



USE ON REVIEW REPORT

▶ **FILE #:** 10-A-23-UR

AGENDA ITEM #: 41

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** T. GAIL ROBERTS

OWNER(S): Robert S. and T. Gail Roberts

TAX ID NUMBER: 5 042

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8606 TAZEWELL PIKE

▶ **LOCATION:** Southeast side of Tazewell Pike, northwest of Clapps Chapel Rd

▶ **APPX. SIZE OF TRACT:** 40.44 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Tazewell Pike, a minor arterial with a 20-ft pavement width within a 40-ft of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: N/A

WATERSHED: Flat Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Rural Retreat

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential, commercial, public/quasi public land (church) - A (Agricultural)

South: Agriculture/forestry/vacant, rural residential - A (Agricultural)

East: Rural residential - A (Agricultural), RA (Low Density Residential)

West: Agriculture/forestry/vacant, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Tazewell Pike is primarily rural and agricultural in character.

STAFF RECOMMENDATION:

▶ **Approve the request for a rural retreat with an indoor event facility building with approximately 6,000 sq ft and an adjacent 1,100 sq ft covered patio, subject to 3 conditions.**

1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

2) Meeting all requirements of the Knox County Fire Prevention Bureau.

3) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the supplemental regulations for rural retreats, Section 4.104.

With the conditions noted, this plan meets the requirements for approval of a rural retreat in the A (Agricultural)

zone and the criteria for approval of a use on review.

COMMENTS:

This request is for a rural retreat with an existing horse barn to be used as an event facility with approximately 6,000 sq ft of floor area and 1,100 sq ft covered patio. The event facility is already operational and is requesting an after-the-fact use on review approval.

The applicant anticipates having a total of approximately 20 events per year with 80-125 attendees per event. The required parking for an event with 125 attendees is 41 spaces, and up to 83 parking spaces are to be provided in the parking area shown on the plan.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

- A. The Northeast County Sector Plan recommends agricultural uses for this site. The property is zoned A (Agricultural), which is an allowed zoning district in the Agricultural land use classification. The sector plan recommends protecting and preserving farmland. While the rural retreat is not a farming activity, it does allow for the preservation of the farm.
- B. General Plan Policies: Policy 8.12 -- When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions. - NOTE: The rural retreat standards require a 200 ft setback to property lines and 300 ft to residential structures from "use" areas, which includes all buildings, parking, loading, campsites, recreation areas and other indoor or outdoor use areas. The proposed event center meets the setback requirement and there is existing vegetation between it and Tazewell Pike.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
- B. The A zone allows consideration of the rural retreat use. Rural retreats must meet the supplemental regulations of Section 4.104. The plans provided meet these standards.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. The existing one-story metal barn structure is compatible with the character of the rural area. The parking lot is screened by trees along Tazewell Pike to reduce visibility from the public road.
- B. The event facility structure is over 300 ft from Tazewell Pike and 400 ft from the rear lot line. The gravel parking lot is 308 ft from the closest residence. The pergola area is 243 ft from the wooded property line.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

- A. The event facility structure is significantly setback from the external property boundary, and there is existing vegetation between the facility/parking lot and the adjacent property owners to the north.
- B. Event hours are 9am to 9pm, which is in line with the noise limitations from Section 4.104.
- C. All lights are soft lighting, full cut off and do not exceed 0.05 footcandles at the property line.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

- A. This site is located on a minor arterial with a mix of residential, agricultural, and commercial uses.

