

To: Planning Commissioners

From: Marie Ballew

Subject: 3-J-20-UR

To Whom It May Concern,

I currently live at 404 Nixon Road. I am submitting a copy of the plot survey that was completed when I purchased the house. The survey was completed for Rose Allen Kerr who was the person I purchased the property from. I am submitting it due to the fact that KGIS or the county does not have an accurate survey/plan of my property. I had submitted a request to follow the current guidelines for the property. Mr. Tom Boyd is developing File#3-J-20-UR. I want to ensure that he abides by the 200/300 ft. rule. Mr. Boyd is aware of the fact that I own property on both sides of the street on Nixon as shown by the survey.

Sincerely,

Rosemarie Ballew



CLAUDE M. WOOD

GEORGE K. DUNCAN

ROBERT E. WHEDBEE

21.37 AC.

ANTON HEISE

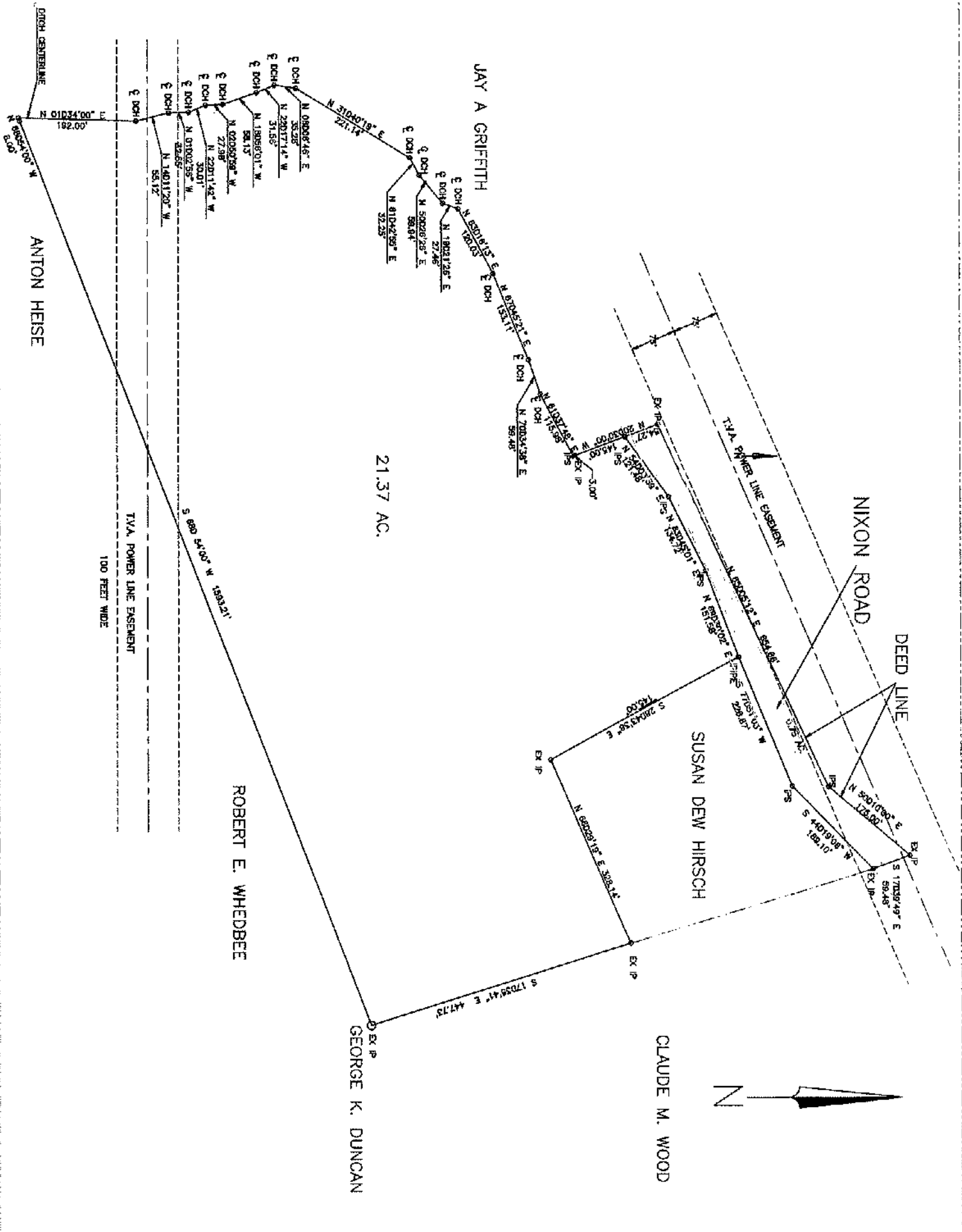
JAY A GRIFFITH

NIXON ROAD

DEED LINE

SUSAN DEW HIRSCH

TYA POWER LINE EASEMENT
100 FEET WIDE



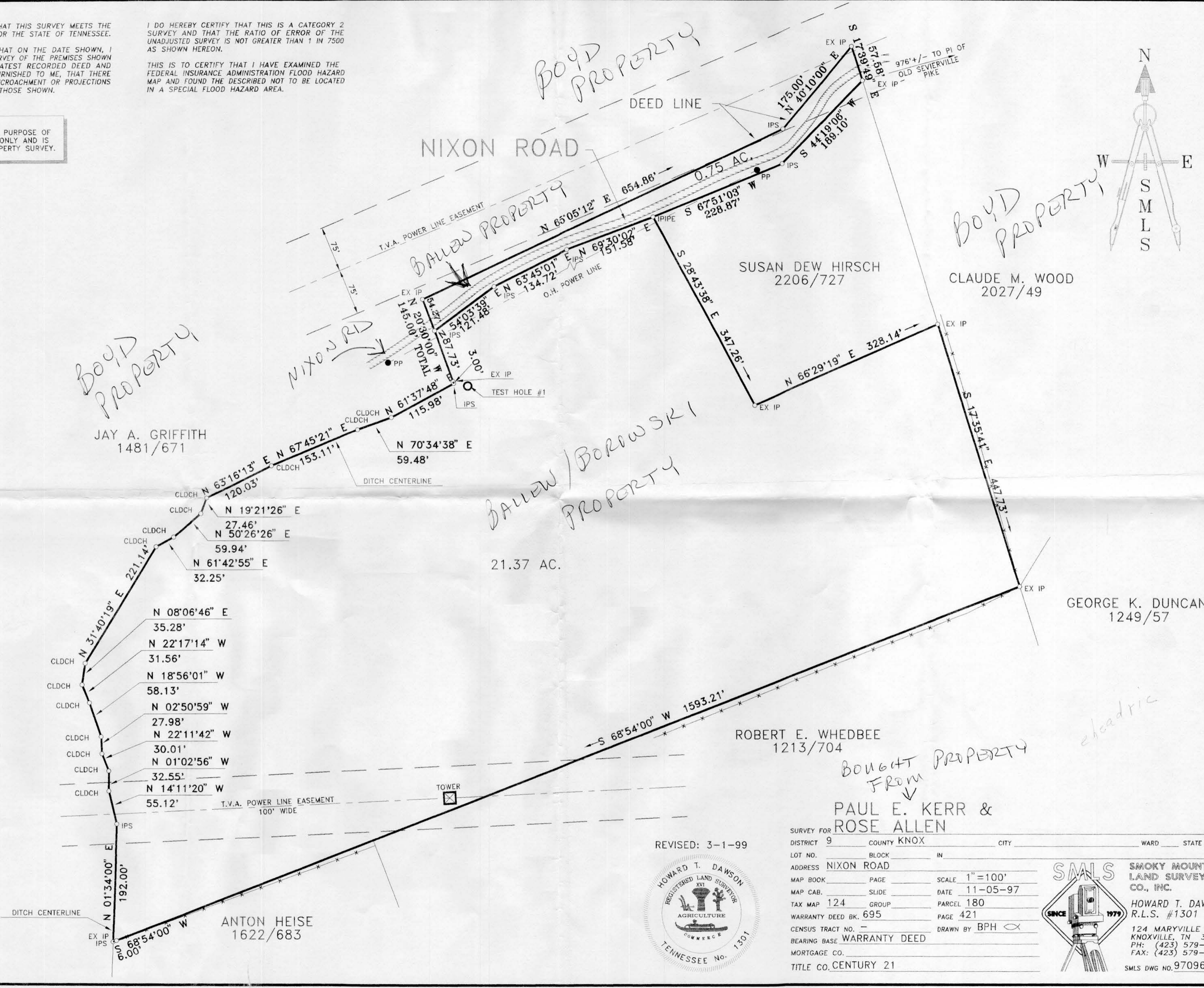
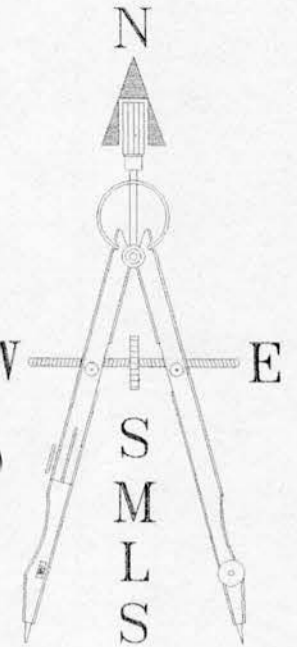
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENT OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 7500 AS SHOWN HEREON.

