



PLANNED DEVELOPMENT REPORT

▶ **FILE #:** 10-A-19-PD

AGENDA ITEM #: 51

AGENDA DATE: 10/10/2019

▶ **APPLICANT:** ANCIENT LORE VILLAGE

OWNER(S): Boyd Hollow Resorts

TAX ID NUMBER: 124 127.04, 127.05, 179, 185, 185.07, 185.08 AND [View map on KGIS](#)
TAX MAP 137, PARCELS 182 AND 183

JURISDICTION: City and County Council District 1 & Commission District 9

STREET ADDRESS: 211 Nixon Rd.

▶ **LOCATION:** East side of Chapman Highway, north and south side of Nixon Road, west side of John Norton Road, and west side of Sevierville Pike.

▶ **APPX. SIZE OF TRACT:** 69.84 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban and Planned Growth Area

ACCESSIBILITY: Access is via Chapman Highway, a major arterial street with a five lane street section within a 140' right-of-way, Nixon Road, a local street with a 15' pavement width within a 30' foot right-of-way, and Sevierville Pike, a major collector street, with a 19' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District and KUB

Sewer Source: Knoxville Utilities Board

WATERSHED: Stock Creek, Burnett Creek and Holston and French Broad Rivers

▶ **ZONING:** A (Agricultural), A-1 (General Agricultural), R-2 (General Residential) & C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** A Planned Development under the Knoxville and Knox County Zoning Ordinances.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences, utility substations and vacant land - A (Agricultural) & A-1 (General Agricultural)

South: Residences, vacant land and commercial development - A (Agricultural), A-1 (General Agricultural), R-1 (Low Density Residential) and C-4 (Highway and Arterial Commercial)

East: Residences and vacant land - A (Agricultural) & RA (Low Density Residential)

West: Residence and vacant land - R-2 (General Residential) & RB (General Residential)

NEIGHBORHOOD CONTEXT: The immediate area is a mix of rural residential, agricultural, vacant and forested lands. The site is within 500' feet of the commercial node at Chapman Highway and Governor John Sevier Highway.

STAFF RECOMMENDATION:

- ▶ **Postpone the Planned Development application to the Planning Commission's January 9, 2020 meeting as requested by the applicant.**

COMMENTS:

The applicant has submitted an overall site Concept Plan for Ancient Lore Village at Boyd Hollow, a proposed thematic story resort. The 69.84 acre site is located between Chapman Highway and Sevierville Pike along the north and south side of Nixon Road. The application has been submitted for review as a Planned Development project. The site is located within both Knox County and the City of Knoxville and is subject to review and approval by both jurisdictions.

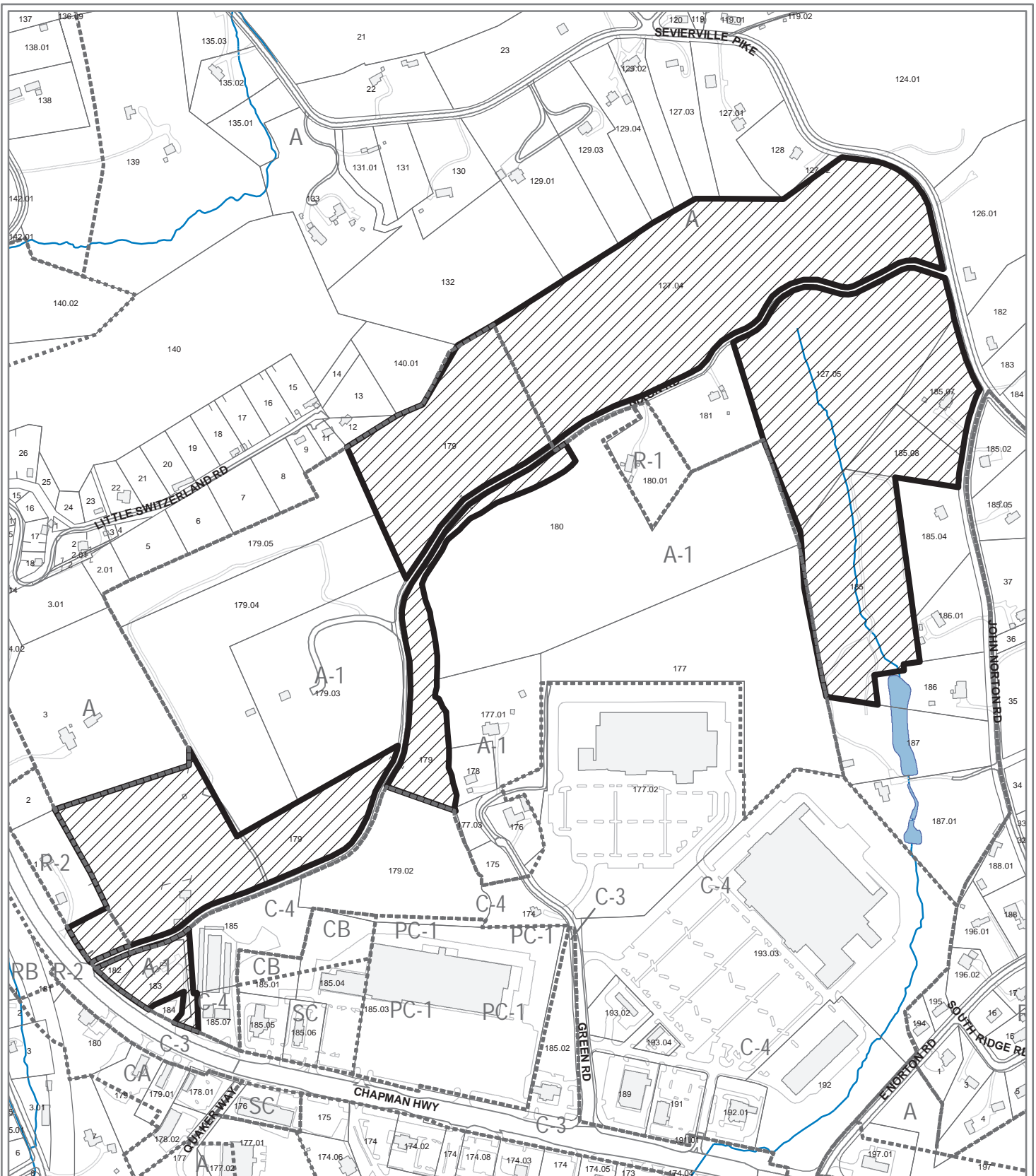
The Planned Development approval process in the City of Knoxville is incorporated in the updated City of Knoxville Zoning Ordinance, which was adopted on August 13, 2019 with an effective date of January 1, 2020. The Planned Development Ordinance (O-19-8-102) for Knox County, which authorizes this approval process in the County, had a first reading by Knox County Commission on August 26, 2019. At their meeting on September 23, 2019, Knox County Commission remanded the County's Planned Development ordinance amendment to the Planning Commission to address public comments.

The Planning Commission cannot consider the request for any action until after the Planned Development procedure is in effect in both the City of Knoxville and Knox County. At this time, the earliest date would be January 9, 2020.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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 Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the City and County.



**10-A-19-PD
PLANNED DEVELOPMENT**

Petitioner: Ancient Lore Village



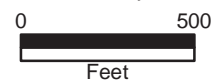
A Planned Development under the Knoxville and Knox County Zoning Ordinances.

