

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 2-D-18-UR **AGENDA ITEM #:** 61
 POSTPONEMENT(S): 2/8/18-3/8/18 **AGENDA DATE:** 4/12/2018

► **APPLICANT:** B & B VENTURES LLC
 OWNER(S): B & B Ventures LLC

TAX ID NUMBER: 155 023 AND PART OF 024 [View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 2592 Keller Bend Rd

► **LOCATION:** East side of Keller Bend Rd., northeast of Citadel Ln.

► **APPX. SIZE OF TRACT:** 10.74 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Keller Bend Rd., a local street with a 19' pavement width within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

► **ZONING:** A (Agricultural)

► **EXISTING LAND USE:** Residence and vacant land

► **PROPOSED USE:** Rural Retreat

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land - PR (Planned Residential)

South: Residence and vacant land - A (Agricultural)

East: Vacant land - A (Agricultural)

West: Residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area of predominantly rural residential development under A (Agricultural) zoning. Some low density residential development has occurred recently in the area under PR (Planned Residential) zoning.

STAFF RECOMMENDATION:

► **POSTPONE** until the May 10, 2018 MPC meeting as requested by the applicant.

The applicant has requested a postponement to allow time to address comments from staff.

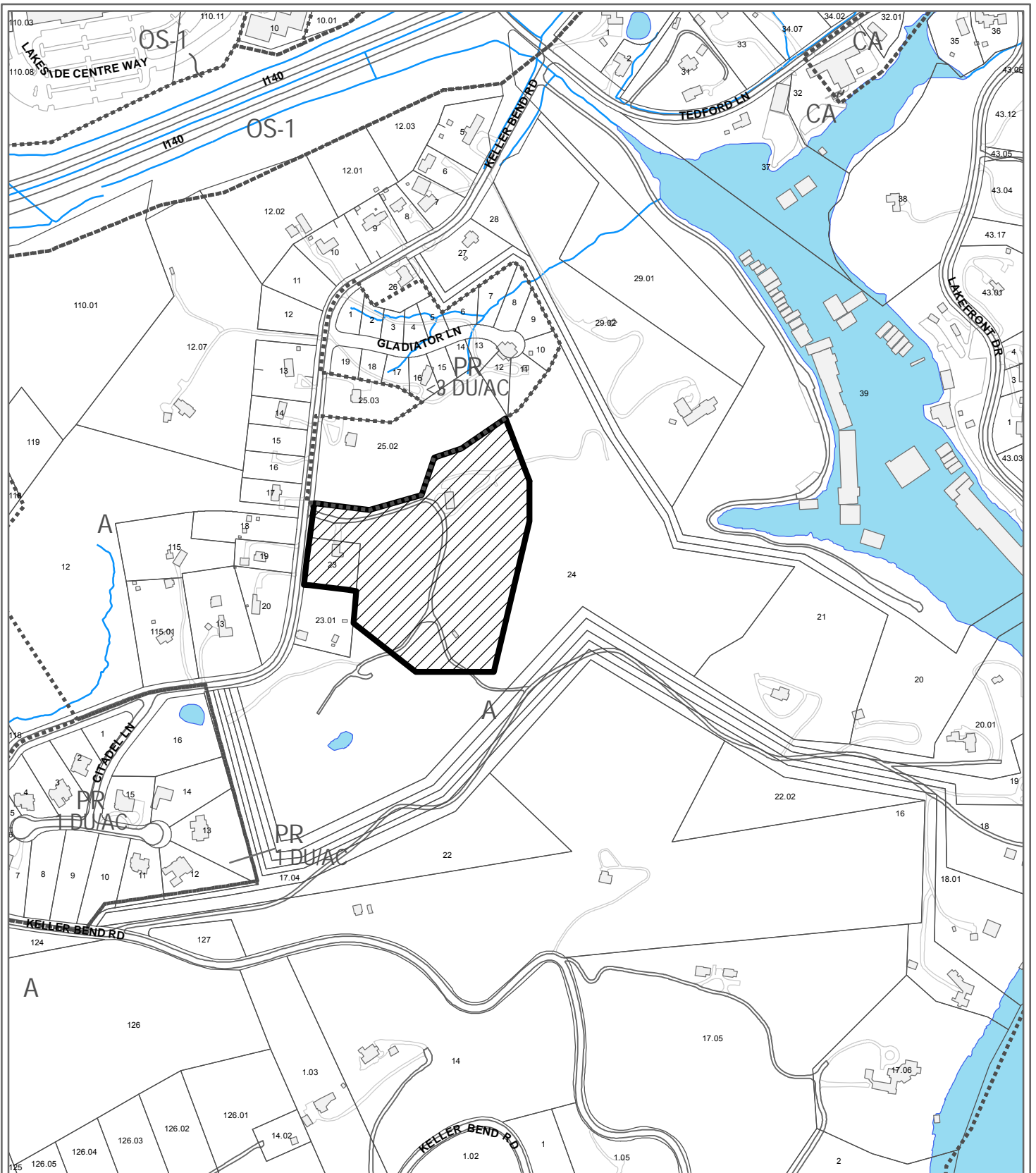
COMMENTS:

This proposal is for a rural retreat for special events including weddings, corporate meetings and other special occasions with an anticipated total of 30 to 50 events per year. The average number of attendees will be approximately 125 with no more than 300 being allowed per event. An existing 2,000 square foot building on site will be used for indoor events. Tents may also be staged for events at the outdoor activity locations.

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.



**2-D-18-UR
USE ON REVIEW**



Rural Retreat in A (Agricultural)

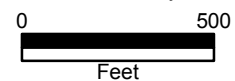
Original Print Date: 1/16/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

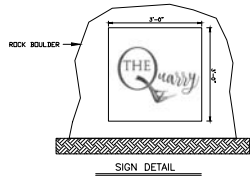
Revised:

Petitioner: B & B Ventures LLC

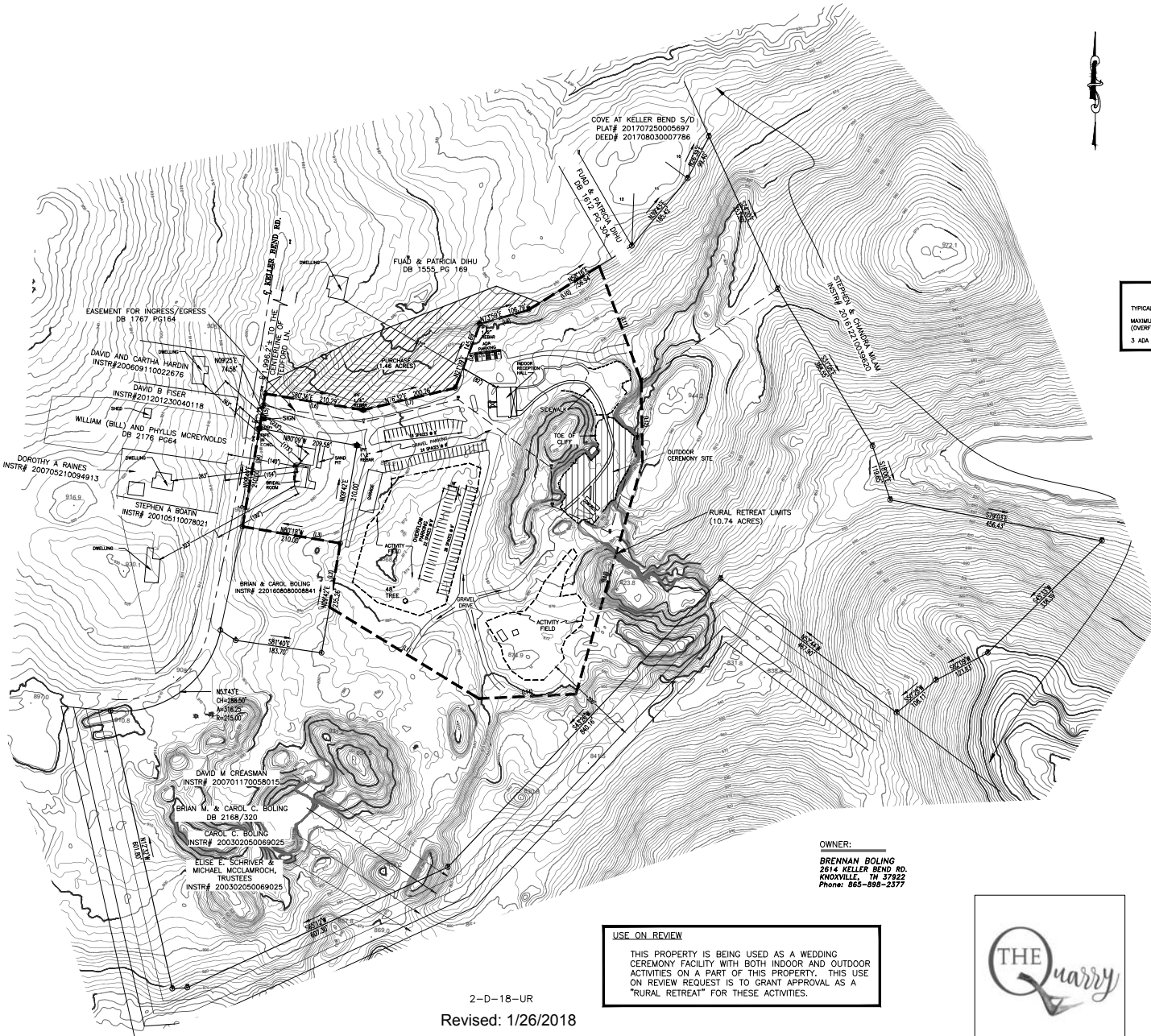
Map No: 155

Jurisdiction: County





LINE	BEARING	DISTANCE
L1	N58°31'W	370.66'
L2	N09°42'E	136.39'
L3	N80°18'W	210.00'
L4	N09°49'E	210.55'
L5	N09°25'E	74.58'
L6	S80°36'E	210.29'
L7	N76°32'E	200.26'
L8	N21°09'E	145.69'
L9	N73°59'E	106.79'
L10	N58°16'E	175.81'
L11	S20°04'E	259.13'
L12	S00°52'E	171.43'
L13	S16°03'W	510.64'
L14	S87°22'W	205.55'



2-D-18-UR

Revised: 1/26/2018

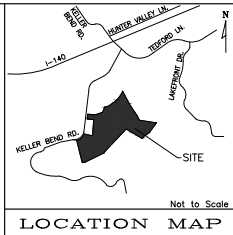
REVISED: 1/3/18 - UPDATED DISTANCES BETWEEN ACTIVITY AREAS & DWELLINGS OR PROPERTY LINES.

USE ON REVIEW

THIS PROPERTY IS BEING USED AS A WEDDING CEREMONY FACILITY WITH BOTH INDOOR AND OUTDOOR ACTIVITIES ON A PART OF THIS PROPERTY. THIS USE ON REVIEW REQUEST IS TO GRANT APPROVAL AS A "RURAL RETREAT" FOR THESE ACTIVITIES.

OWNER:

BRENNAN BOLING
2614 KELLER BEND RD.
KNOXVILLE, TN 37922
Phone: 865-888-2577



- NOTES:
1. BOUNDARY FOUND (PT) SHOWN ON PLAT.
 2. PROPERTY BOUNDARY IS BASED ON A SURVEY BY JAMES H. LOWERY DATED 2004. KELLER BEND RD NOT DATED DECEMBER 21, 2011, AND HAVING SURVEY NUMBER #11076.
 3. THIS PROPERTY IS ZONED AGRICULTURAL.
 4. THIS PROPERTY CONTAINS 12.80 ACRES TOTAL. 10.74 ACRES HAS BEEN DEDICATED AS A RURAL RETREAT.
 5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A "RURAL RETREAT" UPON THIS PROPERTY.
 6. HOUSE LOCATION ON ADJACENT LAND IS BASED ON AERIAL PHOTOGRAPHY.

PARKING REQUIREMENTS

TYPICAL EVENT: 120 GUESTS - 40 PARKING SPACES REQUIRED, 42 PROVIDED.
MAXIMUM EVENT: 300 GUESTS - 100 PARKING SPACES REQUIRED, 100 PROVIDED (OVERFLOW PARKING IN ACTIVITY FIELD).
3 ADA PARKING SPACES AND 1 VAN ADA PARKING SPACE.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. 2534

DEVELOPMENT PLAN FOR

"THE Quarry"

KELLER BEND RD.

TAX MAP 155, PARCELS 23 & 24
DISTRICT 6, KNOX COUNTY, TN

SCALE: 1" = 100' JANUARY 18, 2018

0 100 200 300

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 FAIRFAX DRIVE
KNOXVILLE, TENNESSEE 37908
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

25084-SP

REFERENCE DEED: INSTR. #201112300035935

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Rural Retreat Application

2-D-18-UR
1/3/18

Venue Name: The Quarry

Type of Business: Wedding and Special Event Venue

Location: 2320 Keller Bend Rd. Knoxville, TN 37922

Zoned: Agricultural

Size of Property: We have roughly 35 acres owned by Brian Boling and a 1 acre lot (with house) owned by Brennan and Lindsey Boling. Each property is being leased to B&B Ventures (DBA: The Quarry). We have delineated 10.74 acres to use as the Rural Retreat.