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

NOTE:
THIS MAP IS FOR THE PURPOSE OF TEST HOLE LOCATION ONLY AND IS NOT AN OFFICIAL PROPERTY SURVEY.



SURVEY FOR	DISTRICT 9 COUNTY KNOX CITY _____ WARD _____ STATE TN			
LOT NO.	BLOCK _____	IN _____		
ADDRESS	NIXON ROAD			
MAP BOOK	PAGE _____	SCALE	1" = 100'	
MAP CAB.	SLIDE _____	DATE	11-05-97	
TAX MAP	124 GROUP _____	PARCEL	180	
WARRANTY DEED BK.	695	PAGE	421	
CENSUS TRACT NO.	---	DRAWN BY	BPH	
BEARING BASE	WARRANTY DEED			
MORTGAGE CO.	_____			
TITLE CO.	CENTURY 21			



SMLS

SMOKY MOUNTAIN LAND SURVEYING CO., INC.

HOWARD T. DAWSON R.L.S. #1301

124 MARYVILLE PIKE
KNOXVILLE, TN 37920
PH: (423) 579-4075
FAX: (423) 579-4625

SMLS DWG No. 970961



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Reply to: Robinking1210@gmail.com

R King <robinking1210@gmail.com>

Mon, Mar 9, 2020 at 5:27 PM

Reply-To: robinking1210@gmail.com

To: Knoxville/Knox County Planning Commission <commission@knoxplanning.org>

Cc: laura.edmonds@knoxplanning.org

TO: Planning Commission and Staff
 FROM: Robin King
 DATE: March 8, 2020
 SUBJECT: File Number -3-J-20-UR (Tom Boyd, Applicant for Boyd Hollow Resorts, LLC)
 Required Sign Posting Agreement for all Rezoning, plan amendment, and Plans For USE ON
 REVIEW and PLANNED DEVELOPMENT.

To Whom It May Concern,

There are guidelines that are not being followed. What regulations and permits are not being followed? What permits are not being issued to date? For instance the file currently on the Agenda for March 12, 2020. Pursuant to the "REQUIRED SIGN POSTING AGREEMENT" revised as of March 2019, Tom Boyd, Applicant and Daniel Levy, Architect are in violation of the guidelines to post sign(s) 15 days prior to the scheduled Planning Commission Meeting to give Public Notice for input. What else have they not filed, requested, inspected or received permits during this process?

The application for Use on Review requires 15 and he could only provide 7 days coverage. A simple process and not the first time completed incorrectly.

What is the penalty for this violation?

Parcel 0 Jon Norton, is not properly described. Further proof of inconsistencies include Vacant Land Use, after receiving two residential permits for single family housing. Currently used for special and commercial events.

Knoxville City and County have growth projects that are important to its citizens. However, enough lies have been told, permits issued under false pretense, burn violations without fines and, fraudulently permit information in TDEC application for GCP regarding past violations. Is this normal?

JURISDICTIONAL WATERS OF THE U.S. suffering from repeated blue chemicals, and altering of the water ways with dams, Five endangered species with in 1- 5 mile radius evidenced by TDEC report. Wildlife is hungry and citizens are concerned due to loss of habitat.

Trespassing on neighbors property under Cease and Desist Orders and cutting locks to cross private property. Destroying paved roads with Track Hoe's scars. Who will pay for these repairs? Taxpayers?

The once quiet neighborhood has been in havoc.

Neighborhood children crossing normally quiet streets with high volume, and accelerated traffic and wearing guns on work site for false claims of death threats reported by Matt Cross against he and Tom Boyd. is this within Normal OSHA guidelines?

Sadly Knoxville is going backward. Everyone is suppose to be exactly alike, live in the exact same house plan, with the exact same bicycles, dress alike, be the same color, have the same ethics, we can all go to the same church, work at the same type of job, and all vacation at the same place!

Diversity is when you want something different you can enjoy living where you want, freedom for your own beliefs, choosing your spare time passions and work professions. South Knoxville families have taken pride in being a little off the beaten path enjoying our property ownership with trees and woods, often helping others and giving back.

Tom Boyd's behavior is like a spoiled rotten bully in the neighborhood! As the Father of prominent, Randy Boyd, it is evident his son was taught citizenship by his mother, Dale.

Who will take responsibility, the City, County, State, or Federal Government for his future omissions?

3/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Reply to: Robinking1210@gmail.com

With Best Regards,
Robin King

.

--

This message was directed to commission@knoxplanning.org

To: MPC

From: Marie Ballew, Heather Holbert, Nidiana Machado Toca

Subject: ALV File # 3-J-20-UR (Setback)

To Whom It May Concern:

I, along with my neighbors have reviewed the setbacks that this project shows on the "Use On Review Report" and feel there needs to be adjustments made to the plan to follow the setback rules set by the County Municode (40104.02.D). It currently shows that he is only following the 200 foot rule on setbacks not the 300 foot rule where a residential house is. The KGIS documents show each person's property lines by name and the footage from their property line as far as the setbacks pertaining to the codes.

Note: On the KGIS drawings it shows that R=residential and A=agricultural.

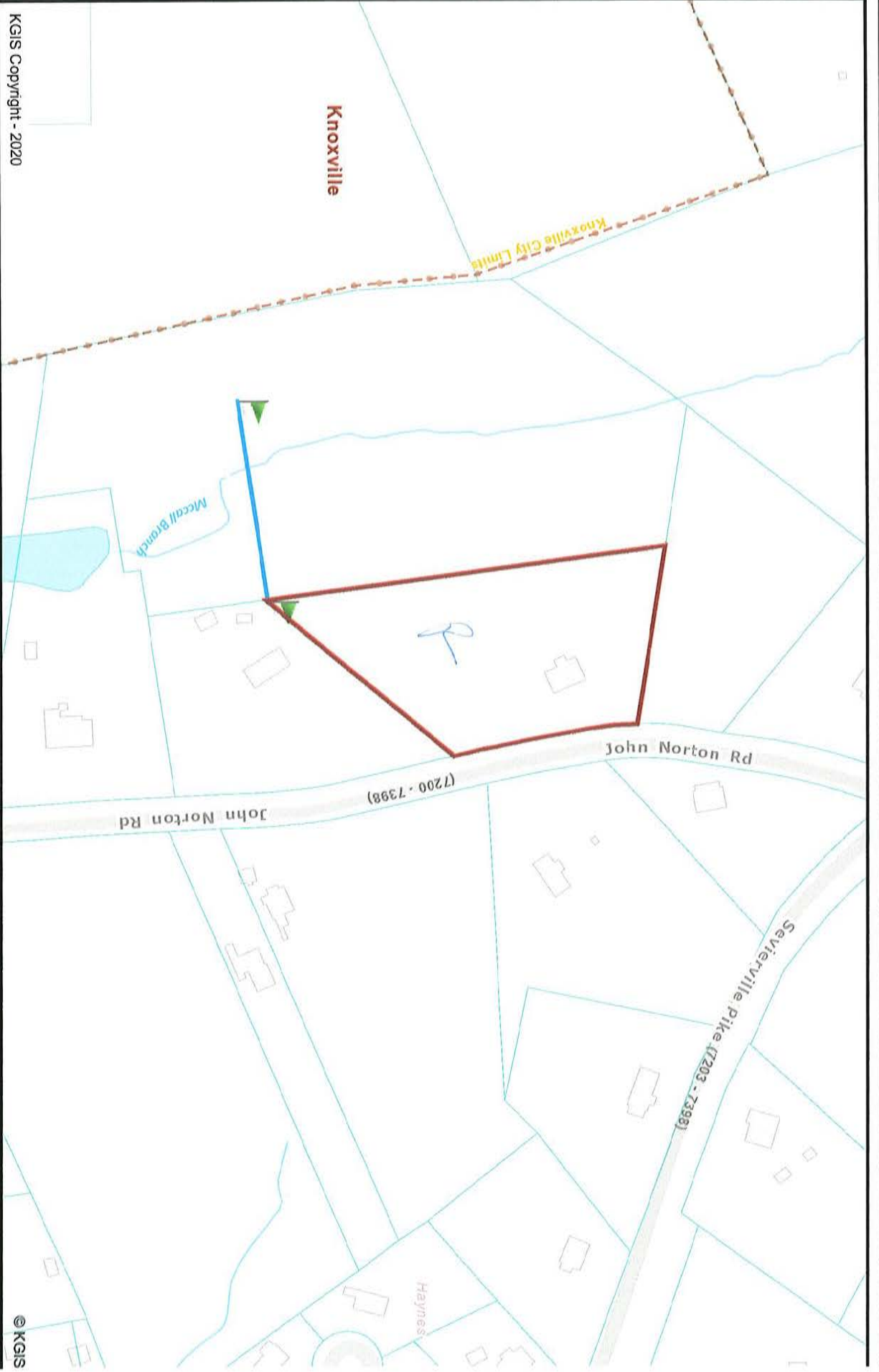
D. All buildings, parking, loading, campsites, recreation areas and other indoor or outdoor use areas shall be setback a minimum of two hundred (200) feet from property lines and three hundred (300) feet from existing residential dwellings on adjacent parcels, and shall be buffered as deemed appropriate by MPC. With a written agreement from the adjacent parcel owner(s) affected, MPC may consider reduction of these setbacks as part of the plan review process. (4.104.02.D)