Map No: 124

Jurisdiction: City

Original Print Date: 9/16/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





Dori Caron <dori.caron@knoxplanning.org>

10-A-19-PD - PP - 10-10-19

[Planning Commission Comment] Fwd: Ancient Lore Village Planned Review

Gerald Green <gerald.green@knoxplanning.org>
Reply-To: gerald.green@knoxplanning.org
To: Planning Commissioners <commission@knoxmpc.org>

Fri, Oct 4, 2019 at 3:27 PM

90 days

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902
865.215.3758



----- Forwarded message -----

From: **Kevin Matherly** <kmatherly@partnersinfo.com>
Date: Fri, Oct 4, 2019 at 3:04 PM
Subject: Ancient Lore Village Planned Review
To: Gerald Green <gerald.green@knoxplanning.org>
Cc: Tom Brechko <tom.brechko@knoxplanning.org>, Peter Osickey <posickey@partnersinfo.com>

Gerald, The Ancient Lore Village would like to request a postponement of the Planned Development review of our project until January 2020, due to the city not being able to take action before Jan 1, 2020. Thanks,

Kevin L. Matherly • Director of Project Development | LEED AP

Direct: 865-246-0017 | **Mobile:** 865-567-4952

kmatherly@partnersinfo.com | www.partnersinfo.com

502 Union Avenue Knoxville, TN 37902





Planning Commission and Staff,

We appreciate the opportunity to present our project to you. Our development, known as “Ancient Lore Village at Boyd Hollow,” represents an enormous community investment. The \$74 million dollar enterprise will provide material improvements to the infrastructure and quality of life in the South Knoxville area including, but not limited to:

- A signalized intersection and new four-way stop connecting Dick Ford to Nixon Road, on Chapman Highway.
- Capacity and redundancy for both the water and sewer systems of Knox Chapman.
- Fiber Internet facility for the Sevierville Pike highway area through AT&T.
- Beautification of the land with the burial of KUB’s high capacity transmission lines.
- Pedestrian pathways, accessible to the public, to integrate to the Urban Trail with the assistance of Legacy Parks.
- Over 200 full-time employees, mostly hired from the local community, at a minimum living wage of \$15 an hour.
- Over \$2 million dollars in tax revenue to Knox County Government.

Our company vision statement is “To foster community, and thereby improve the world, through experiences.” We are a mission driven corporation with aspirations of highly thematic “story resorts,” that facilitate human connection. We are excited to form relationships with many different communities as we grow and are deeply appreciative of our opportunity in Knoxville.

Humbly yours,

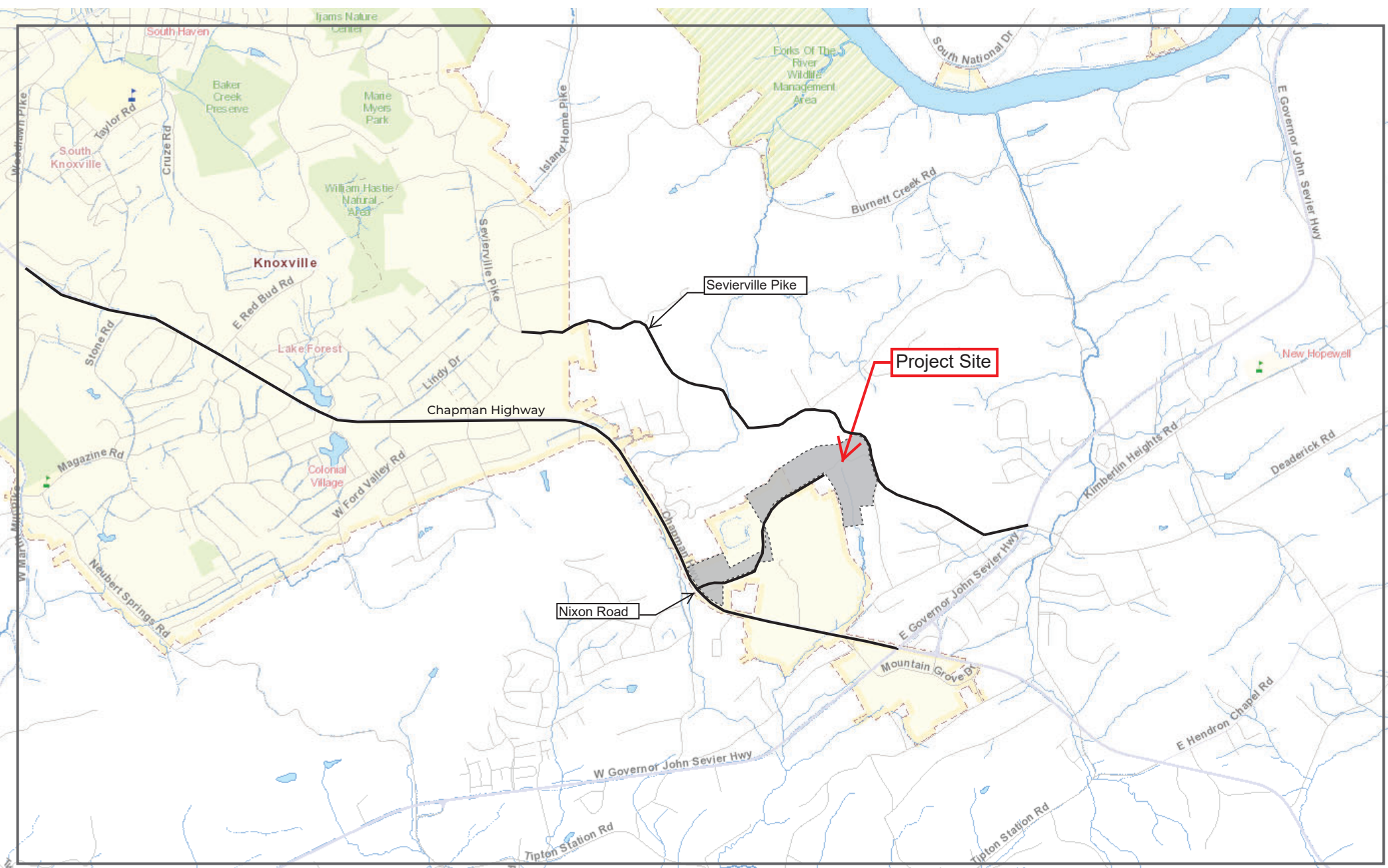
Matthew Cross
CEO





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VICINITY MAP

ANCIENT LORE VILLAGE AT BOYD HOLLOW



OVERALL SITE CONCEPT PLAN

ANCIENT LORE VILLAGE AT BOYD HOLLOW



- Proposed community trail
- Villager Parking
- Gate, Typical
- Sign Locations, Typical
- Limited Service Parking



- Signage at key decision points will be inspired by the materiality and scale of the Great Smoky Mountains National Park signs