Proposed activities for The Quarry:

1. Number of employees:

The Quarry is a family business founded by Brennan and Lindsey Boling and Morgan and Christophor Burton. These four owners also are the managers that execute the services required for an event including landscaping, building maintenance, marketing and sales, custom wedding design, and wedding planning & coordination. As business grows the company anticipates hiring additional employees. In 2018, these will likely include 2-3 interns for event planning and landscaping; 2-4 employees for "day of" duties during events. For example, there may be parking attendants and a security guard (likely an off-duty officer) to patrol the parking lot and venue during events. Additionally, there will be vendors onsite as all food and beverages provided at any event would be supplied by a licensed and insured caterer and bartender and music will be provided by a DJ or band.

2. The hours of operations:

The Quarry will only be accessible during a scheduled event or for private showings. The property will be inaccessible at all other times. The majority of events are weddings which take place predominately on Fridays or Saturdays. The duration of a wedding would be no longer than 8 hours and begin no earlier than 10am and end no later than 10pm (For example, 10am-6pm or 2pm-10pm).

3. Provision of overnight accommodations, duration, etc.:

No overnight accommodations offered.

4. Provision of restroom facilities:

The Quarry will utilize portable VIP luxury toilets for our events. These units are ADA accessible trailer bathrooms either owned or rented by The Quarry. Portable restrooms are important at The Quarry as they would allow us to be flexible in regards to the areas where we host events. For example, the restroom can be parked next to The Terrazzo (the building onsite) if the reception will take place indoors or it can be moved near The Canyon if the event will only take place in the outdoor location. Pictures and blueprints of the type of restroom facilities discussed will be provided. Note: The Terrazzo building does not exceed the permitted maximum floor area, even with the additional building at the site.

5. Proposed lighting:

Indoor lighting (in the Terrazzo) includes chandeliers, pendent, track, and bistro lighting under the patio. Outdoor lighting consists of bistro lighting hung from trees, portable rechargeable LED lights are used for ambiance lighting throughout the landscape, and rental of additional lighting is possible when tents are used. Flood lights or any recommended lighting source for in the parking lot. Additionally, there are flood lights on each corner of the Terrazzo.

6. Sound amplification to be used:

Sound amplification is provided by hired entertainment (DJ or band). The Quarry staff will make the hired entertainment aware of the sound restrictions and insure that sound levels do not exceed limits set forth in this ordinance amendment. The two areas used in conjunction with sound systems and amplification are in the Terrazzo building or in a canyon that by its nature effectively dampens sound from the events, all making it possible to control the decibel level for adjacent property owners.

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

On some occasions, we will require tents to be used in our outdoor location. Tents will be rented from a local party company and sizes can range from 10x10' and up to 40x100'. Not all events will require a temporary structure.

8. Security to be provided (alarm, fence, cameras, lighting, personnel):

As you turn into The Quarry property there is a gate roughly 210' from Keller Bend road. This gate remains locked and the property is only accessible during scheduled tours or booked events. The Bridal Suites (house at the entrance of proposed Rural Retreat) has a motion alert video recording and light system. Further, there are more motion camera/lights on each corner of the Terrazzo building on the venue property. The company intends to employ at least one off-duty officer or hired security guard for each event. They would be patrolling the parking area as well as assisting the other personnel with overall security for the event.

9. Location of trash receptacles and method of trash removal:

Trash receptacles will be placed in strategic locations depending of the design layout for each event. Trash removal is done by The Quarry staff via a rental dumpster. We do our best to recycle what we can.

10. Traffic management and parking plans:

The site has the required direct access to Keller Bend Road. Parking at The Quarry is a gravel parking area large enough at this time to accommodate 100-125 cars. There is also a large field that can be used for additional vehicles. There is a roughly 410' driveway from the entrance off of Keller Bend Rd to the parking area. This allows The Quarry to keep Keller Bend Road clear of sitting traffic as guest arrive and leave. Further, the entrance to The Quarry is located on a stretch of Keller Bend Rd. that has a line of site of 600' in both directions. This allows for safe arrival and exit for guests of each event. The width of the driveway is over 25 foot, allowing enough space for emergency equipment to easily navigate if required.

11. The expected number of events per year:

We would anticipate 15-25 weddings in 2018 and our plans are to increase business up to 30-50 total events per year including corporate meetings, special occasions, and weddings.

12. The expected number of attendees per event:

We anticipate the average number of attendees will be 125. No more than 300 will be allowed per event.

