

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 1-H-18-UR **AGENDA ITEM #:** 34
 POSTPONEMENT(S): 1/11/18 **AGENDA DATE:** 2/8/2018

► **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 April 12, 2018 MPC meeting as requested by the applicant.

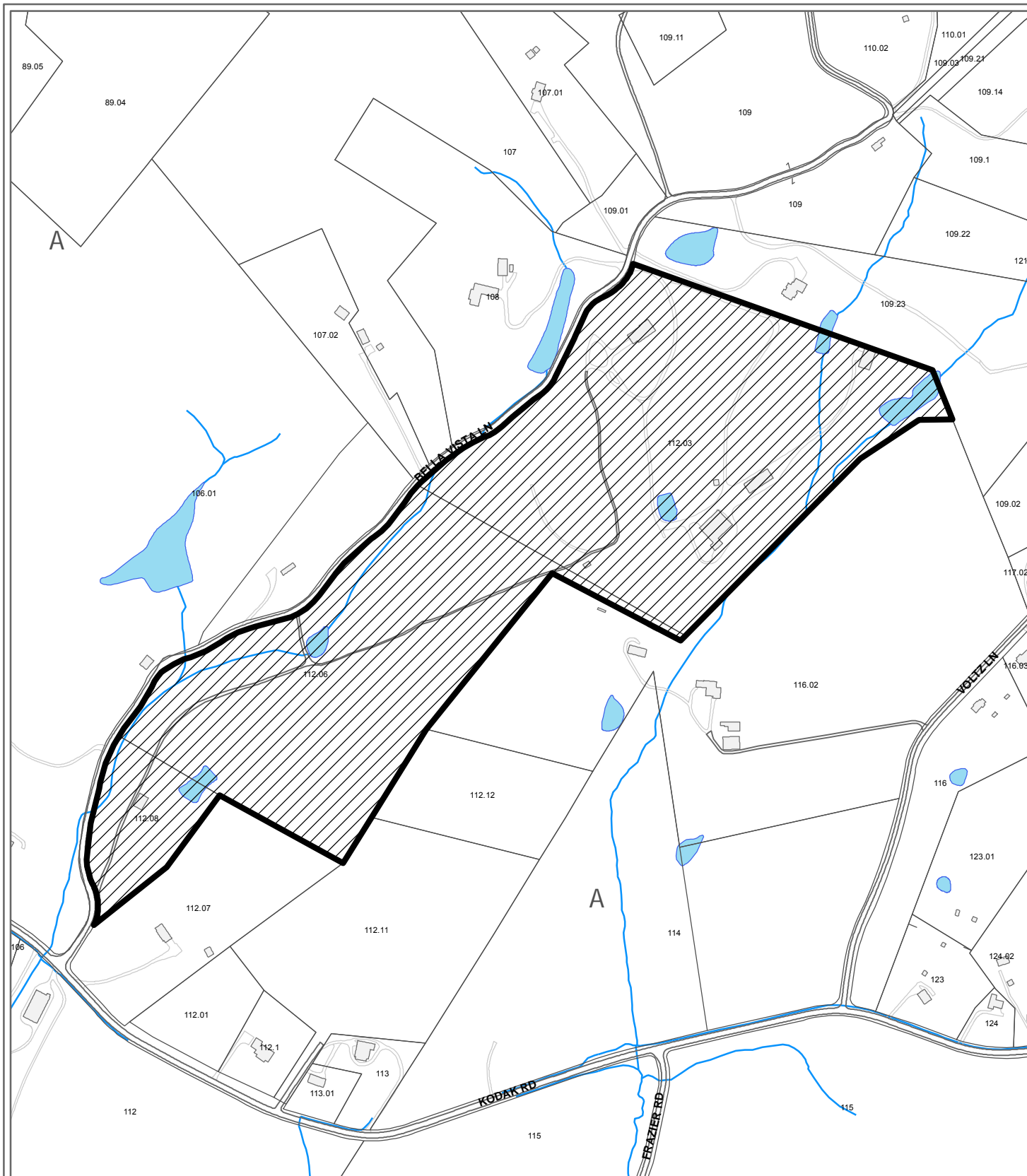
COMMENTS:

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.

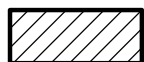
ESTIMATED TRAFFIC IMPACT: Not required.

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.



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



Rural retreat in A (Agricultural)

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

Revised:

Petitioner: Yeager, Kenton

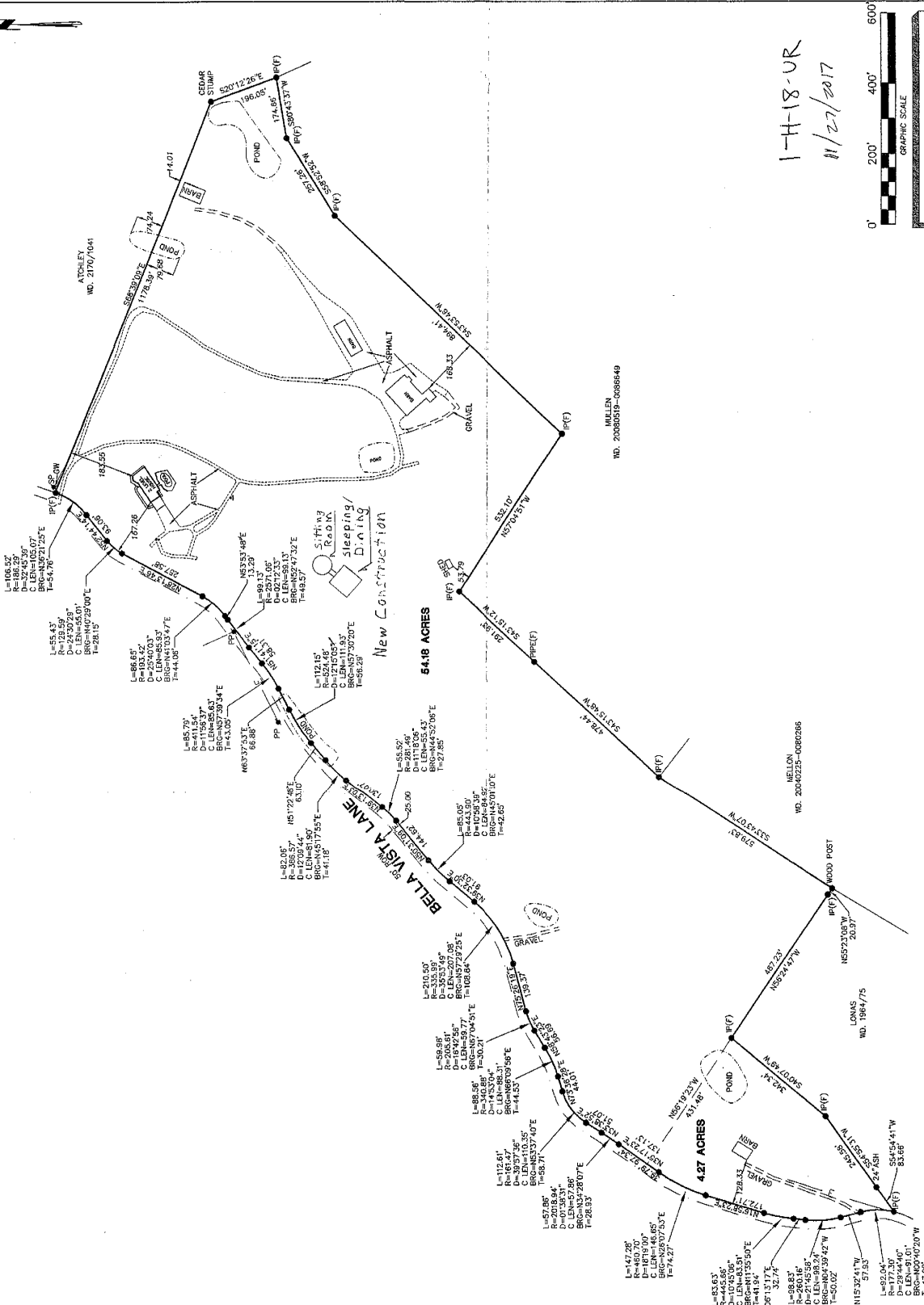
Map No: 98

Jurisdiction: County

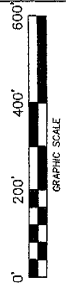


LEGEND
 ● IP IRON PIN
 (F) FOUND
 (S) SET
 ● SP ELECTRIC SERVICE POLE
 GW GUY WIRE
 ● PP ELECTRIC POLE

58.45 ACRES TOTAL



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



GARRETT & ASSOCIATES
EDDY R. GARRETT R.L.S. #1544

ROMA RENFRO

ROMA RENFRO
SURVEY FOR LOCATED WITHIN 8th DISTRICT OF KNOX COUNTY, TENNESSEE
TAX MAP 98 GROUP PARCEL 112.08, 112.06, 112.03 & 109.09
WARRANTY DEED BK/PG 20000522--0034127, 1935/926, 2246/365 &
2172/738 (RESP)

BEARING BASE _____
DRAWN BY _____
DATE 11/13/08
REVISIONS _____
DRAWING NO. 08-208
SCALE 1"=200'

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

MPC February 8, 2018

Agenda Item # 34

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.

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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 programming
- 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 message

Tue, Jan 30, 2018 at 12:24 PM

Postponement request.

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

Thank you for your understanding.

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



Thanks! Mike

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

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☒ **Use on Review** ☐ **Development Plan**Name of Applicant: Kenton YeagerDate Filed: 11/27/17Meeting Date: 1/9/18Application Accepted by: Brousseau

Fee Amount: _____ File Number: Development Plan _____

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

RECEIVED

NOV 27 2017

Metropolitan
Planning Commission**PROPERTY INFORMATION**Address: 2604 Bella Vista LnGeneral Location: SE side Bella Vista Ln, NE of Kodak RdTract Size: 58 No. of Units: 1Zoning District: AExisting Land Use: AgriculturalPlanning Sector: East CountySector Plan Proposed Land Use Classification: AGGrowth Policy Plan Designation: Rural AreaCensus Tract: 54.02Traffic Zone: 128Parcel ID Number(s): 098-11203, 098-11206Jurisdiction: ☐ City Council _____ District 098-11208☒ County Commission 8th District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Roma Y Rentfro

Company: _____

Address: 2604 Bella Vista LnCity: Knoxville State: TN Zip: 37914Telephone: 865-719-1823

Fax: _____

E-mail: RomaRentfro@yahoo.com**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Kenton YeagerCompany: American Meditation SocietyAddress: 2201 Tomassee Dr.City: Knoxville State: TN Zip: 37920Telephone: 865-368-1564

Fax: _____

E-mail: Kenton@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 YeagerCompany: American Meditation SocietyAddress: 2201 Tomassee DrCity: Knoxville State: TN Zip: 37920Telephone: 865-368-1564E-mail: Kenton@Americanmeditationsociety.org

Please Sign in Black Ink:

Name

Address

City

State

Zip

Owner

Option

Roma Yankee Repro

2604 Bella Vista Ln. Knoxville TN 37914 ✓
306 Broadway FARROW 58102