Thank You,

Rosemarie Ballew – 404 Nixon Road

Heather Holbert – 412 Nixon Road

Nidiana Machado Toca – 7207 John Norton Road



KGIS Copyright - 2020

Toca Property Line

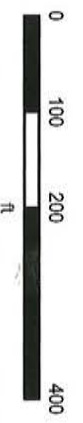
Residential
294.9 feet

Knoxville - Knox County - KUB Geographic Information System

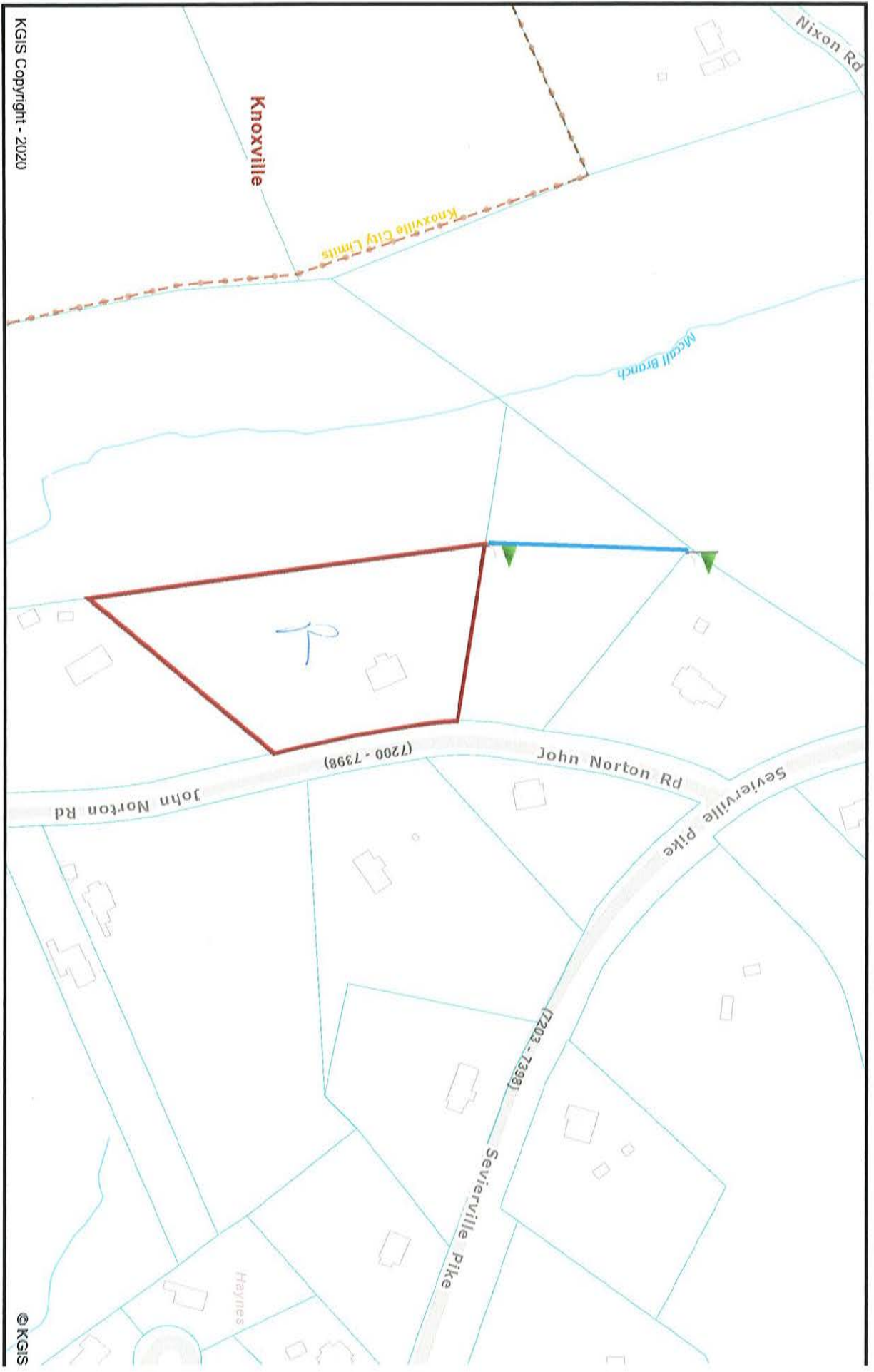
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 3/9/2020 at 1:44:39 PM



