



# USE ON REVIEW REPORT

▶ **FILE #:** 6-B-19-UR

**AGENDA ITEM #:** 39

**AGENDA DATE:** 6/13/2019

▶ **APPLICANT:** WESTON BABELAY

OWNER(S): Stephen E. Babelay / JP Babelay Greenhouses

TAX ID NUMBER: 49 110

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5820 Babelay Rd

▶ **LOCATION:** South side of Babelay Road, West side of Noremac Road, Northeast side of Mill Road, East side of Washington Pike

▶ **APPX. SIZE OF TRACT:** 89.38 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Babelay Road, a minor collector with a pavement width of 20 feet and a right of way width of 40 feet.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Wedding / event venue

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Babelay Rd, Former nursery, Vacant land / LDR (Low Density Residential)

South: Rural residential, Vacant land / LDR (Low Density Residential)

East: Single family & Rural residential, Vacant land / LDR (Low Density Residential)

West: Mill Rd, Office, Commercial, Residential / LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: Rural area with mostly agricultural farm land and a limited number of single family homes, surrounding a large, vacant commercial greenhouse operation.

## STAFF RECOMMENDATION:

▶ **APPROVE** the request for the Rural Retreat as identified on the site plan and a maximum of 240 guests, subject to 6 conditions.

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.

4. Meeting all applicable requirements of Article 4, Section 4.104 (Standards for the use on review approval of rural retreats).
5. Submitting the driveway and parking lot design for review and approval by Planning and Knox County Engineering staff. The minimum parking requirement is 1 space per 3 people based on the maximum design capacity (or maximum capacity allowable per this approval). The parking area may be located closer than 200 feet from the rear lot line if the affected adjacent property owner agrees in writing to allow a specified reduction.
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 20 to 30 events per year. The expected number of attendees per event is between 10 and 150, with the maximum attendees expected being 240. The applicant does not propose to construct any permanent structures at this time. If structures are proposed in the future, they must be reviewed and approved by the Planning Commission, however, this does not apply to structures dedicated for other uses permitted by the zone district as long as it is not used for the rural retreat. Tents may be used for events as long as they are installed and removed in association with specific events. Restroom facilities will be accommodated by using portable toilets (porta potties).

The applicant intends to make the southwest corner of the farm available to rent for outdoor events such as weddings. Access to the site will be from Babelay Rd and will use the existing driveway of the house. The driveway will be extended past the house approximately 1,300 feet to the event location. The blue line on the site plan represents the approximate location of the driveway. The parking lot will be located at the end of the driveway. The applicant proposes to use gravel for the driveway and parking lot surface which is permissible by the rural retreat standards if reviewed and approved by Planning and Knox County Engineering staff. Based on the rural retreat standards, the minimum number of parking stalls required for an event center (location) with a maximum capacity of 240 people is 80 spaces.

The rural retreat standards require all uses and improvements on the site to be located 200 feet from property lines and 300 feet from existing residential dwellings. However, with written agreement from the affected adjacent property owner(s), this setback can be reduced. This setback applies to outdoor use areas and parking lots. The parking lot may need to be located further north on the site than anticipated if the adjacent property owner does not agree to allow it to be closer than 200 feet from the rear lot line.

**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. The traffic generated by this facility will not create an unacceptable impact on Babelay 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 not draw additional traffic through residential areas since Babelay Rd is a minor collector.