CIRCULATION AND SIGNAGE CONCEPT PLAN

ANCIENT LORE VILLAGE AT BOYD HOLLOW



Restoration landscaping, typical

Understory landscaping typical

TVA Easement and right-of-way

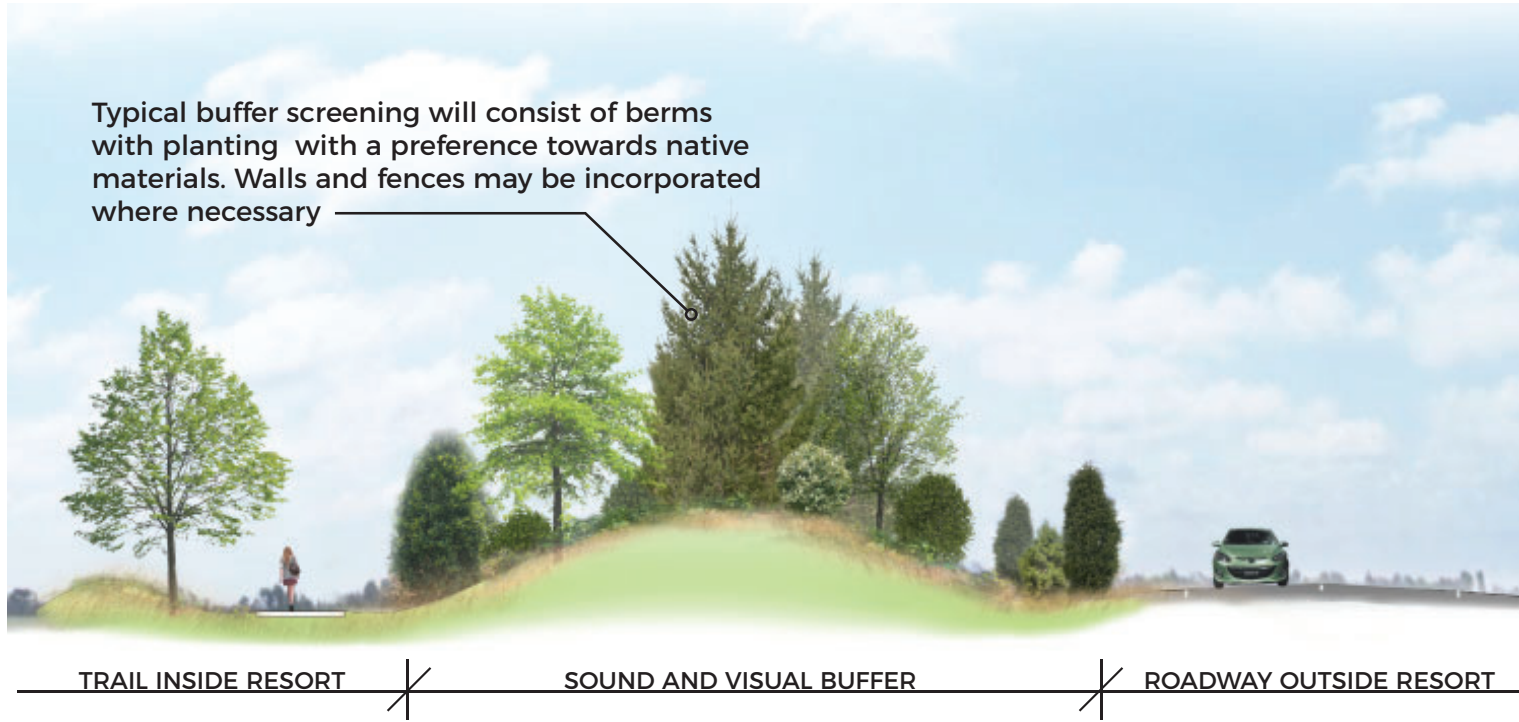
- Restoration landscaping will incorporate native plants and trees of the oak/hickory upland forest.
- Understory landscaping will incorporate plants from the Knox County hillside and ridgetop protection plan, TVA and KUB right-of-way tree and shrub lists.
- A preference will be given for incorporating native plants.
- Green roofs will be incorporated into a portion of the ground houses to complement the thematic nature of the site.

PLANTING CONCEPT PLAN

ANCIENT LORE VILLAGE AT BOYD HOLLOW



The proposed buffer location to follow property line

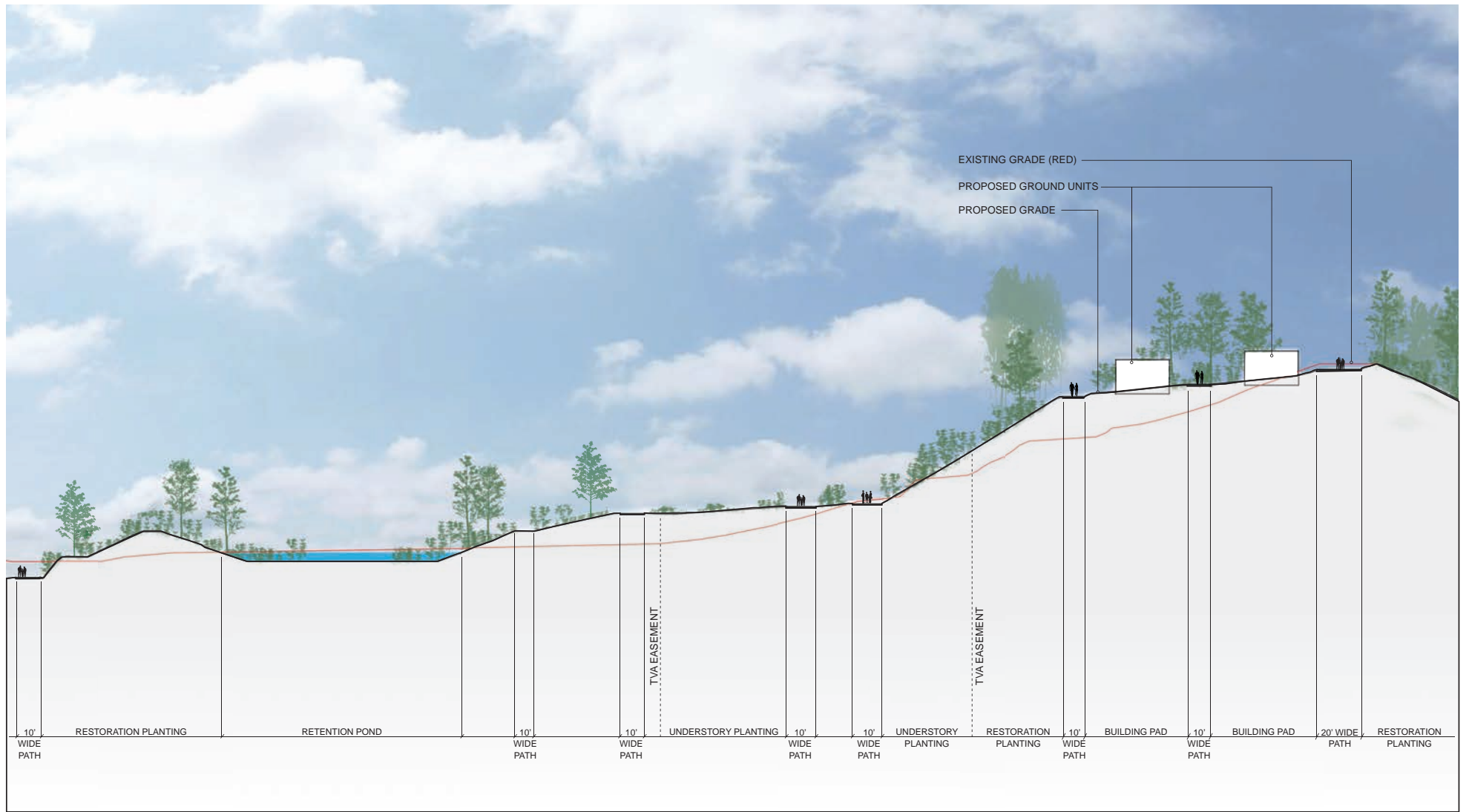


Typical buffer screening will consist of berms with planting with a preference towards native materials. Walls and fences may be incorporated where necessary