© KGIS



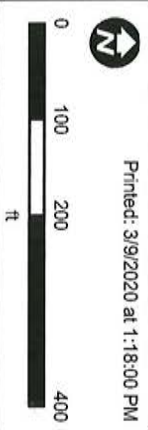
KGIS Copyright - 2020

© KGIS

Toca Property Line

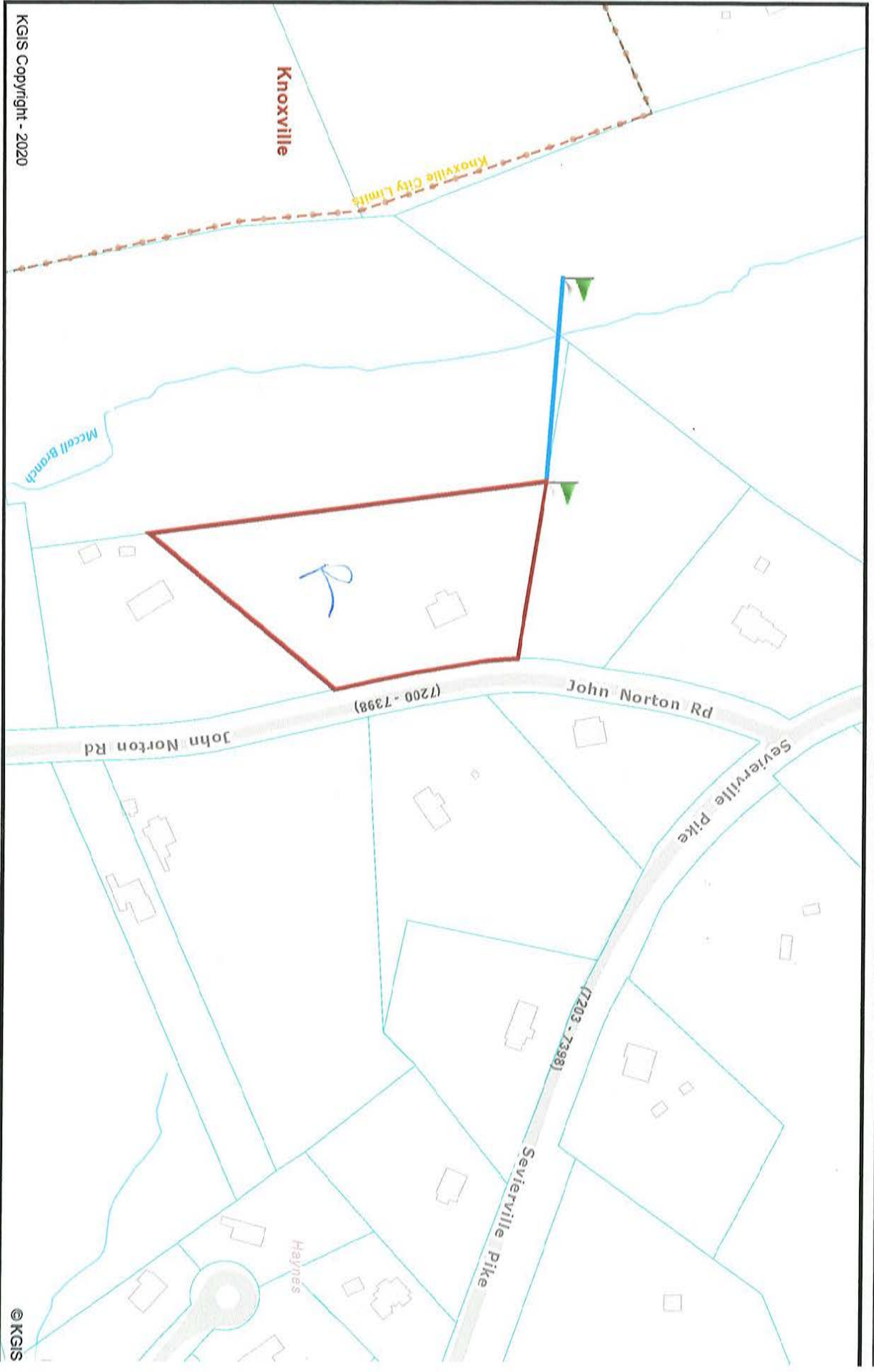
Residential
291.9 feet

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/9/2020 at 1:18:00 PM

KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2020

© KGIS

Toca Property Line

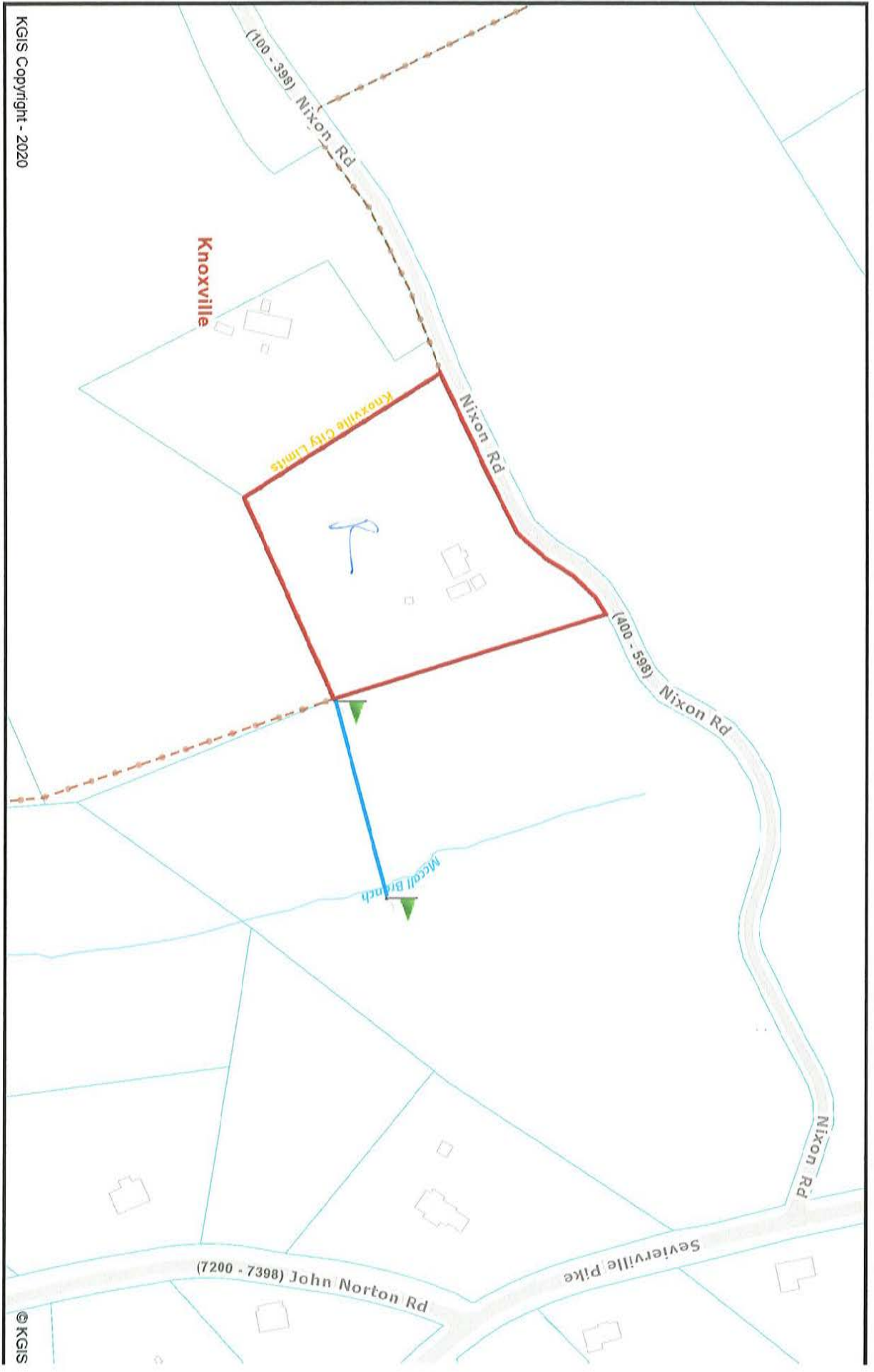
Residential
298.8 feet

Knoxville - Knox County - KUB Geographic Information System

Printed: 3/9/2020 at 12:57:46 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

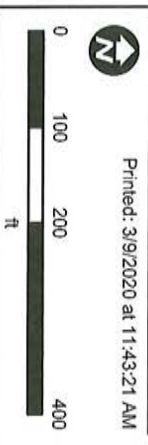


KGIS Copyright - 2020

Holbert Property Line

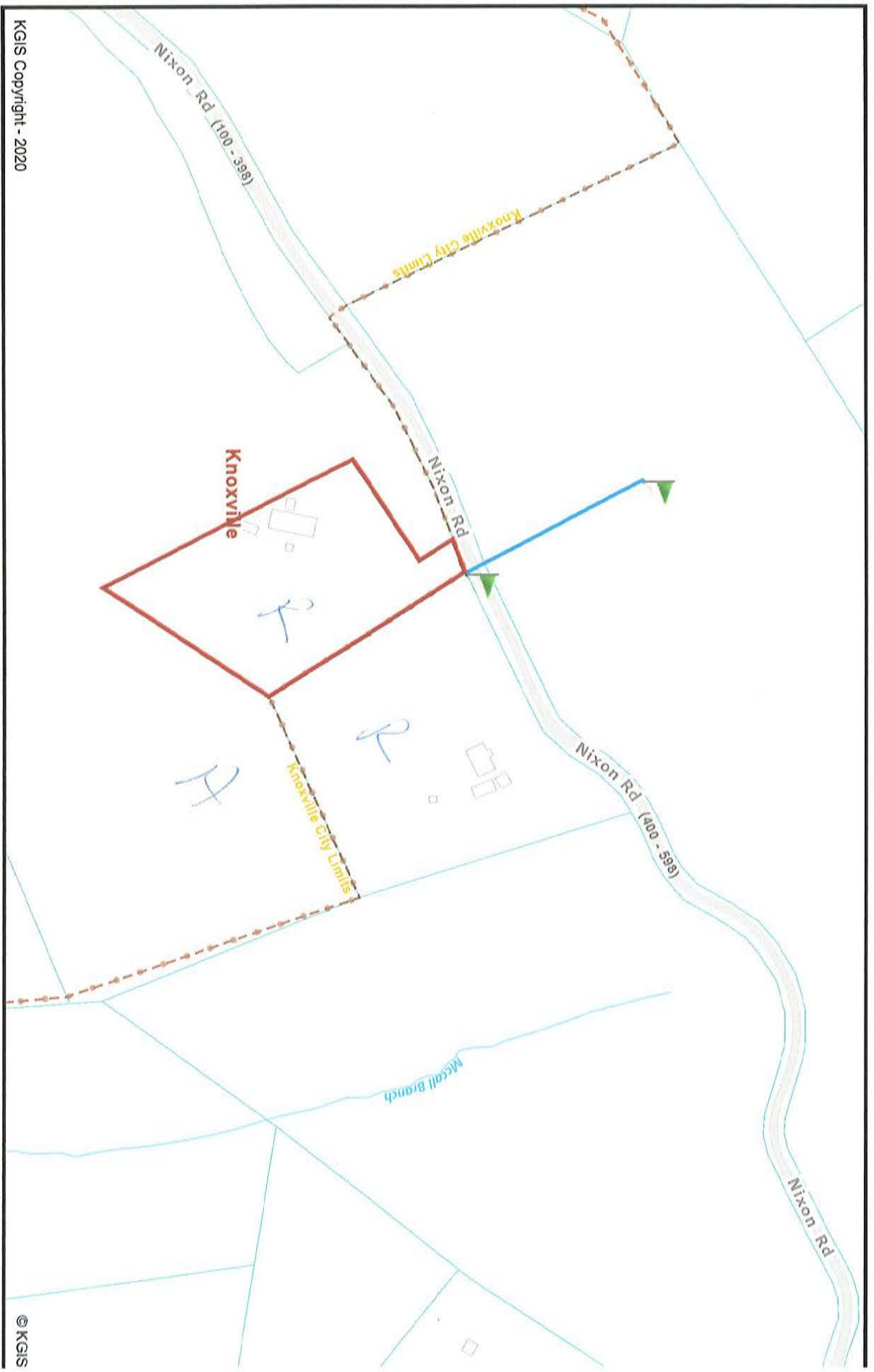
Residential
297.1 feet

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/9/2020 at 11:43:21 AM

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damages, loss, or liability arising from any use of this map product.