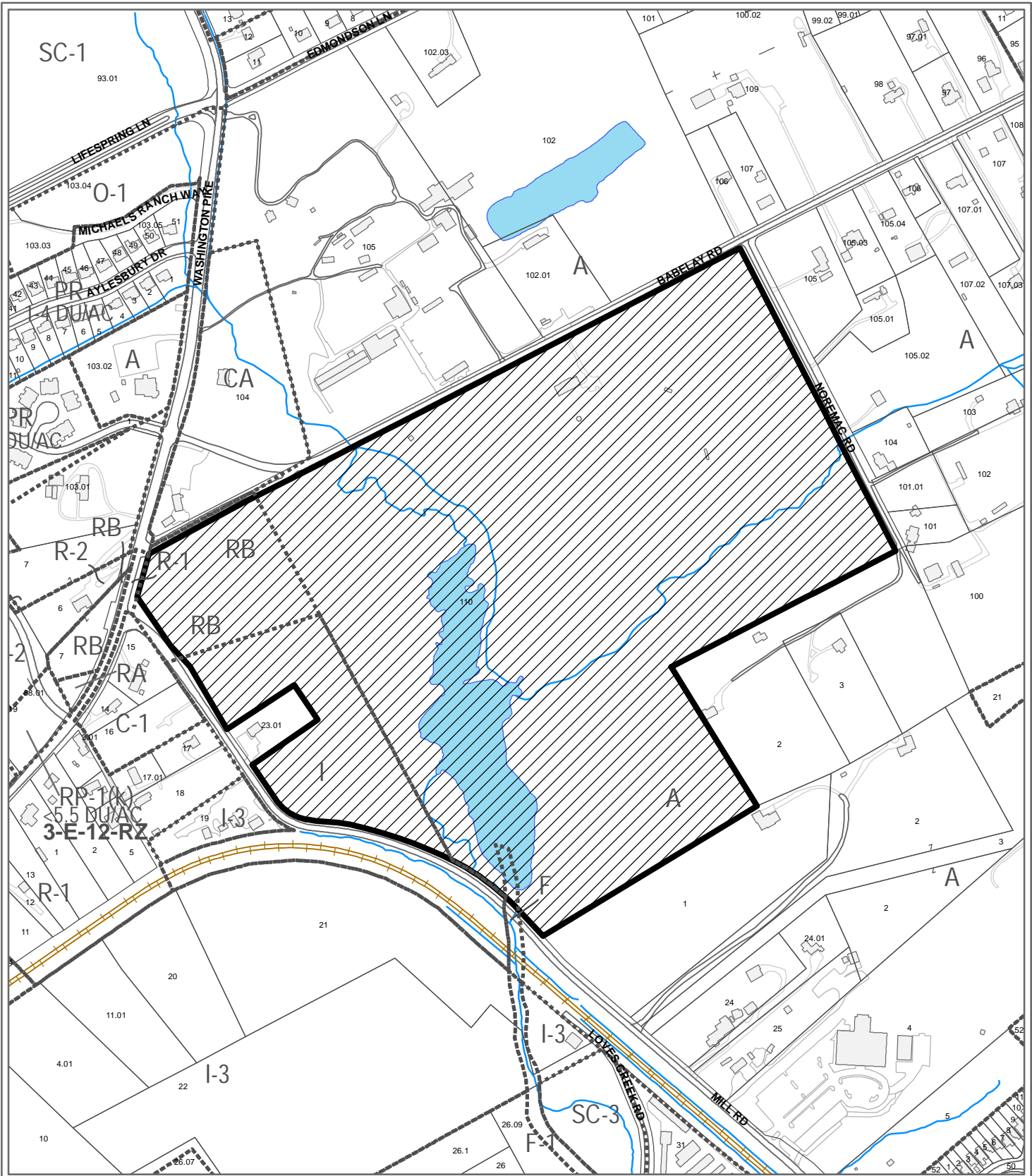
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan designates this property for low density residential uses. A rural retreat can be considered in an A (Agricultural) district and with the recommended conditions is consistent with the Sector Plan.
2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

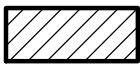
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**6-B-19-UR  
USE ON REVIEW**



Wedding / event venue in A (Agricultural)

Petitioner: Babelay, Weston

Map No: 49

Jurisdiction: County



Original Print Date: 5/16/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





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## Updated Drive Entrance To Wedding Venue