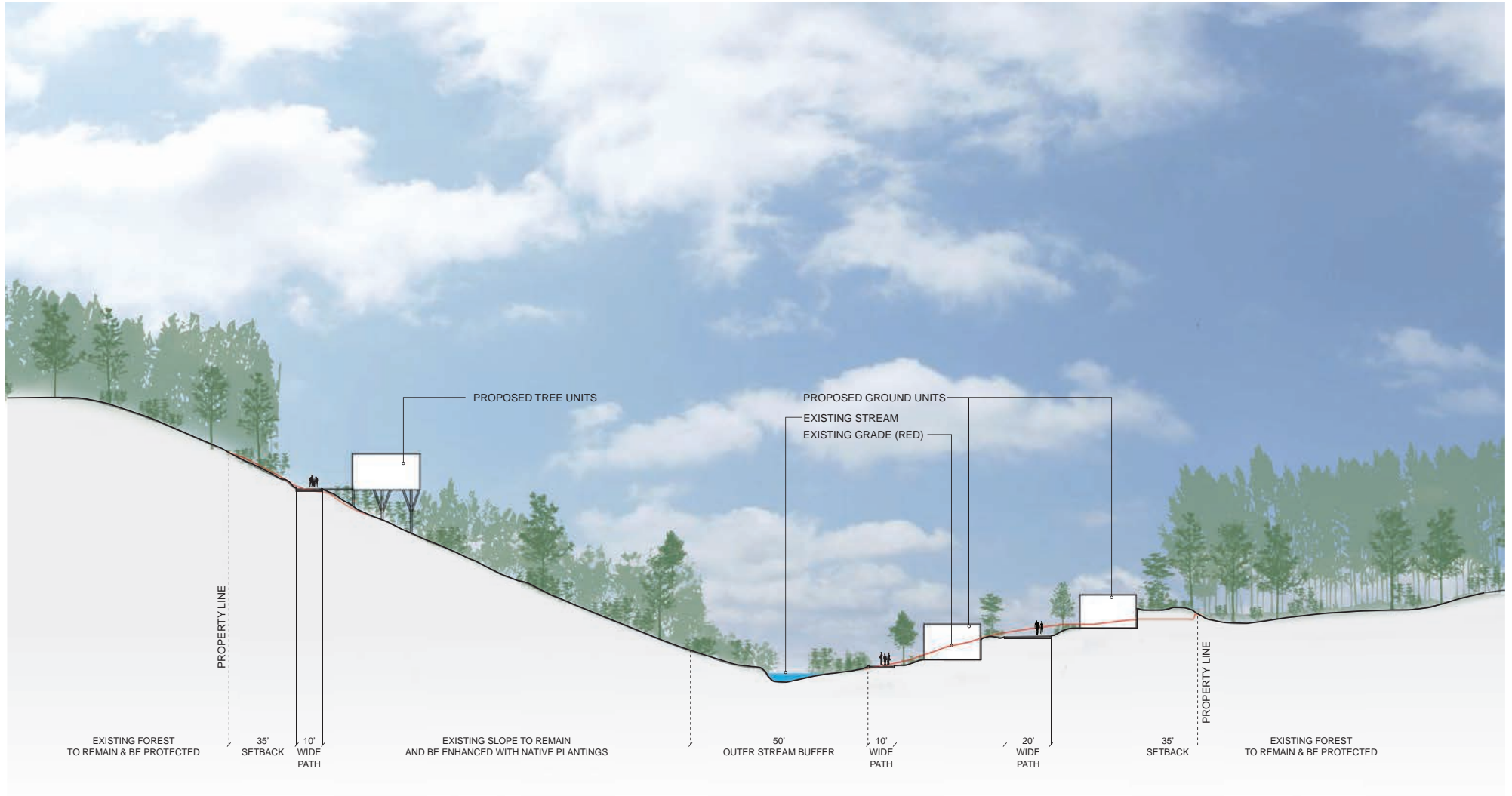
TRAIL INSIDE RESORT

SOUND AND VISUAL BUFFER

ROADWAY OUTSIDE RESORT

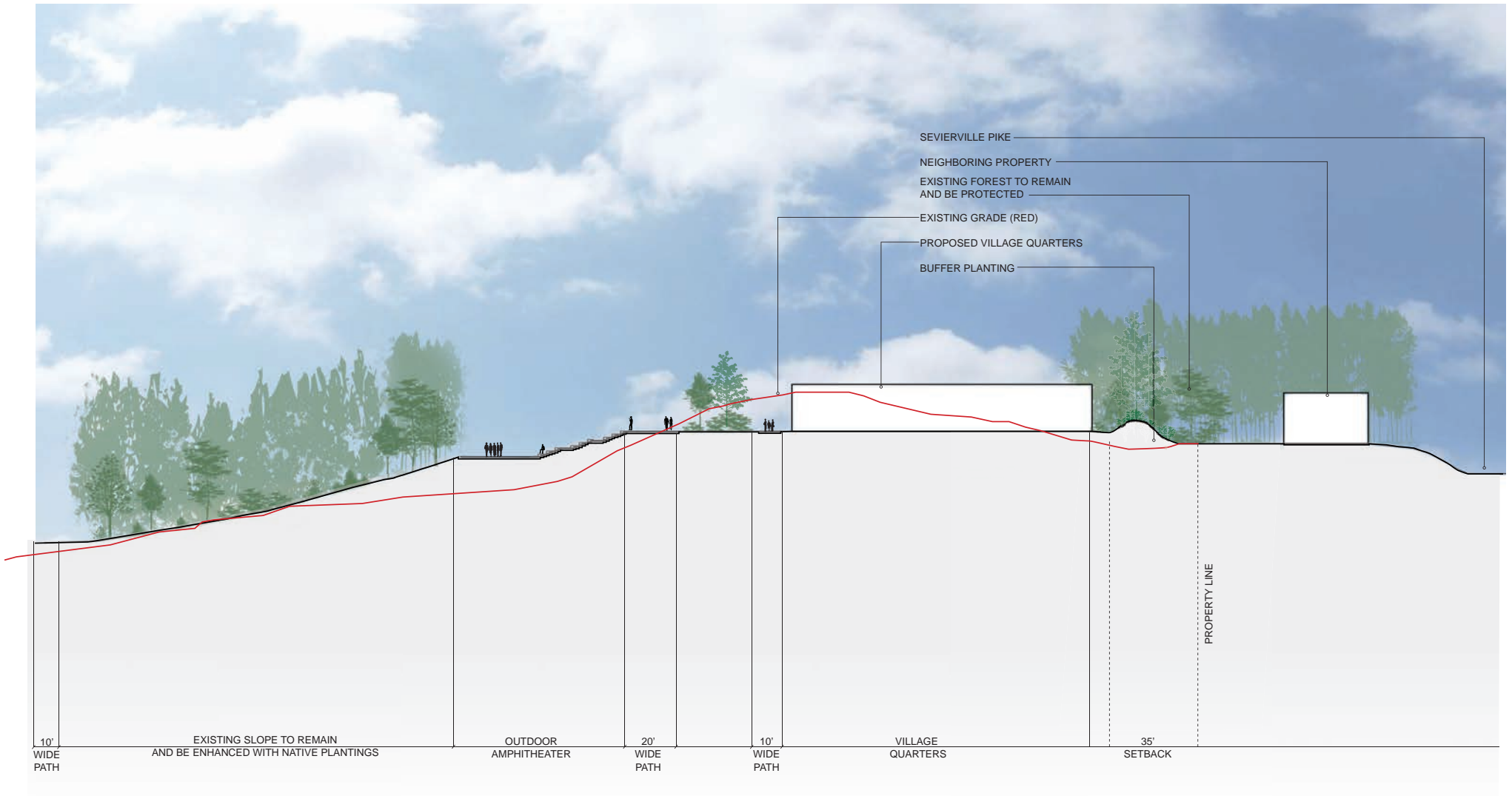


CONCEPTUAL SECTION: A



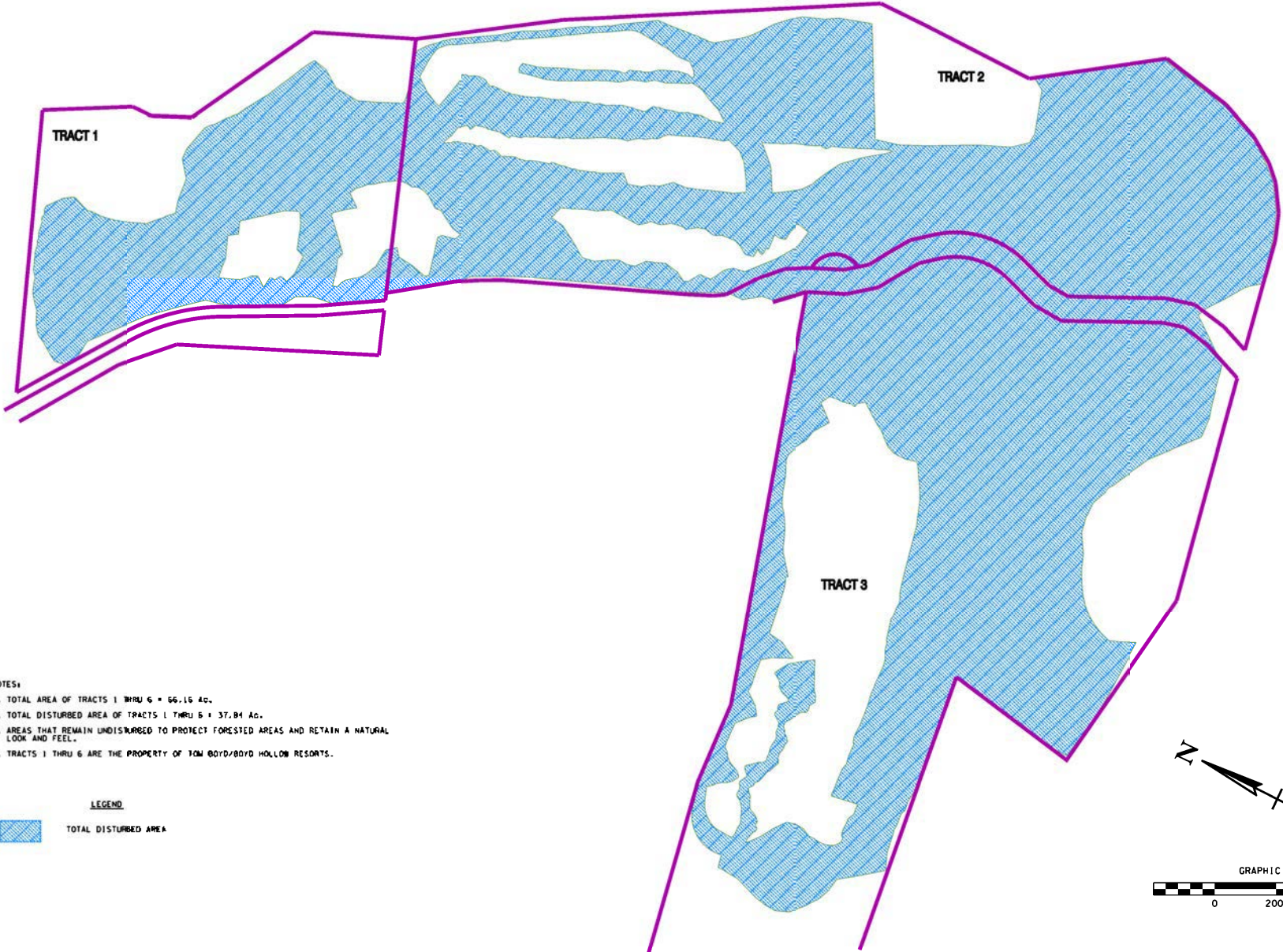
CONCEPTUAL SECTION: B

ANCIENT LORE VILLAGE AT BOYD HOLLOW



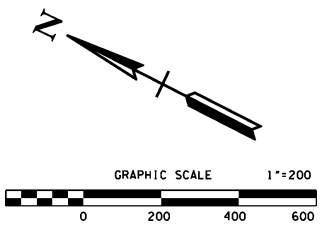
CONCEPTUAL SECTION: C

ANCIENT LORE VILLAGE AT BOYD HOLLOW



- NOTES:
1. TOTAL AREA OF TRACTS 1 THRU 6 = 66.16 Ac.
 2. TOTAL DISTURBED AREA OF TRACTS 1 THRU 6 = 37.84 Ac.
 3. AREAS THAT REMAIN UNDISTURBED TO PROTECT FORESTED AREAS AND RETAIN A NATURAL LOOK AND FEEL.
 4. TRACTS 1 THRU 6 ARE THE PROPERTY OF TOM BOYD/BOYD HOLLOW RESORTS.