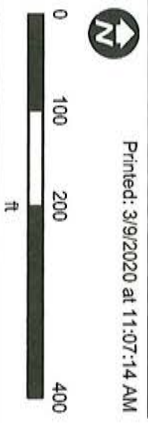
KGIS Copyright - 2020

© KGIS

Ballew Property Line

Residential
191.7 feet

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/9/2020 at 11:07:14 AM

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2020

© KGIS

Holbert Property Line

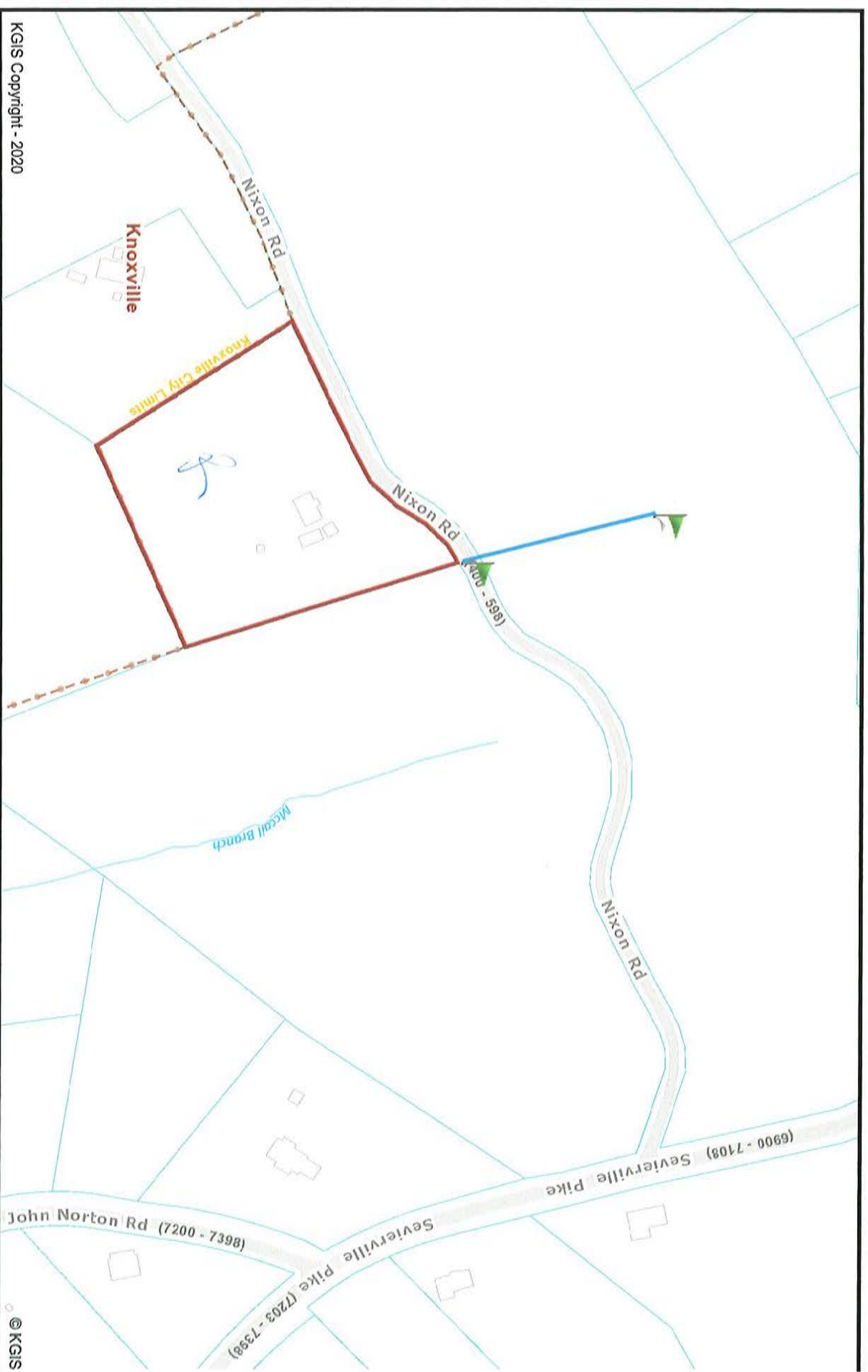
Residential
295.4 feet

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/9/2020 at 9:20:07 AM

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

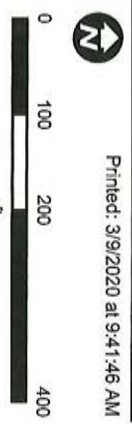


KGIS Copyright - 2020

Holbert Property Line

Residential
290.1 feet

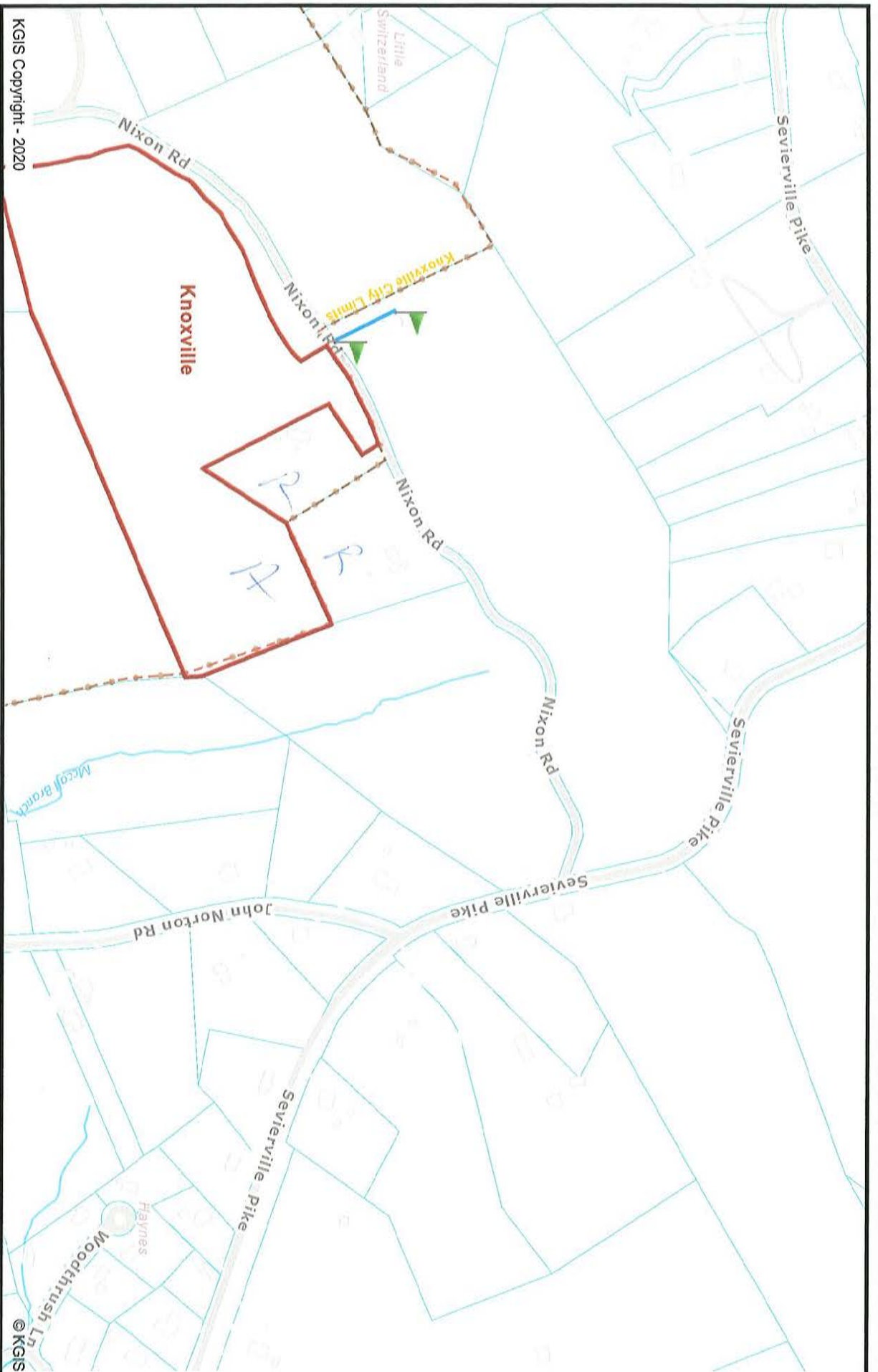
Knoxville - Knox County - KUB Geographic Information System



