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Postponement request.

----- Forwarded message -----

From: **Kenton Yeager** <Kenton@americanmeditationsociety.org>

Date: Tue, Jan 30, 2018 at 11:57 AM

Subject: Re: Zoning

To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Thank you Mike Yes we would like to postpone file # (1-H-18-UR) until the April 12th 2018 meeting. Working with our architect and contractor we need additional time to revise our development plan. Thank you for your understanding.

kenton

Kenton Yeager
President - American Meditation Society
Professor - University of Tennessee
Head - UT Mindfulness Community of Scholars
Faculty Adviser - UT Mindfulness and Meditation Club
Kenton@americanmeditationsociety.org



On Tue, Jan 30, 2018 at 10:36 AM, Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:

Kenton,

When you have an opportunity, please send me a postponement request. I need to finalize the February agenda packet in the next couple days.

See my email below for more info on postponing.

Thanks! Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827
f 865-215-2068

Use on Review Development Plan

Name of Applicant: Kenton Yeager

Date Filed: 11/27/17 Meeting Date: 1/9/18

Application Accepted by: Bussseau

Fee Amount: _____ File Number: Development Plan

Fee Amount: \$1200 File Number: Use on Review 1-H-18-UR



PROPERTY INFORMATION

Address: 2604 Bella Vista Ln
 General Location: SE side Bella Vista Ln, NE of Kodak Rd
 Tract Size: 58 No. of Units: 1
 Zoning District: A
 Existing Land Use: Agricultural

Planning Sector: East County
 Sector Plan Proposed Land Use Classification: AG

Growth Policy Plan Designation: Rural Area
 Census Tract: 54.02
 Traffic Zone: 128
 Parcel ID Number(s): 098-11203, 098-11206, 098-11208
 Jurisdiction: City Council _____ District
 County Commission 8th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Roma Y Renfro
 Company: _____
 Address: 2604 Bella Vista Ln
 City: Knoxville State: TN zip: 37914
 Telephone: 865-719-1823
 Fax: _____
 E-mail: RomaRenfro@yahoo.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Kenton Yeager
 Company: American Meditation Society
 Address: 2201 Tomassee Dr.
 City: Knoxville State: TN zip: 37920
 Telephone: 865-368-1564
 Fax: _____
 E-mail: kentone@Americanmeditationsociety.org

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____

Other (Be Specific)
Small Rural Retreat

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT
 Name: Kenton Yeager
 Company: American Meditation Society
 Address: 2201 Tomassee Dr
 City: Knoxville State: TN zip: 37920
 Telephone: 865-368-1564
 E-mail: kentone@Americanmeditationsociety.org

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	•	City	•	State	•	Zip	Owner	Option
------	---------	---	------	---	-------	---	-----	-------	--------

Ronna Yankee Rempres <i>[Signature]</i>	2604 Bella Vista Dr.	•	Knoxville	•	TN	•	37914	V	
	306 Blodgett	•	FARGO	•	ND	•	58102		



REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before Dec. 27, 2017 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: [Handwritten Signature]
Printed name: Kenton Yeager
MPC/BZA File #: 1-H-18-UR

Suite 403 - City County Building
400 Main Street
Knoxville, Tennessee 37902
865-215-2500
FAX - 215-2068
www.knoxmpc.org