LEGEND
 TOTAL DISTURBED AREA



NO.	DATE	DESCRIPTION	BY	CHKD.

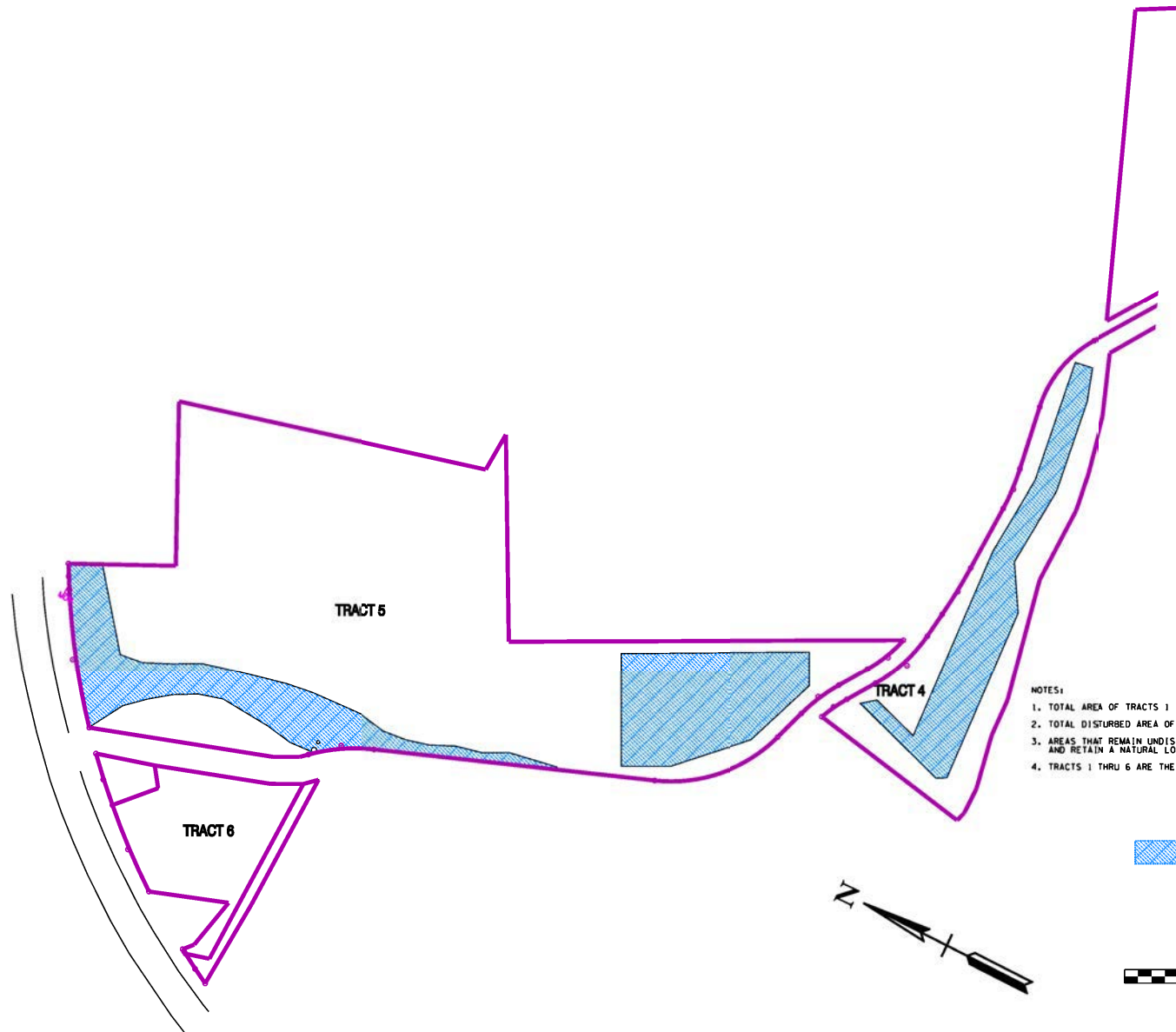


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

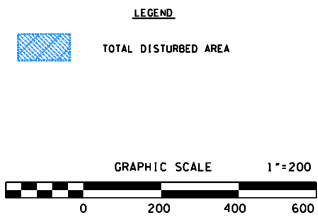
ANCIENT LORE VILLAGE AT BOYD HOLLOW

LAND DISTURBANCE MAP

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 200'	SHEET FIG-1
DRAWN BY MAS	DATE 8-19-19	FILE NO. 15003	



- NOTES:
1. TOTAL AREA OF TRACTS 1 THRU 6 = 66.16 Ac.
 2. TOTAL DISTURBED AREA OF TRACTS 1 THRU 6 = 37.84 Ac.
 3. AREAS THAT REMAIN UNDISTURBED TO PROTECT FORESTED AREAS AND RETAIN A NATURAL LOOK AND FEEL.
 4. TRACTS 1 THRU 6 ARE THE PROPERTY OF TOM BOYD/BOYD HOLLOW RESORTS.



