

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 2-D-18-UR **AGENDA ITEM #:** 44

POSTPONEMENT(S): 2/8/18-5/10/18 **AGENDA DATE:** 7/12/2018

► **APPLICANT:** B & B VENTURES LLC

OWNER(S): B & B Ventures LLC

TAX ID NUMBER: 155 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 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:

► **APPROVE the development plan for the rural retreat with an event facility building with approximately 7,000 square feet and a maximum of 300 guests, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting the recommended conditions as outlined in the Traffic Impact Letter as prepared by Ajax Engineering as revised on March 1, 2018.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
5. The existing event building located at the east end of the entrance driveway cannot be utilized as a part of the rural retreat due to setback issues.

6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the A (Agricultural) zoning district, as well as other criteria for approval of a use on review.

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. A new event building of approximately 7,000 square feet will be added too the site. The existing 2,000 square foot building on site will not be used. Tents may also be staged for events at the outdoor activity locations.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed event facility will have minimal impact on local services at this proposed location.
2. With the recommended conditions of the Traffic Impact Letter, the traffic generated by this facility will not create an unacceptable impact on the access route along Keller Bend Rd.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed facility meets the standards for development as a rural retreat within an A (Agricultural) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will draw minimal traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for rural residential uses. A rural retreat can be considered in an A district and with the recommended conditions is consistent with the Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.