

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 1-H-18-UR

AGENDA ITEM #: 47

AGENDA DATE: 1/11/2018

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

COMMENTS:

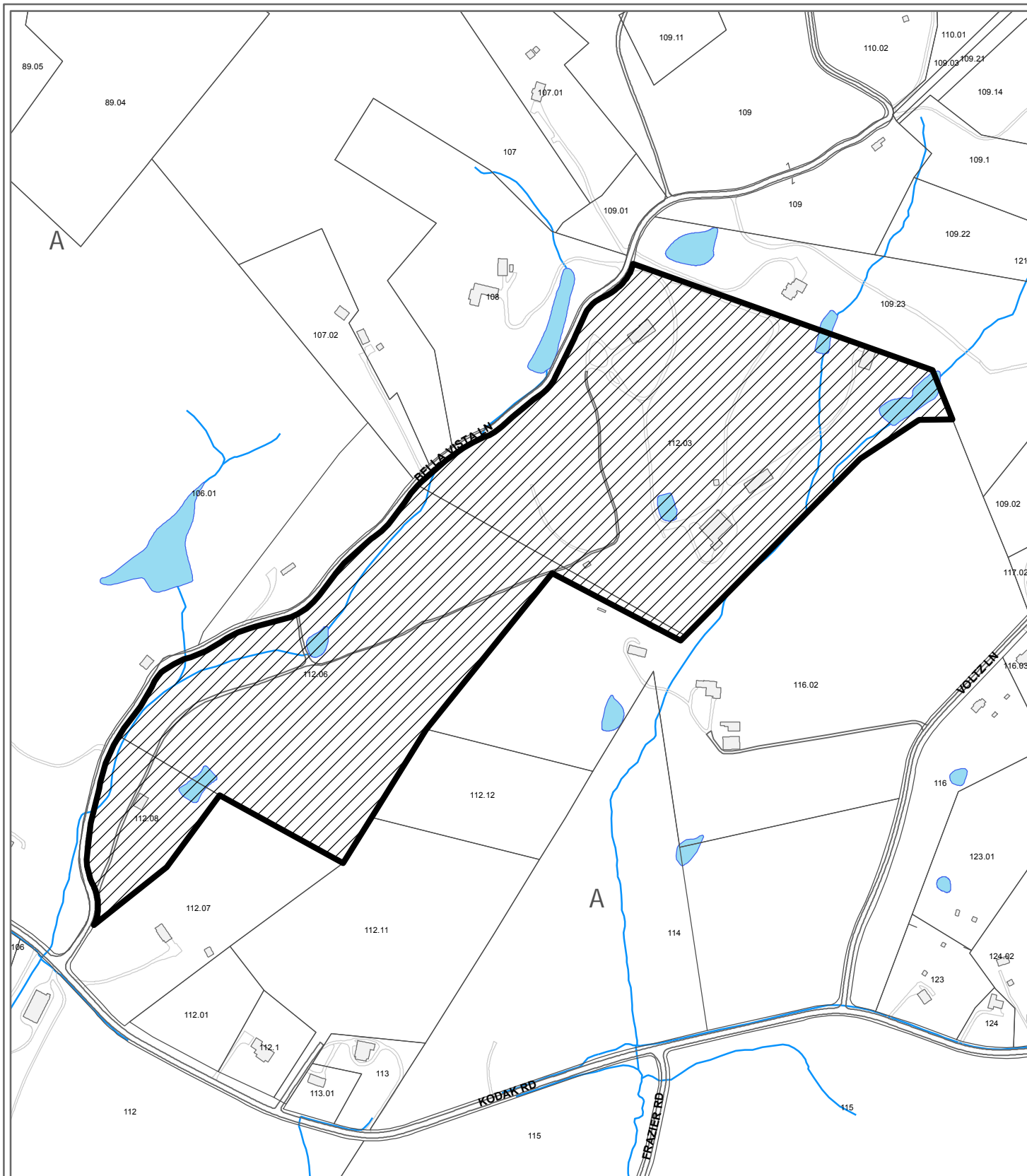
This proposal is for a small rural retreat that will include a new structure for up to 35 people to stay on the property for occasional weekend or week long events. The expected number of events per year include meditation classes two to four evenings a week, two weekend retreats a month, two 5-day retreats a year, then 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

60 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**

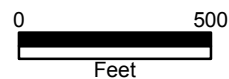


Rural retreat in A (Agricultural)