NO.	DATE	DESCRIPTION	BY	CHKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

ANCIENT LORE VILLAGE AT BOYD HOLLOW

LAND DISTURBANCED MAP

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 200'	SHEET
DRAWN BY MAS	DATE 8-19-19	FILE NO. 19003	

FIG-2



Ancient Lore Village Building Summary

- **Dwellings**

- Average Dwelling Square footage = 714 SF
- Max occupants of all dwellings is 550
 - (24) Studio*
 - (83) One Bedrooms*
 - (41) Two Bedrooms*
 - (1) Four Bedroom
 - (1) Five Bedrooms*
 - (*) denotes additional sleeping space via bunk bed or sleeper sofa

- **Common Area Buildings**

- Manor House
 - Primary functions: Main restaurant, meeting space, guest services, gift shop, and library
 - Approx. 18,000 SF
 - 175 Seat restaurant with select seating will be available to non-resort guest
 - 80-100 person event space
- Tavern
 - Primary Function - Coffee house and small restaurant
 - 2,000 Square Feet
 - Seating for 75 guests
 - Only available to resort guests.
- Welcome House
 - Primary Function - Guest Check in services
 - 1,000 SF
 - 20 persons
- Village Quarters (Staff building)
 - Primary Function - Support building for staff, approx 80 employees (villagers)
- Amphitheater
 - Sized to accommodate resort at maximum occupancy - seating for approx. 550
- Water Amenity
 - Primary Function - Spa-like indoor water recreation space
 - Approx. 6,500 SF
 - Approx. 75 person
- Wedding Venue
 - Primary function - Outdoor wedding ceremony space
 - 50-100 person wedding space
- Garden Maze
 - Primary function - Indoor/Outdoor landscape formal hedge gardens and indoor storytelling space
 - Approx, 1,000 SF indoor space
 - 40 persons

DKLEVY

architecture + design

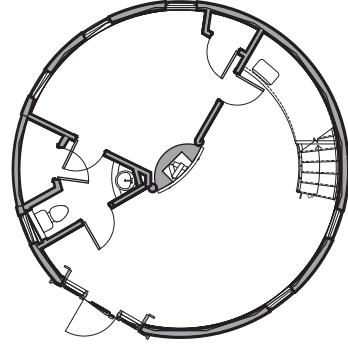
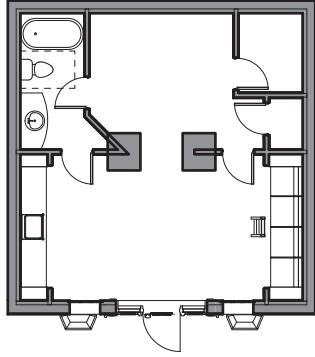
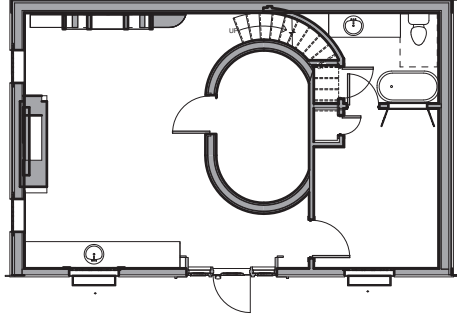
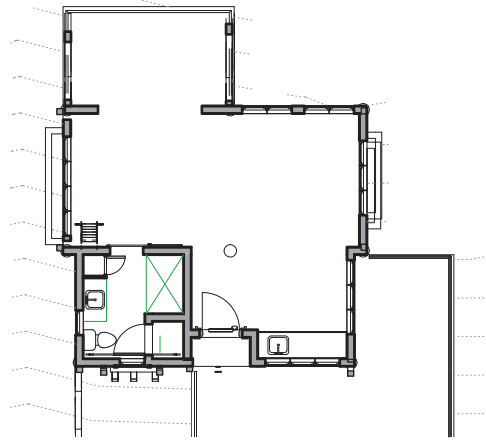
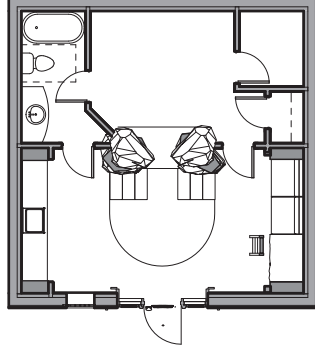
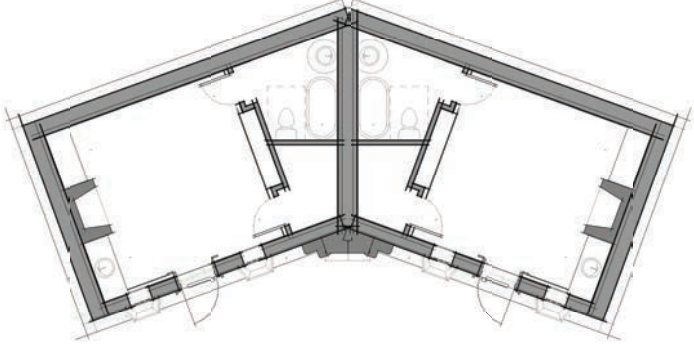
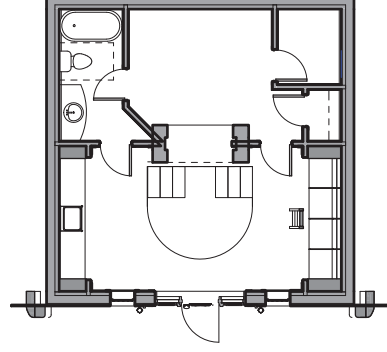
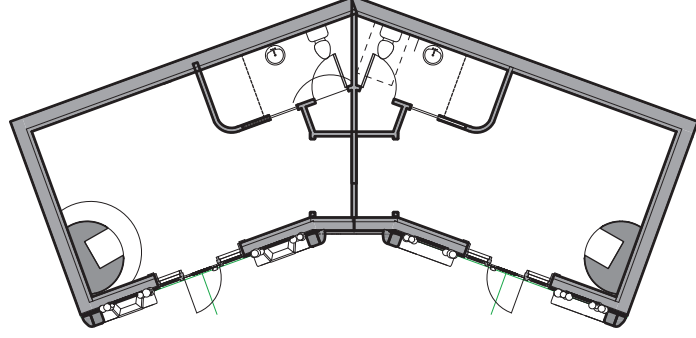
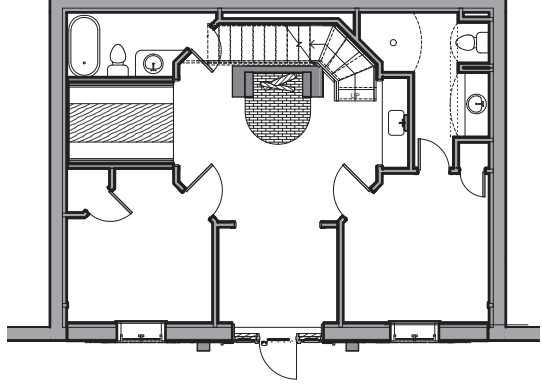
3523 Maloney Road, Knoxville TN 37920

p. 865. 474. 9264 e. dlevy@dklevydesign.com



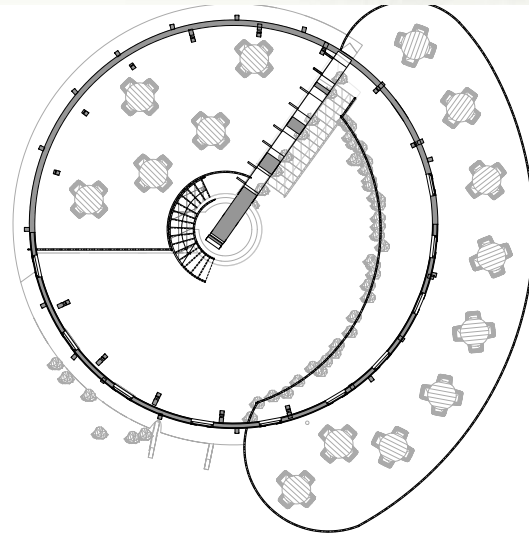
- Parking
 - Employee parking - 150 spaces
 - Guest parking - 300 spaces
- Guest / Employee counts
 - Total guest count - 540
 - Peak employee count - 100