Printed: 3/9/2020 at 9:41:46 AM

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS

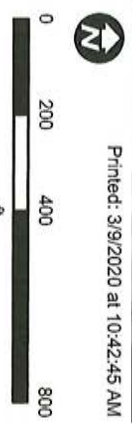


KGIS Copyright - 2020

Ballew Property Line

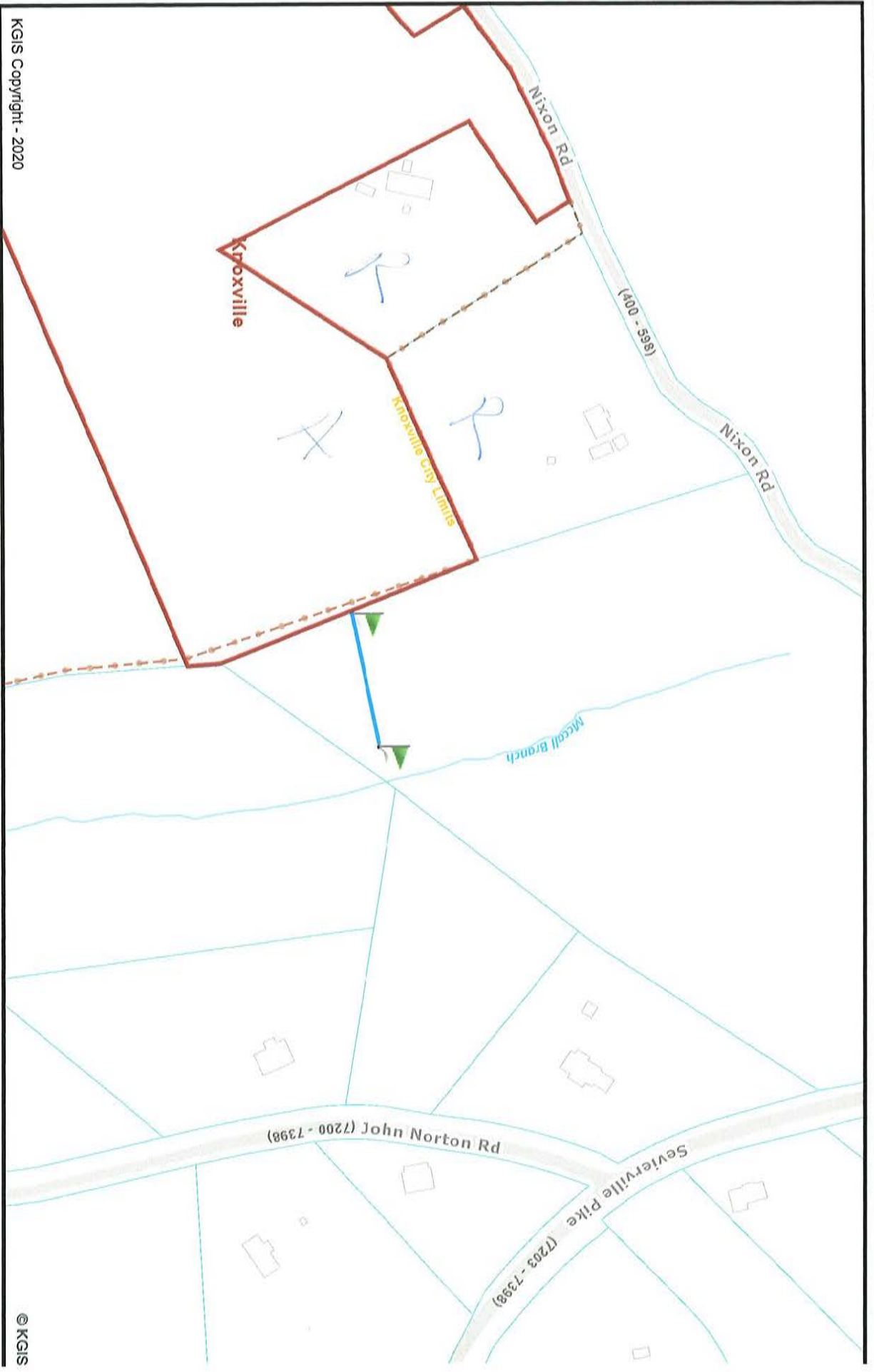
Agriculture
196.7 feet

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/9/2020 at 10:42:45 AM

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2020

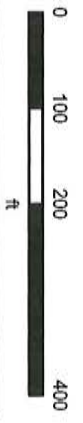
Ballew Property Line

Agriculture
197.8 feet

Knoxville - Knox County - KUB Geographic Information System

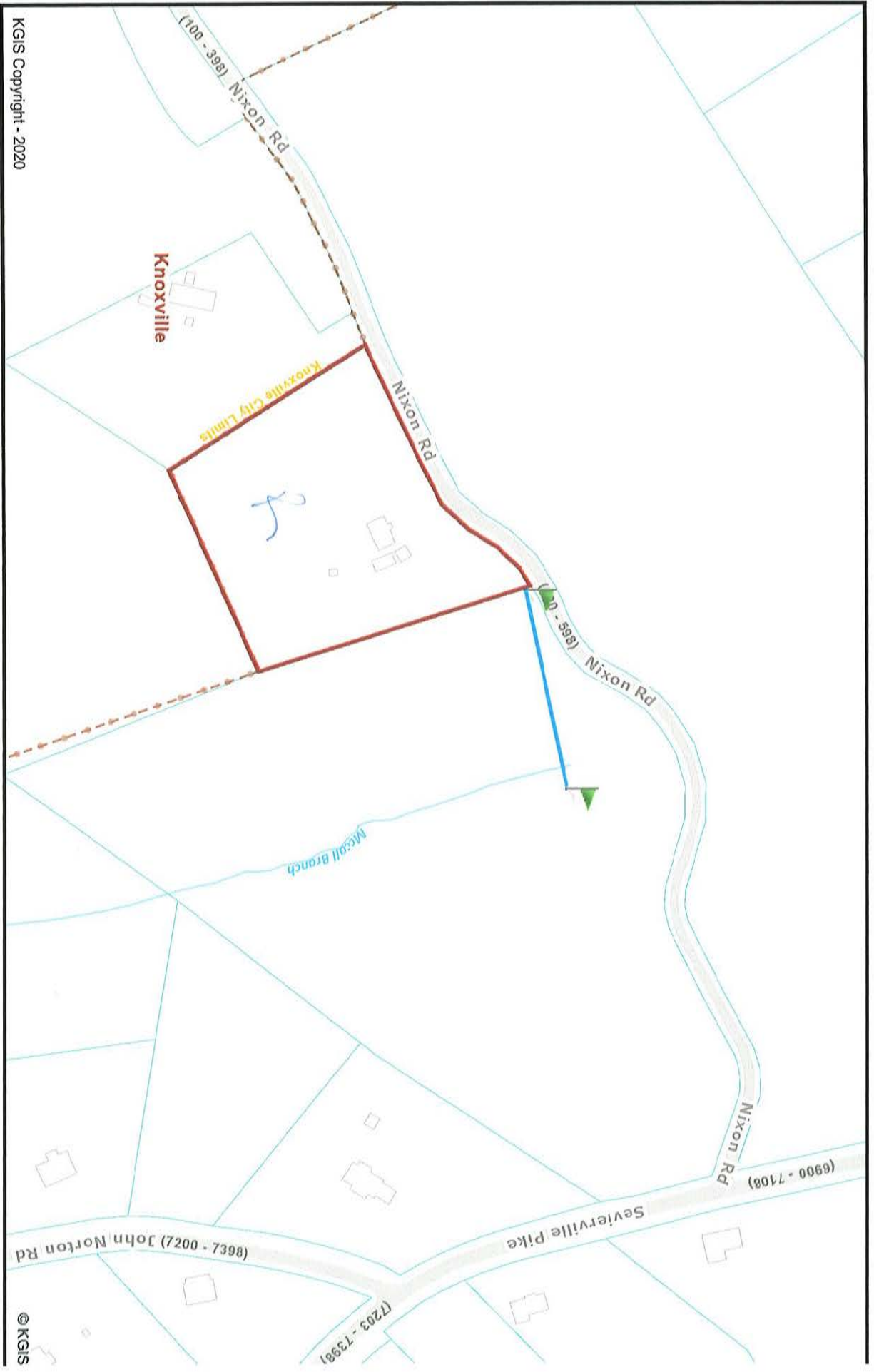


Printed: 3/9/2020 at 10:22:27 AM



© KGIS

KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.





KGIS Copyright - 2020

Holbert Property Line

Residential
295.8 feet

Knoxville - Knox County - KUB Geographic Information System

Printed: 3/9/2020 at 10:04:24 AM

0 100 200 400 ft

KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damages, loss, or liability arising from any use of this map product.

© KGIS



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File Number 3-J-20-UR (Tom Boyd/Boyd HollowResorts, LLC)

1 message

Jennette Heikes <jennetteheikes@gmail.com>
Reply-To: jennetteheikes@gmail.com
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 10:38 PM

To: Planning Commission and Staff
From: Jennette and Donald Heikes, 7008 Sevierville Pike, Knoxville TN 37920
Subject: File Number 3-J-20-UR (Tom Boyd/Boyd Hollow Resorts, LLC)

Dear Planning Commissioners and Staff,

We are writing in reference to application 3-J-20-UR, to be considered at your March 12 Planning Commission meeting. This is Tom Boyd’s/Boyd Hollow Resort’s request for a Rural Retreat Use on Review at [533 Nixon Rd.](#), at the intersection of Sevierville Pike. The primary purpose of the proposed Rural Retreat is for a wedding venue with overnight accommodations.

We have reviewed the plans being submitted for this, which your office provided upon request to a neighbor. While a wedding venue is certainly more in keeping with the character of our agriculturally-zoned, residential neighborhood than the formerly proposed 150-unit resort, we still have concerns. Mainly, these focus on the many exceptions to the Rural Retreat ordinance they are seeking.

Knox County Codes of Ordinances, item # 4.104.02 Section D notes that there is a required setback of 200’ from any adjacent property lines. However, an examination of the map shows a parking area that is closer than this to our property line (7008 Sevierville Pike). We would like the commission to require the project layout to be modified to adhere to this setback.

Section E of the above ordinance also notes that parking shall be an all-weather, paved surface, and that gravel will only be permitted on a case-by-case basis. We ask

that gravel not be allowed, as runoff tends to be a problem on Sevierville Pike during periods of heavy rain (we are planning to pave our own driveway for this reason).

