

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

► **FILE #:** 2-D-18-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 2/8/2018

► **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 March 8, 2018 MPC meeting as requested by the applicant.

### COMMENTS:

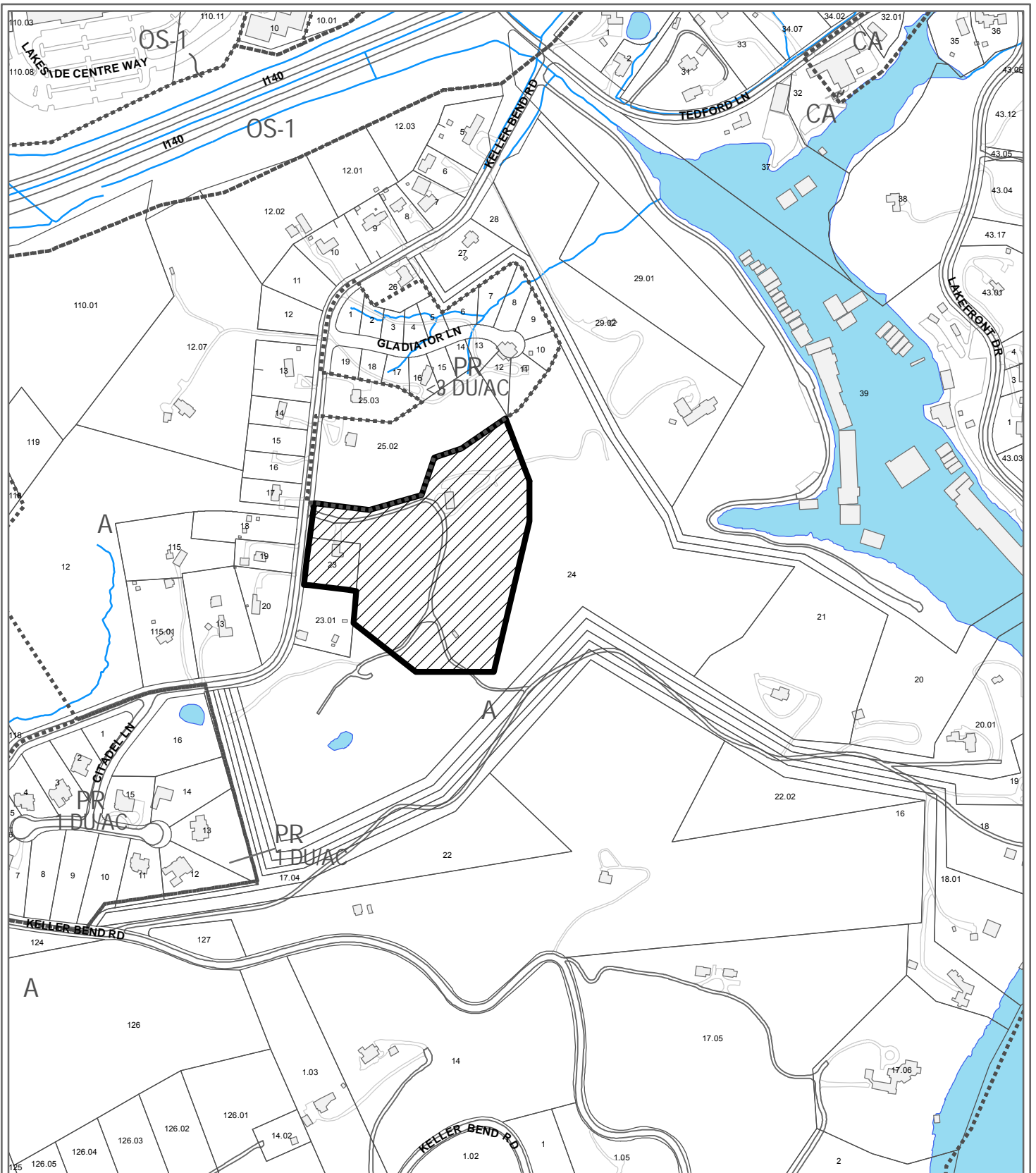
This proposal is for a rural retreat for special events including weddings, corporate meetings and other special occasions with an anticipated total of 30 to 50 events per year. The average number of attendees will be approximately 125 with no more than 300 being allowed per event. An existing 2,000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

The applicant has requested a postponement to allow time to complete the required traffic analysis for the rural retreat and to address comments from staff.

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)

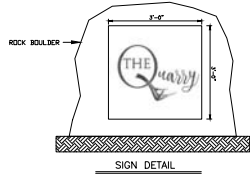
Original Print Date: 1/16/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: B & B Ventures LLC