13. Other documentation as deemed necessary by MPC staff.

Setbacks from property lines are met with the exception of the property of Mr. Fuad DiHu at 2314 Keller Bend Rd. and Brian and Casey Boling at 2336 Keller Bend Rd. who have signed a waiver which will be produced at, or prior to the hearing of this application. The setback required from existing residential dwellings is met except for the residence of Dorothy Raines at 2335 Keller Bend Rd. and David and Cartha Hardin at 2321 Keller Bend Rd. who have signed a waiver which will be produced at, or prior to the hearing of this application. All gravel driveways and parking are located on an essentially level, well drained ground and are maintained in good condition. Our request is that such driveways and parking be approved as gravel.

There are three building on the proposed Rural Retreat. One is the actual building used for events. We call this building the Terrazzo. Another is not used for any event functions but does serve as storage space for furniture/accessories/land maintenance equipment. The third building is a house that we intend to use as a preparation site for bridal parties. This space would only be utilized for a couple of hours per event for brides and bridesmaids to have their hair and makeup done before the ceremony. The combined three buildings do not exceed the permitted maximum floor area.

2-D-18-UR-PP-3-8-18

KNOXVILLE-KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION TENNESSEE

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

Request to Postpone • Table • Withdraw

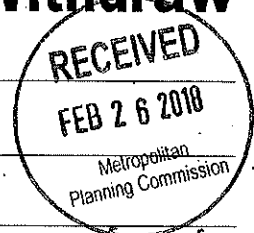
Name of Applicant: B2B Ventures LLC

AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 2-D-18-UR

Date Scheduled for MPC Review: 3/8/18

Date Request Filed: 2/26/18 Request Accepted by: S. mechee



REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

April 12, 2018

DATE OF FUTURE MPC PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: David Harlow

PLEASE PRINT
Name: David Harlow

Address: 4334 Popemill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harlow@dm-pcm

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



2-D-18-UR-PP-2-8-18

Tom Brechko <tom.brechko@knoxmpc.org>

B & B Ventures, LLC - Use on Review No. 2-D-18-UR

1 message

Davenport, Angie G. <ADavenport@lewisthomason.com>
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Wed, Jan 24, 2018 at 11:45 AM



Mr. Brechko,

Please be advised that we need to postpone the referenced item from the February 8, 2018 agenda. We ask that the item be postponed to the March 8, 2018 MPC meeting.

Sent on behalf of John King.



LEWIS THOMASON

Angie Davenport Legal Secretary
Lewis, Thomason, King, Krieg & Waldrop, P.C.
620 Market St., 5th Floor | P.O. Box 2425 | Knoxville, TN 37901
Tel: 865-541-5288 | Fax: 865-523-6529
Web Page

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☒ Use on Review ☐ Development PlanName of Applicant: B&B Ventures LLCDate Filed: 12/27/17Meeting Date: 2/8/17Application Accepted by: M. PayneFee Amount: [REDACTED] File Number: Development Plan 7Fee Amount: 1200.00 File Number: Use on Review 2-D-18-UR

RECEIVED

DEC 27 2017

Metropolitan
Planning Commission

PROPERTY INFORMATION

Address: 2592 Keller Bend RdGeneral Location: SE side Keller Bend Road
SW of Tedford LaneTract Size: 10.74 acres No. of Units: N/AZoning District: AgricultureExisting Land Use: Forest/VacantPlanning Sector: Southwest CountySector Plan Proposed Land Use Classification:
RR & HPGrowth Policy Plan Designation: RuralCensus Tract: 57.10Traffic Zone: 177Parcel ID Number(s): 155 Rural 23 & Part of 24Jurisdiction: ☐ City Council _____ District☒ County Commission 4th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Brennan BolingCompany: B&B Ventures LLCAddress: 2614 Keller Bend RdCity: Knoxville State: TN Zip: 37922Telephone: 898-2377

Fax: _____

E-mail: brennan@thequarvenue.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David HarbinCompany: Batson Himes Novelty & PoeAddress: 4334 Papermill DriveCity: Knoxville State: TN Zip: 37909Telephone: 588-6472Fax: 588-6473E-mail: harbin@bhn-p.com

APPROVAL REQUESTED

☐ Development Plan: Residential ☒ Non-Residential☐ Home Occupation (Specify Occupation)

_____☒ Other (Be Specific)Approval of a Rural Retreat
within urban Agriculture zone

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: David Harbin

PLEASE PRINT

Name: David HarbinCompany: Batson Himes Novelty & PoeAddress: 4334 Papermill DrCity: Knoxville State: TN Zip: 37909Telephone: 588-6472E-mail: harbin@bhn-p.

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

Brennan Boling

2592 Keller Bend Rd
Knoxville, TN 37922

✓



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 1/26/18, consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: _____

Printed name: _____

MPC/BZA File #: _____

Suite 403 • City County Building
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