June 6th, 2019

**Knoxville - Knox County - KUB Geographic Information System**



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## Updated Drive Entrance To Wedding Venue

June 6th, 2019

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WestonBabelay 4/28/2019

Babelay Farms LLC

Rural Retreat Standards and Requirements Answers:

5821 Babelay Road Knoxville, TN 37924

- Number of employees in the first year: 3 – 5
- Hours of operation: 10 a.m. – 9 p.m. daily and specific times during special events
- Provision of overnight accommodations: None
- Provision of restroom facilities: 2 Port A Potty's continually and then additional for special events
- Proposed Lighting: Street lights for parking and outdoor space
- Sound amplification: Ambience and single to small group performers
- Temporary structures: Tents from 10x10 ft to 10x20 pending of approvals per event
- Security to be provided: Fence, Cameras and Lighting
- Location of Trash receptacles: 8 yard to be emptied periodically and smaller trash cans as well
- Traffic Management and parking plans: 70 – 80 spots including handicapped. Still waiting on parking plan approval
- Expected number of events per year: Beside normal operation, 20 – 30 events
- Expected number of attendees per event: 10 – 150

**Use on Review**    **Development Plan**

Name of Applicant: Weston Babelay

Date Filed: 4/29/2019   Meeting Date: 6/13/2019

Application Accepted by: Mike Reynolds

Fee Amount: \_\_\_\_\_ File Number: Development Plan

Fee Amount: \$450 File Number: Use on Review 6-B-19-UR



**PROPERTY INFORMATION**

Address: 5820 Babelay Road Knoxville, TN 37924

General Location: South side of Babelay Road, E/S Mill Rd E of Washington PK

Tract Size: 87.38 Acres No. of Units: \_\_\_\_\_

Zoning District: A

Existing Land Use: Farm land Vacant

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Planning Sector: Northeast County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Urban Growth

Census Tract: 52.01

Traffic Zone: 135

Parcel ID Number(s): 049 110

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Stephen E Babelay (attached) POA *(Weston (son))*

Company: S. P Babelay Greenhouses

Address: 5820 Babelay Road

City: Knoxville State: TN Zip: 37924

Telephone: (865) - 687-9653

Fax: \_\_\_\_\_

E-mail: sbabelay@yahoo.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Weston Babelay

Company: Babelay Farms LLC

Address: 5824 Edmondson Lane

City: Knoxville State: TN Zip: 37918

Telephone: (727) - 543-2868

Fax: \_\_\_\_\_

E-mail: babelayweston@yahoo.com

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential

Home Occupation (Specify Occupation)

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Other (Be Specific)