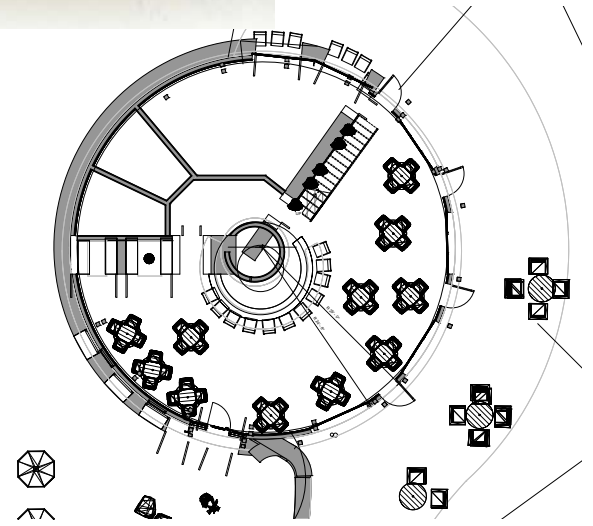




TAVERN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

A-103
RENDERING
AND FLOOR PLANS

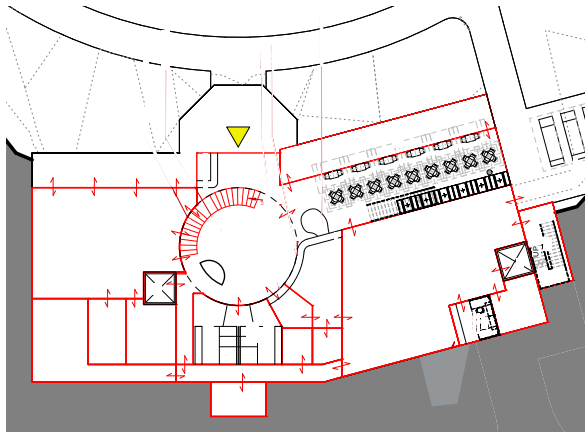
Drawing Information
Project Number 18065
Issue Date 8/20/2019
Revisions

ANCIENT LORE VILLAGE

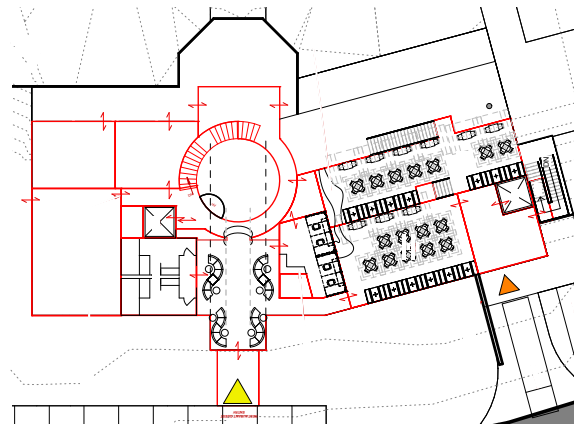
DKLEVY
architecture + design
3523 Maloney Rd., Knoxville, TN 37920
p. 865.474.9264
www.dklevy.com



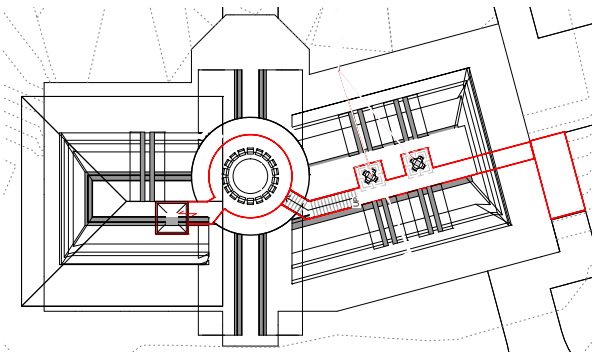
THE MANOR HOUSE RENDERING



GROUND FLOOR PLAN



SECOND FLOOR PLAN



SPIRE FLOOR PLAN

A-104
RENDERING
AND FLOOR PLANS

Drawing Information
Project Number 18065
Issue Date 8/20/2019
Revisions

ANCIENT LORE VILLAGE

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architecture + design
3523 Maloney Rd., Knoxville, TN 37920
p. 865.474.9264
www.dklevy.com



VILLAGERS QUARTERS RENDERING



VILLAGERS QUARTERS FLOOR PLAN

A-105
RENDERING
AND FLOOR PLANS

18065
8/20/2019
Project Number
Issue Date
Revisions

ANCIENT LORE VILLAGE

DKLEVY
architecture + design
3523 Maloney Rd., Knoxville, TN 37920
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1310 Centerpoint Boulevard
Knoxville, Tennessee 37932
(865) 531-5955

July 2, 2019

Daniel K Levy
DKLEVY Architecture + Design
3523 Maloney Road
Knoxville, TN 37920



Re: Ancient Lore Village at Boyd Hollow: Fire and Emergency Response Strategy

Dear Mr. Levy:

Based on our discussions and our meeting with Chief John Linsenbigler, I recommend the following equivalent approach to providing adequate facilities for emergency response. The design intent of the village is to take advantage of the topography and woodland to establish a rustic resort village. The strategy described below is intended to achieve an adequate level of emergency response while maintaining the ambience of the facility. The first element is access roads for emergency response vehicles. The intent for the village is to prohibit cars and trucks from entering the site. Visitors will park off-site (at the edge of the site) and be shuttled to lodgings by golf cart. The pathways for these carts will resemble the unpaved lanes of ancient villages. The IFC Section 503 requires fire apparatus roads extended to within 150ft of all portions of the buildings. Exception 1 allows this dimension to increase for building provided with automatic sprinkler systems if authorized by the fire code official. No specific limits are provided in this exception. Exception 2 identifies circumstances where roads cannot be installed because of conditions like topography and waterways and allows *approved alternate means of fire protection*. The conditions for both these exception are part of the design. The strategy proposed includes automatic sprinkler system protection being provided for all occupied structures. All the living spaces will be provided with residential sprinkler systems in accordance with NFPA 13D, *Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes*, and will be supplied by the domestic water supply. Likewise, the topography of the site, which is one of its rustic features, makes constructing access road suitable for fire department apparatus detrimental to the project. Plans to provide cart access to all areas for transport of fire department personnel and equipment will facilitate emergency response. This cart access would also be afforded for medical response requirements as well.

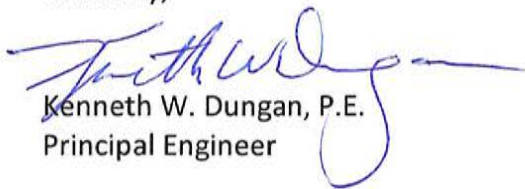
The second element is the provision of fire hydrants. IFC Section 507.5.1 requires fire hydrants within 400ft of any building assuming apparatus access roads are provided. Exception 2 allows that distance to be extended to 600ft for buildings protected with automatic sprinkler systems. The strategy for providing a fire protection water supply includes providing some onsite fire

hydrants disguised to match the rustic surroundings. From discussions with the responding fire department (Seymour), it was agreed that these hydrants will be dry hydrants, (similar to a dry standpipe system) supplied by underground piping that is normally dry. Two fire department connections will be provided near fire hydrants on the municipal water supply, where both the municipal hydrants and site FDCs are accessible to the responding fire apparatus. The plan would be to have at least one dry hydrant within 1000ft of any structure as agreed by the Seymour Fire Department. Because of the site layout, the majority of the buildings will be less than 600ft from a dry hydrant with the proposed layout. Based on the size, construction and separation of these sprinkler protected buildings, this design approach should obviate the need for the fire pumper access roads. One fire department access will be from Nixon Road. The arriving fire apparatus would connect to the municipal hydrant to the inlet of the pumper and connect the discharge to the fire department connection to charge the standpipe system. The second fire department access will be from Sevierville Pike. Similarly the arriving pumper would charge the standpipe system from a municipal hydrant on the Sevierville Pike side of the site. All private fire hydrants on the site will be charged from either or both fire department response locations.