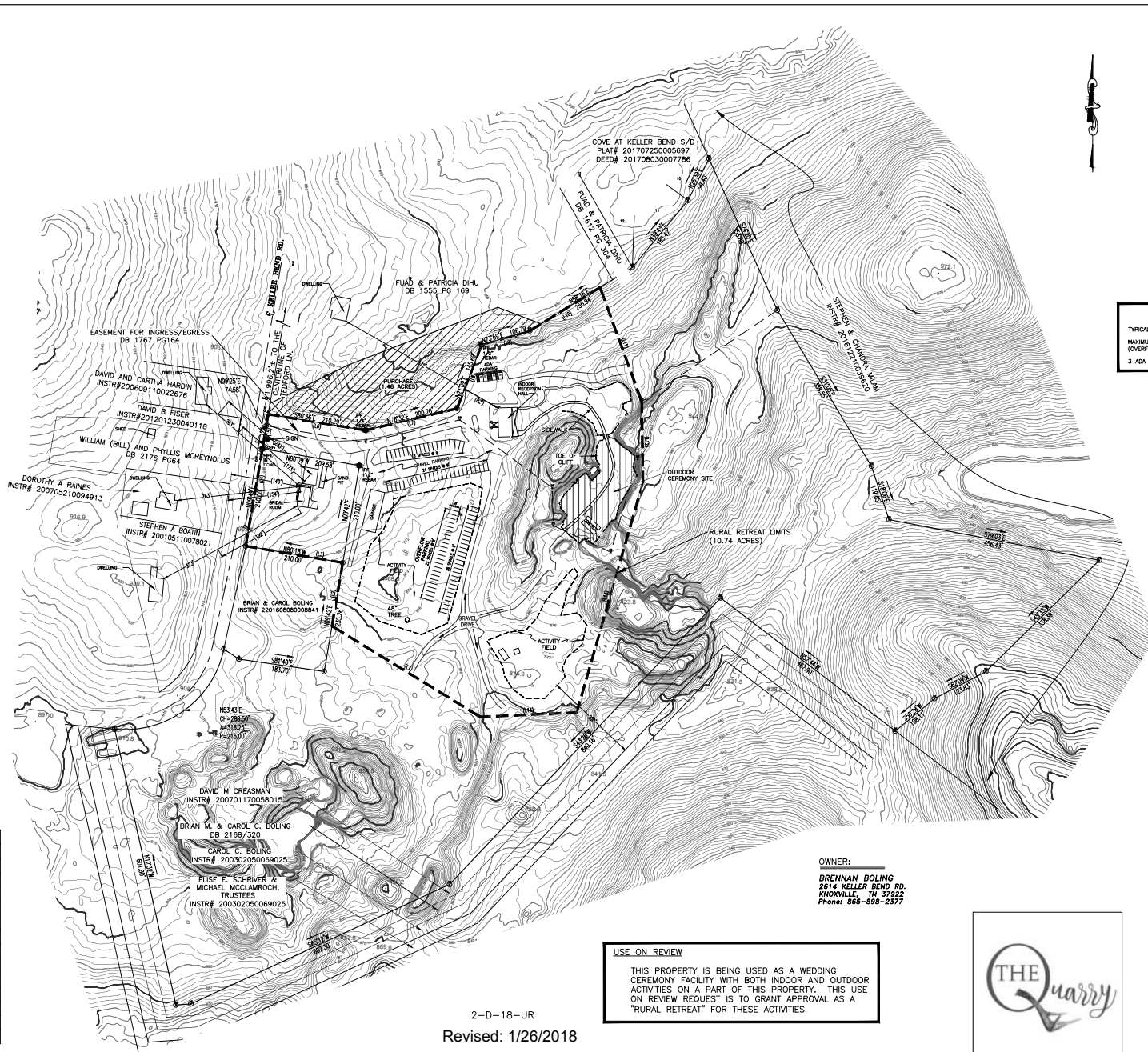
Map No: 155  
Jurisdiction: County

0 500  
Feet





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'



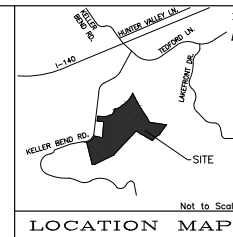
2-D-18-UR  
Revised: 1/26/2018

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 (B/F) SHOWN ON PLAT.
  2. PROPERTY BOUNDARY IS BASED ON A SURVEY BY JAMES H. LOWERY DATED 12/24/10. THIS SURVEY WAS NOT DATED DECEMBER 21, 2011, AND HAVING DRAWING NUMBER 11076.
  3. THIS PROPERTY IS ZONED AGRICULTURAL.
  4. THIS PROPERTY COVERS 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"

TAX MAP 155, PARCELS 23 & 24  
DISTRICT 6, KNOX COUNTY, TN  
SCALE: 1" = 100' JANUARY 18, 2018

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

25084-SP

REFERENCE DEED: INSTR. #201112300035935

© 1/26/18 25084-SP.DWG

## 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-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 Rd  
General Location: SE side Keller Bend Road  
SW of Tedford Lane  
Tract Size: 10.74 acres No. of Units: N/A  
Zoning District: Agriculture  
Existing Land Use: Forest/VacantPlanning Sector: Southwest County  
Sector Plan Proposed Land Use Classification:  
RR & HPGrowth Policy Plan Designation: Rural  
Census Tract: 57.10  
Traffic Zone: 177  
Parcel ID Number(s): 155 Rural 23 & Part of 24  
Jurisdiction: ☐ City Council \_\_\_\_\_ District  
☒ County Commission 4th District

## APPROVAL REQUESTED

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

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

## PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Brennan Boling  
Company: B&B Ventures LLC  
Address: 2614 Keller Bend Rd  
City: Knoxville State: TN Zip: 37922  
Telephone: 898-2377  
Fax: \_\_\_\_\_  
E-mail: brennan@thequarvenue.com

## APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Harbin  
Company: Batson Himes Howell & Poe  
Address: 4334 Papermill Drive  
City: Knoxville State: TN Zip: 37909  
Telephone: 588-6472  
Fax: 588-6473  
E-mail: harbin@bhn-p.com

## 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 Harbin  
Company: Batson Himes Howell & Poe  
Address: 4334 Papermill Dr  
City: Knoxville State: TN Zip: 37909  
Telephone: 588-6472  
E-mail: harbin@bhn-p.

**Please Sign in Black Ink:**

Name

Address

City

State

Zip

Owner Option

Option

Brennan Boling

2592 Keller Bend Rd  
Knoxville, TN 37922

✓

**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
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Sanjay J. Patel

203 Woodland Trace Drive, Farragut, TN 37934

Owner