Wedding venue

**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: Weston E. Babelay

PLEASE PRINT

Name: Weston E. Babelay

Company: Babelay Farms LLC

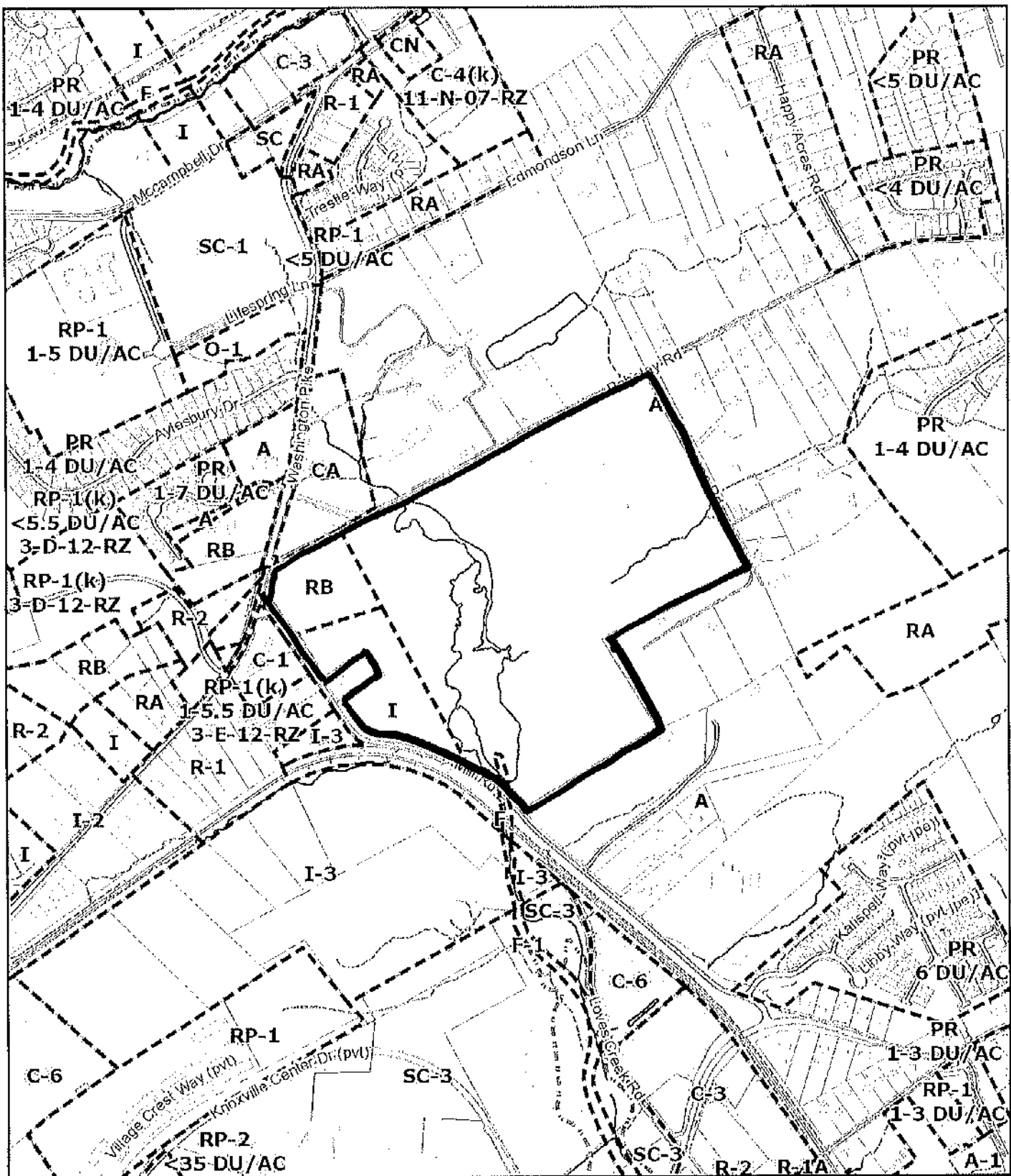
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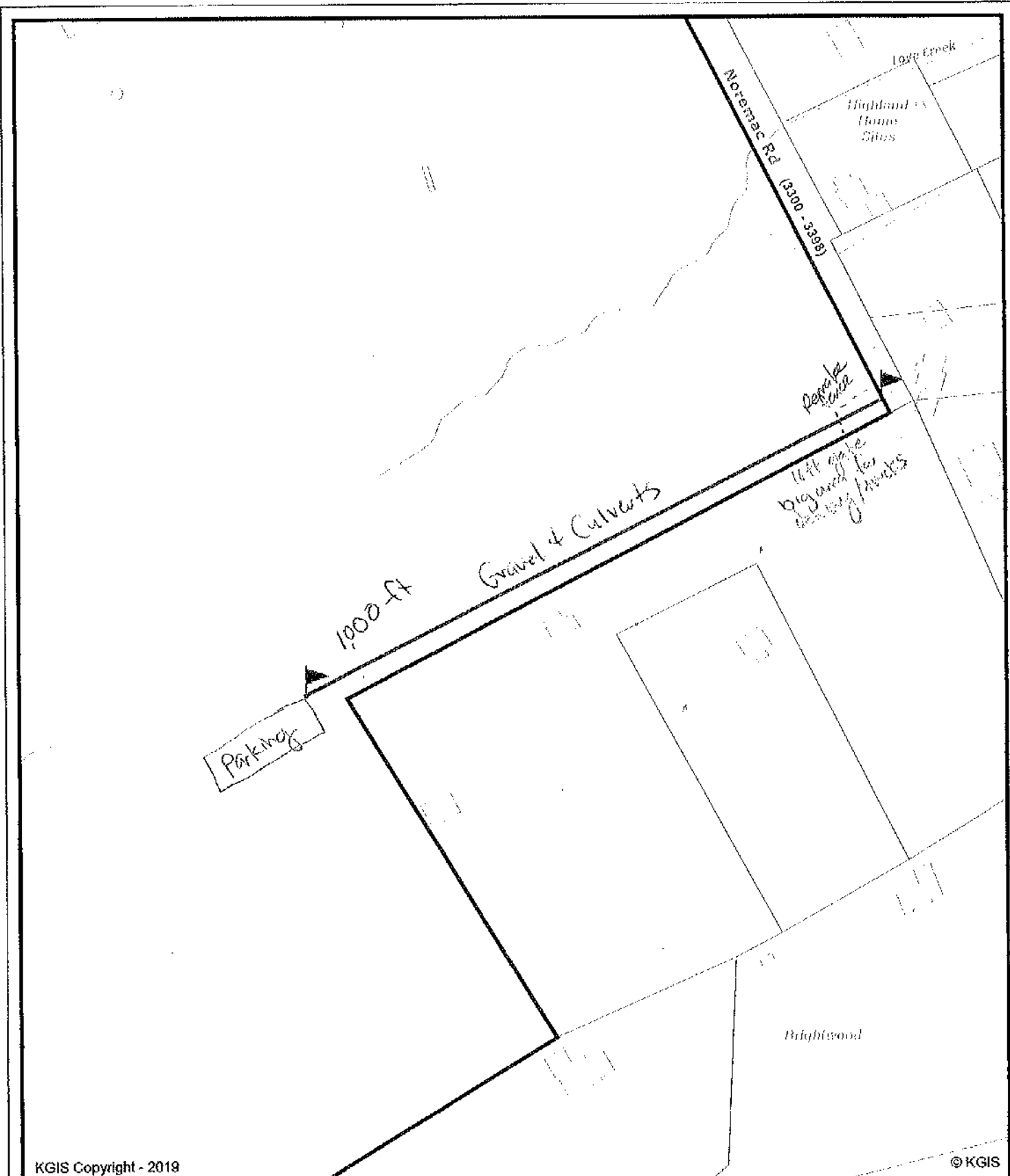


Feet

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**Babelay Farms 4/15/19**

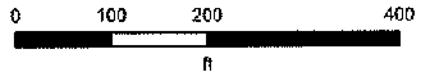
Gravel Road  
Will need culverts

*Wedding venue*

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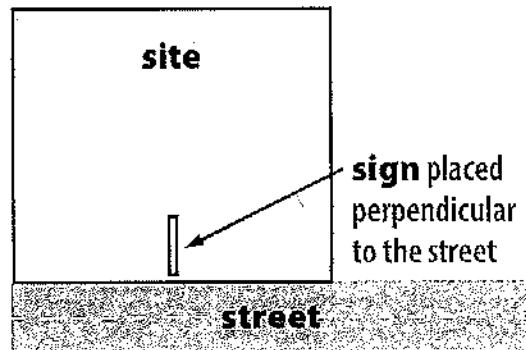
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

5/29/2019 and 6/14/2019  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Weston E. Babelay

Printed Name: Weston E. Babelay

Phone: (727)-543-2868 Email: babelayweston@yahoo.com

Date: 4-29-19

File Number: 6-C-19-SR 6-K-19-RZ 6-B-19-OR