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

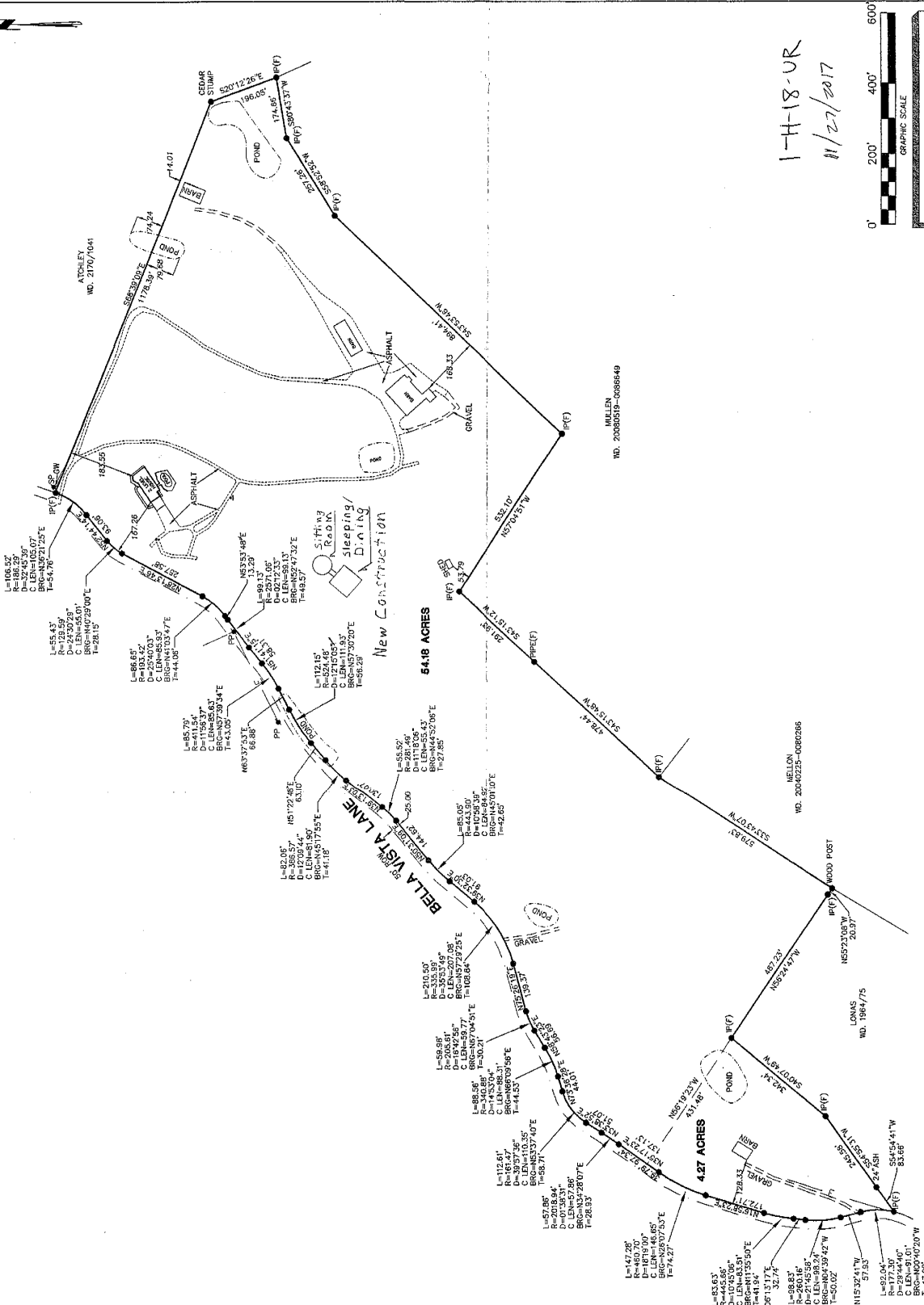
Petitioner: Yeager, Kenton

Map No: 98
Jurisdiction: County

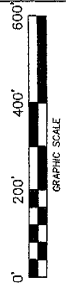


LEGEND
 ● IP IRON PIN
 (F) FOUND
 (S) SET
 ● SP ELECTRIC SERVICE POLE
 GW GUY WIRE
 ● PP ELECTRIC POLE

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'

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FINDING THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE PROPERTY IS NOT IN THE UNINSURED SURVEY IS

113000 AS SHOWN THEREON.

Edy R. Garrey

EDY R. GARREY, TENNESSEE CERTIFICATE NO. 1544

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: Bussseau

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 Tomasse 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 Tomasse 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

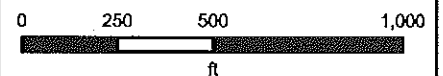
2604 Bella Vista Ln. Knoxville TN 37914 ✓
306 Broadway FARFON 58102



Letter Portrait

Printed: 11/27/2017 at 2:27:52 PM

Knoxville - Knox County - KUB Geographic Information System



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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: _____

Printed name: _____

MPC/BZA File #: _____

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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org