Next, the land parcels included in this application total approximately 41 acres; however, the proposal is more on the lines of what the ordinance covers in item # 4.104.03, Criteria for Larger Scale Retreats.

The application states that the property will include the existing 2-bedroom ground house, a “multi-unit accommodation building with 7 guest rooms,” and 15-30 additional guest cottages. However, section A, paragraph 2 of the ordinance allows for only 10 guest rooms for the first 20 acres, and one additional unit per each five additional acres. Under these guidelines, a rural retreat of 41 acres could only accommodate 14 guest rooms total.

But the requested exceptions go further. Section B of the above ordinance states that for retreats including a restaurant or banquet facility—which the proposed event pavilion would certainly be—the minimum land required is 50 acres.

Finally, the ordinance noted above states that “all events that include sound amplification of any kind or that include 50 or more attendees between the hours of 9:00 pm and 9:00 am must take place entirely within (a) fully enclosed building(s).” However, the drawing of the event pavilion appears to be an open-air structure. There is also item #4.104.02 Section I, that limits sound to 40 or 50db (depending on time of day) as measured at the property line. How will this be enforced?

In closing, we are members of the grassroots community group Keep the Urban Wilderness Peaceful. We’ve seen the official communication from the group, and share the concerns mentioned in that letter as well, particularly those regarding parking, traffic management, and security.

We ask that you give thoughtful consideration to all the exceptions Boyd Hollow Resorts is requesting, and hope that you’ll require them to amend their plans to fit the guidelines stated in the ordinances.

Thank you for your time and consideration.

With respect,

Jennette and Donald Heikes

7008 Sevierville Pike, Knoxville TN 37920

--

This message was directed to commission@knoxplanning.org

To: Planning Commission

From: Heather H. Lingganay
412 Nixon Rd
Knoxville, TN 37920

Subject: File Number 3-J-20-UR (Boyd Hollow Resorts, LLC)

Listed below are issues I would like to be addressed before the approval of planned development at Boyd Hollow Resorts. As I currently live on Nixon Road.

1. Road access to the resort. The access to this resort should be from Sevierville Pike only. Nixon road is a narrow, hilly and winding road. The road had a max of 10 -12 cars a day, but since Mr. Boyd has semi-developed the property there are at least 40 plus cars a day. This is not counting the times KUB visits the substation. It has always been a problem with KUB as the road is not wide enough for their trucks and any other traffic on this road. I have had to run my vehicle off the road many times to avoid being hit head on by oncoming traffic. I have been fortunate that the incidents happened where I could get over off the road as there are parts of Nixon that it is not possible to do that, due to hillside slopes.(4.104.02.A)
2. Per the Municipal Codes I would want the 300 foot rule from residential property lines enforced.
3. It states per the Municipal Codes that if the property has a conference/banquets that it requires 50 acres. Per the rural retreat application filed by Boyd Hollow Resorts it shows that he will have a 5,000 sf pavilion with a warming kitchen and a coffee house. He has submitted acreage of 41.45 acres. (4.104.03.B.1)
4. Fire pits- due to the location, topography and forestry growth I would have an issue of anything other than a gas/propane fueled fire pit. There are no fire hydrants anywhere in this location and due to the amount of layers of leaves on the ground, due to the trees, ambers flying in the air from wood burning fire pits would be a safety hazard. I do not want to lose my property or home due to carelessness.
5. ADA standards- parking for ADA is accessible spaces must connect to the shortest accessible route to the accessible building entrance or facility they serve. The surface of accessible spaces and access aisles must be smooth, stable, and virtually level in all directions to ensure safe use for people with disabilities, including those who must load, unload and use wheeled mobility devices. The gravel parking lots do not meet that standard. (Information taken from the ADA website under accessible parking for the public.)
6. Sound amplification systems- should be contained in enclosed buildings. They should meet the standards set by the municipal codes. (4.104.02.I)
7. Number of events- I would like to see the number of events limited to once a week as a commercial business has no place in a residential/agricultural area.

Thank you for your attention and time.

Sincerely,
Heather Lingganay
2/22/20

To: Planning Commission

From: Rosemarie Ballew – 404 Nixon Road, Knoxville TN 37920

Subject: File Number 3-J-20-UR (Boyd Hollow Resorts, LLC)

Listed below are issues I would like to be addressed before the approval of the planned development at Boyd Hollow Resorts, located at the corner of Sevierville Pike and Nixon Road. I am surrounded by the development, on three sides and currently live on Nixon Road.

1. Road access to the resort: The access to this resort should be from Sevierville Pike only. Nixon road is a narrow, hilly and winding road. The road had a max of 10 -12 cars a day, but since Mr. Boyd has semi-developed the property there are at least 40 plus cars a day, some days a lot more. This is not counting the times KUB visits the substation. It has always been a problem with KUB as the road is not wide enough for their trucks and any other oncoming traffic on this road. I have had to run my vehicle off the road many times to avoid being hit head on by oncoming traffic. I have been fortunate that the incidents happened where I could get over off the road as there are parts of Nixon that it is not possible to do that, due to hillside slopes.(4.104.02.A)
2. Per the Municipal Codes I would want the 300 foot rule from residential property lines enforced.
3. It states per the Municipal Codes that if the property has a conference/banquets that it requires 50 acres. Per the rural retreat application filed by Boyd Hollow Resorts it shows that he will have a 5,000 sf pavilion with a warming kitchen and a coffee house. He has submitted acreage of 41.45 acres. (4.104.03.B.1)
4. Fire pits- due to the location, topography and forestry growth I would have an issue of anything other than a gas/propane fueled fire pit. There are no fire hydrants anywhere in this location and due to the amount of layers of leaves on the ground, due to the trees, ambers flying in the air from wood burning fire pits would be a safety hazard. I do not want to lose my property or home due to carelessness.
5. ADA standards: Parking for ADA is accessible spaces that must connect to the shortest accessible route to the accessible building entrance or facility they serve. The surface of accessible spaces and access aisles must be smooth, stable, and virtually level in all directions to ensure safe use for people with disabilities, including those who must load, unload and use wheeled mobility devices. Gravel parking lots do not meet that standard. (Information taken from the ADA website under accessible parking for the public.)
6. Sound amplification systems: Should be contained in enclosed buildings. They should meet the standards set by the municipal codes. (4.104.02.I)
7. Number of events: I would like to see the number of events limited to once a week as a commercial business has no place in a residential/agricultural area. (4.104.02.N)

Thank you for your attention and time.

Sincerely,



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: 3-J-20-UR

2 messages

Terry Gilhula <terry.gilhula@knoxplanning.org>

Tue, Feb 18, 2020 at 4:02 PM

To: "Brooks, Amy" <amy.brooks@knoxplanning.org>, "Caron, Dori"

<dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, "Albertson, Liz" <liz.albertson@knoxplanning.org>

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

From: **Keep the Urban Wilderness Peaceful** <kuwpeaceful@gmail.com>

Date: Tue, Feb 18, 2020 at 3:57 PM

Subject: 3-J-20-UR

To: <contact@knoxplanning.org>

Dear Planning Staff:

You will have before you at your March 12 meeting a Rural Retreat (RR) application and Use on Review (UR) request, 3-J-20-UR, for Ancient Lore Village at Boyd Hollow from owner Boyd Hollow Resorts, LLC, in South Knox County.

The documents are seeking approval for a wedding and event venue with overnight accommodations at [533 Nixon Rd, Knoxville, 37920](#),

Parcels, according to the ALV/BHR application, include 124-12704 (20.18 acres); 124-12705 (11.79 acres); 124-185 (7.48 acres); and 124-18508 (2 acres) for a total of 41.45 acres.

While we are all well aware of the two previous ALV/BHR applications that have come before these bodies, Keep the Urban Wilderness Peaceful (KUWP), a grassroots group of citizens, feels that the concept of a Rural Retreat more closely aligns with the agricultural and low density residential zoning ordinances of our community.

You will remember that KUWP strongly opposed commercial rezoning requested in the initial ALV application for a themed tourist resort and had serious questions of that same project's attempt to be form-fitted into the newly approved Planned Development ordinance.

As the project remained dormant and at developer Tom Boyd's request last December, KUWP offered an alternative development proposal that we believed would be complementary to the community's urban wilderness; sustainable and more suitable for the site. KUWP submitted a three-page proposal and agreed to meet with Boyd and his representatives to discuss them. The meeting was summarily cancelled by Boyd's team and was not rescheduled.

At the end of January, ALV/BHR filed the Rural Retreat and Use on Review paperwork. We have reviewed the documents and can support the concept of Rural Retreat with adherence to the specified regulations of the ordinance. While this proposal seems more suitable than previous iterations, many questions exist with the application as submitted.

Here are a few of them for your consideration:

--The proposed size of the development (41.45 acres) falls within the criteria for a larger-scale retreat. It includes a permanent 5,000-square-foot event pavilion with a warming kitchen. RR standards require a minimum parcel size of 50 acres with a facility for conferences/banquets and a restaurant. Is the proposal acreage not in conflict with the standards?

--If the proposed acreage is in conflict with RR standards, then wouldn't the application have to be withdrawn and an amended or new one be submitted that meets the 50-acre requirement?