The intent of the IFC requirements for vehicle access is twofold. First the pumper is available to assure adequate flow and pressure for the hose streams being applied to a fire. Second, the apparatus carries the necessary equipment, such as hose, nozzles, and rescue tools, to the scene. The proposed approach accomplishes both these objectives by allowing the pumper to control flow and pressure suitable for hose streams and provides carts to transport personnel and equipment where necessary. The intent of the IFC requirements for hydrant locations is to prevent excessive fire hose runs for fire fighting. The proximity of the municipal hydrants and the fire department connections to the standpipe system make hose runs minimal. The distribution of private hydrants (hose connections) on site will achieve the intended objectives of the IFC.

To summarize, the proposed approach to providing fire fighting, emergency response is equivalent to the requirements of the IFC for apparatus access and hose applications. I recommend the County accept this alternate approach as being equivalent.

Sincerely,



Kenneth W. Dungan, P.E.
Principal Engineer

Cc Travis Evans
Deputy Fire Marshal
Knox County
400 Main Street, Suite 585
Knoxville, TN 37802

John Linsenbigler
Chief, Seymour Volunteer Fire Department
P. O. Box241
Seymour, TN 37865



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

Ancient Lore Village

Applicant

8.23.2019

Date Filed

10-10-19

Meeting Date (if applicable)

10-A-19-PD

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
 Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Matt Cross

Ancient Lore Village

Name

Company

7305 John Norton Road

Knoxville

TN

37920

Address

City

State

Zip

865-660-5208

matthew.cross@ancientlorevillage.com

Phone

Email

CURRENT PROPERTY INFO

Boyd Hollow Resorts

7305 John Norton Road

865-660-5208

Owner Name (if different)

Owner Address

Owner Phone

Nixon Rd, John Norton Rd(124.179, 124.12704, 124.12705, 124.18507, 124.18508, 124.185)

Property Address

Parcel ID

137.182 and 137.183

Nixon Road Off Chapman Hwy.

Total = 69.84

General Location

Tract Size

City of Knoxville / Knox County

~~29-D9~~

A, A-1, R-2 and C-4

Jurisdiction (specify district above)

- City
 County

Zoning District

South County

LDR

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AG (Agricultural)

N

Knox Chapman

Knox Chapman

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): Planned Development

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

Zoning Change: _____
Proposed Zoning _____

Plan Amendment Change: _____
Proposed Plan Designation(s) _____

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:

\$4000.00

FEE 2:

FEE 3:

TOTAL:

\$4000.00

AUTHORIZATION

Thomas Brechko
Staff Signature

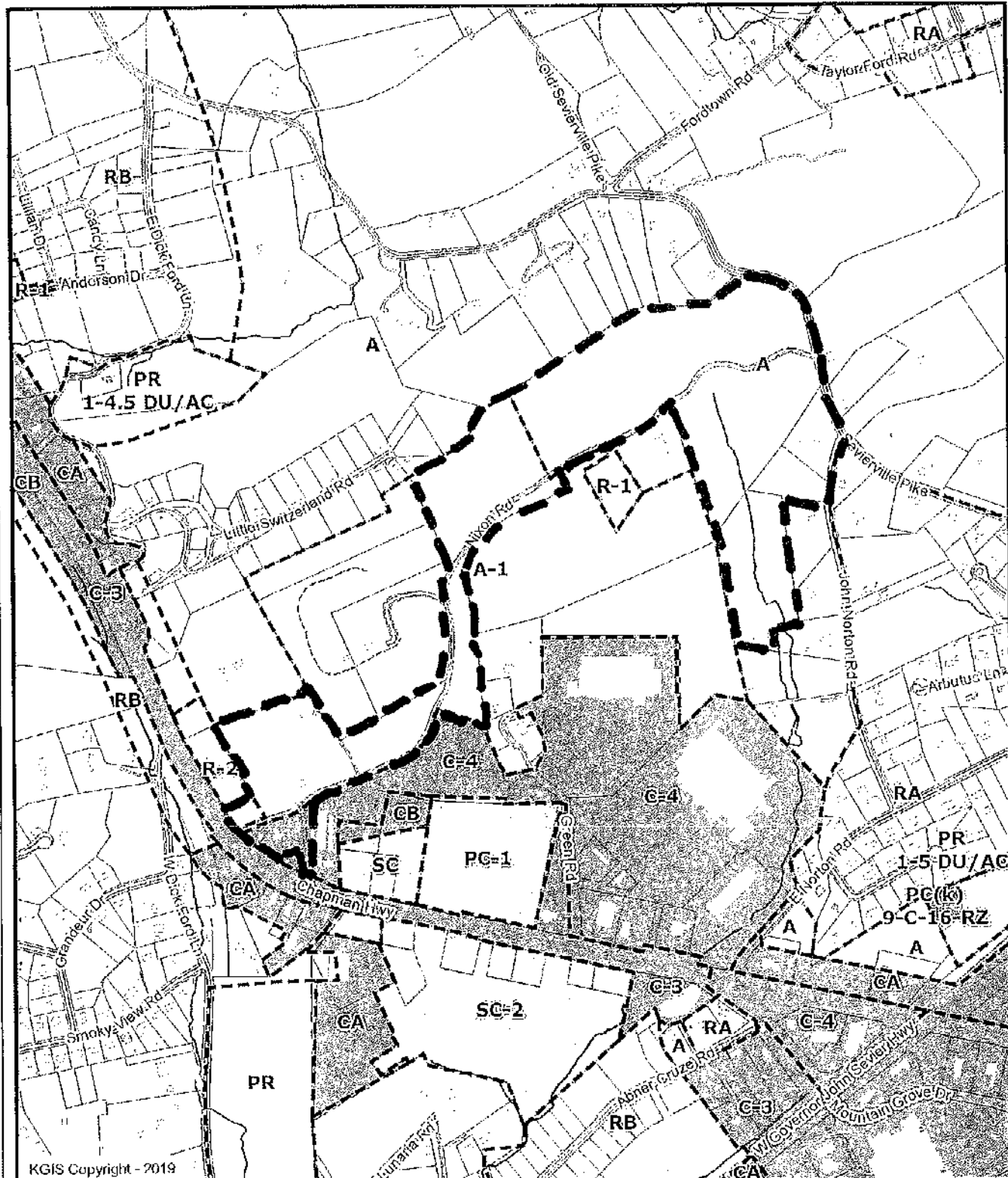
Thomas Brechko
Please Print

8-23-19
Date

Matthew Cross
Applicant Signature

Matthew Cross
Please Print

8-23-19
Date

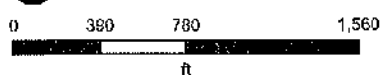


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Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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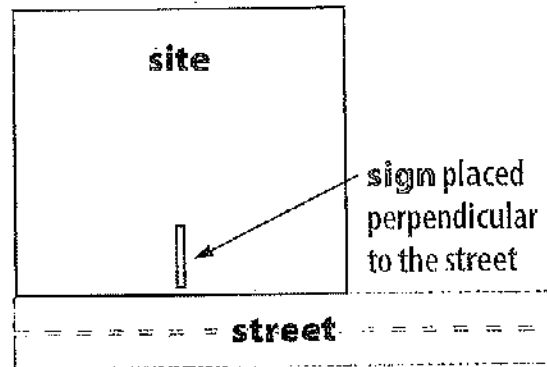
REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

September 25, 2019 and October 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: PETER OSICKI

Phone: 865-227-9437 Email: POSICKI@PARTNERSINFO.COM

Date: August 23, 2019

MPC File Number: 10-A-19-PD