--If a proposal that meets the 50-acre requirement is submitted, wouldn't the RR application require a Traffic Impact Study?

--What are the distinctions between a warming kitchen and a restaurant? The RR standards specify restaurant; are the standards not applicable to a warming kitchen? The RR ordinance does not define the terms.

--The RR standards require a description of security to be provided (alarm, fence, cameras, lighting, personnel). The ALV/BHR application lacks meaningful descriptions, including split rail fence, landscaping buffers that provide privacy and a security guard present for events as necessary per Knox County regulations. We would suggest that neither a split rail fence nor landscaping buffers qualify as security. The application does not address alarms, fence, cameras or lighting as they pertain to security.

--The RR application notes an animal barn and animal pasture, but does not specify any type of fencing or security measures for either. It would seem that security measures would be a component to prevent harm to the animals or breaches that might endanger the public.

--The RR standards require traffic management and parking plans. The ALV/BHR application again does not address meaningful traffic management and parking plans. The application's entrance driveway reference does not address traffic ingress or egress from Sevierville Pike or Nixon Road.

--The RR application states that the expected number of events per year would be between 75-100, with the number of attendees ranging between 50-200 guests. Depending on the estimated number of events and guests, the range of visitors to the site would be between 3,750 to 20,000 annually. It seems this potential volume of traffic would require a more definitive traffic management plan as well as a Traffic Impact Study before a UR is considered.

--Planning staff outlined a number of issues last September with an earlier Traffic Impact Study submitted when ALV/BHR was seeking Planned Development status. That study was reviewed by the city of Knoxville, Knox County Engineering and Public Works, the Tennessee Department of Transportation as well as Planning staff. No public records have been surfaced that show any follow-up correspondence addressing the issues (reference Planning letter Sept. 4, 2019). The Planned Development request has been withdrawn and this development has been scaled down, but here are a few issues -- not an exhaustive analysis -- that seem relevant:

(A) Nixon Road does not meet current minimum Knox County or Knoxville roadway standards.

(B) No posted speed limit on Nixon Road.

(C) The proposed site entrance on Nixon Road does not appear to meet the minimum sight standards of 400 feet in each direction on Sevierville Pike in keeping with city/county subdivision regulations. Are those standards applicable to the venue's proposed entrance under RR requirements? Considering the proposed volume of traffic, it would seem to be a requirement.

(D) A new Traffic Impact Study analyzing the RR estimations of events and attendees.

As commissioners and staff, you are sanctioned with overseeing land use in Knox County. The zoning regulations mandate that the use should be appropriate and in keeping with public utilities, road access and established development patterns. Rural Retreat allows more flexibility in the use of land in agricultural or low-density residential communities, such as the application that will come before you on March 12.

With that allowance comes suitability, responsibility, and accountability, not only with the developer but with you as the legislative bodies whose decisions will then be overseen by various municipal departments.

As we communicated to Boyd and his representatives last December, the goals of ALV and KUWP are not incongruent. Forward-looking development and compatible land use benefit everyone by creating jobs and revenue while maintaining the character of a community. Those visions are attainable with thoughtful planning and oversight that maintain the standards set forth in the Rural Retreat Ordinance and Use on Review procedure.

We ask that you, as the legislative and oversight bodies, consider our position as you ponder the pending RR application and UR request.

Respectfully,

Keep the Urban Wilderness Peaceful

Keep the Urban Wilderness Peaceful <kuwpeaceful@gmail.com> Mon, Mar 2, 2020 at 9:59 AM
Reply-To: kuwpeaceful@gmail.com
To: commission@knoxplanning.org, commission@knoxcounty.org

Dear Planning Commissioners and Knox County Commissioners:

You will have before you at your March 12 meeting a Rural Retreat (RR) application and Use on Review (UR) request, 3-J-20-UR, for Ancient Lore Village at Boyd Hollow from owner Boyd Hollow Resorts, LLC, in South Knox County.

The documents are seeking approval for a wedding and event venue with overnight accommodations at [533 Nixon Rd, Knoxville, 37920](#),

Parcels, according to the ALV/BHR application, include 124-12704 (20.18 acres); 124-12705 (11.79 acres); 124-185 (7.48 acres); and 124-18508 (2 acres) for a total of 41.45 acres.

While we are all well aware of the two previous ALV/BHR applications that have come before these bodies, Keep the Urban Wilderness Peaceful (KUWP), a grassroots group of citizens, feels that the concept of a Rural Retreat more closely aligns with the agricultural and low density residential zoning ordinances of our community.

You will remember that KUWP strongly opposed commercial rezoning requested in the initial ALV application for a themed tourist resort and had serious questions of that same project's attempt to be form-fitted into the newly approved Planned Development ordinance.

As the project remained dormant and at developer Tom Boyd's request last December, KUWP offered an alternative development proposal that we believed would be complementary to the community's urban wilderness; sustainable and more suitable for the site. KUWP submitted a three-page proposal and agreed to meet with Boyd and his representatives to discuss them. The meeting was summarily cancelled by Boyd's team and was not rescheduled.

At the end of January, ALV/BHR filed the Rural Retreat and Use on Review paperwork. We have reviewed the documents and can support the concept of Rural Retreat with adherence to the specified regulations of the ordinance. While this proposal seems more suitable than previous iterations, many questions exist with the application as submitted.

Here are a few of them for your consideration:

--The proposed size of the development (41.45 acres) falls within the criteria for a larger-scale retreat. It includes a permanent 5,000-square-foot event pavilion with a warming kitchen. RR standards require a minimum parcel size of 50 acres with a facility for conferences/banquets and a restaurant. Is the proposal acreage not in conflict with the standards?

--If the proposed acreage is in conflict with RR standards, then wouldn't the application have to be withdrawn and an amended or new one be submitted that meets the 50-acre requirement?

--If a proposal that meets the 50-acre requirement is submitted, wouldn't the RR application require a Traffic Impact Study?

--What are the distinctions between a warming kitchen and a restaurant? The RR standards specify restaurant; are the standards not applicable to a warming kitchen? The RR ordinance does not define the terms.

--The RR standards require a description of security to be provided (alarm, fence, cameras, lighting, personnel). The ALV/BHR application lacks meaningful descriptions, including split rail fence, landscaping buffers that provide privacy and a security guard present for events as necessary per Knox County regulations. We would suggest that neither a split rail fence nor landscaping buffers qualify as security. The application does not address alarms, fence, cameras or lighting as they pertain to security.

--The RR application notes an animal barn and animal pasture, but does not specify any type of fencing or security measures for either. It would seem that security measures would be a component to prevent harm to the animals or breaches that might endanger the public.

--The RR standards require traffic management and parking plans. The ALV/BHR application again does not address meaningful traffic management and parking plans. The application's entrance driveway reference does not address traffic ingress or egress from Sevierville Pike or Nixon Road.

--The RR application states that the expected number of events per year would be between 75-100, with the number of attendees ranging between 50-200 guests. Depending on the estimated number of events and guests, the range of visitors to the site would be between 3,750 to 20,000 annually. It seems this potential volume of traffic would require a more definitive traffic management plan as well as a Traffic Impact Study before a UR is considered.

--Planning staff outlined a number of issues last September with an earlier Traffic Impact Study submitted when ALV/BHR was seeking Planned Development status. That study was reviewed by the city of Knoxville, Knox County Engineering and Public Works, the Tennessee Department of Transportation as well as Planning staff. No public records have been surfaced that show any follow-up correspondence addressing the issues (reference Planning letter Sept. 4, 2019). The Planned Development request has been withdrawn and this development has been scaled down, but here are a few issues -- not an exhaustive analysis -- that seem relevant:

(A) Nixon Road does not meet current minimum Knox County or Knoxville roadway standards.

(B) No posted speed limit on Nixon Road.

(C) The proposed site entrance on Nixon Road does not appear to meet the minimum sight standards of 400 feet in each direction on Sevierville Pike in keeping with city/county subdivision regulations. Are those standards applicable to the venue's proposed entrance under RR requirements? Considering the proposed volume of traffic, it would seem to be a requirement.

(D) A new Traffic Impact Study analyzing the RR estimations of events and attendees.

As commissioners and staff, you are sanctioned with overseeing land use in Knox County. The zoning regulations mandate that the use should be appropriate and in keeping with public utilities, road access and established development patterns. Rural Retreat allows more flexibility in the use of land in agricultural or low-density residential communities, such as the application that will come before you on March 12.

With that allowance comes suitability, responsibility, and accountability, not only with the developer but with you as the legislative bodies whose decisions will then be overseen by various municipal departments.

As we communicated to Boyd and his representatives last December, the goals of ALV and KUWP are not incongruent. Forward-looking development and compatible land use benefit everyone by creating jobs and revenue while maintaining the character of a community. Those visions are attainable with thoughtful planning and oversight that maintain the standards set forth in the Rural Retreat Ordinance and Use on Review procedure.

We ask that you, as the legislative and oversight bodies, consider our position as you ponder the pending RR application and UR request.

Respectfully,

Keep the Urban Wilderness Peaceful

--

This message was directed to commission@knoxplanning.org