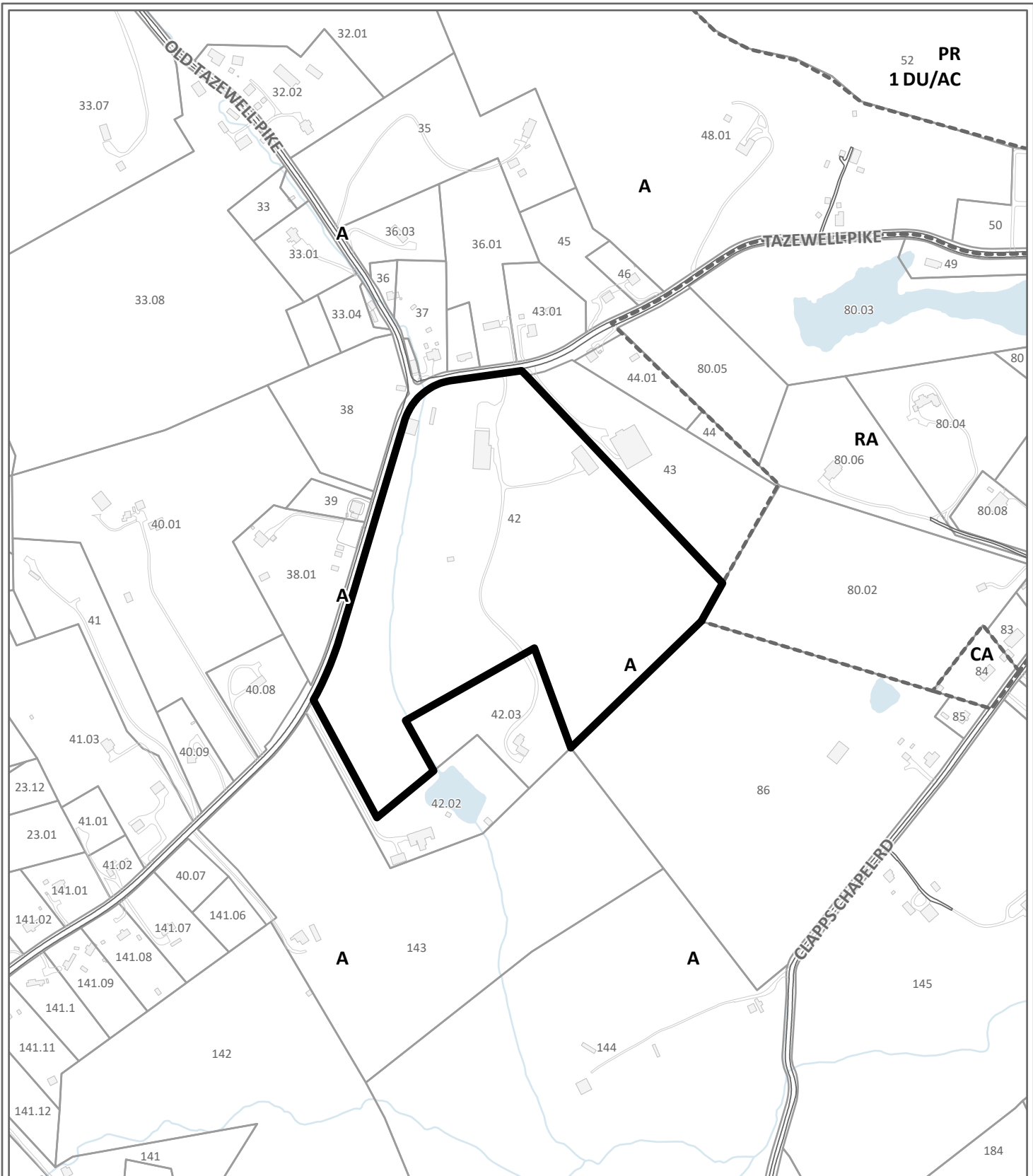
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

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.



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USE ON REVIEW

10-A-23-UR

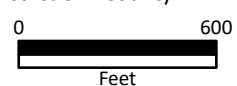
Petitioner: T. Gail Roberts



Rural Retreat in A (Agricultural)

Original Print Date: 8/29/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 5
Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	40.4		
Non-Hillside	30.4	N/A	
0-15% Slope	5.7	100%	5.7
15-25% Slope	1.4	50%	0.7
25-40% Slope	2.2	20%	0.4
Greater than 40% Slope	0.7	10%	0.1
Ridgetops			
Hillside Protection (HP) Area	10.0	Recommended disturbance budget within HP Area (acres)	6.9
		Percent of HP Area	69.1%

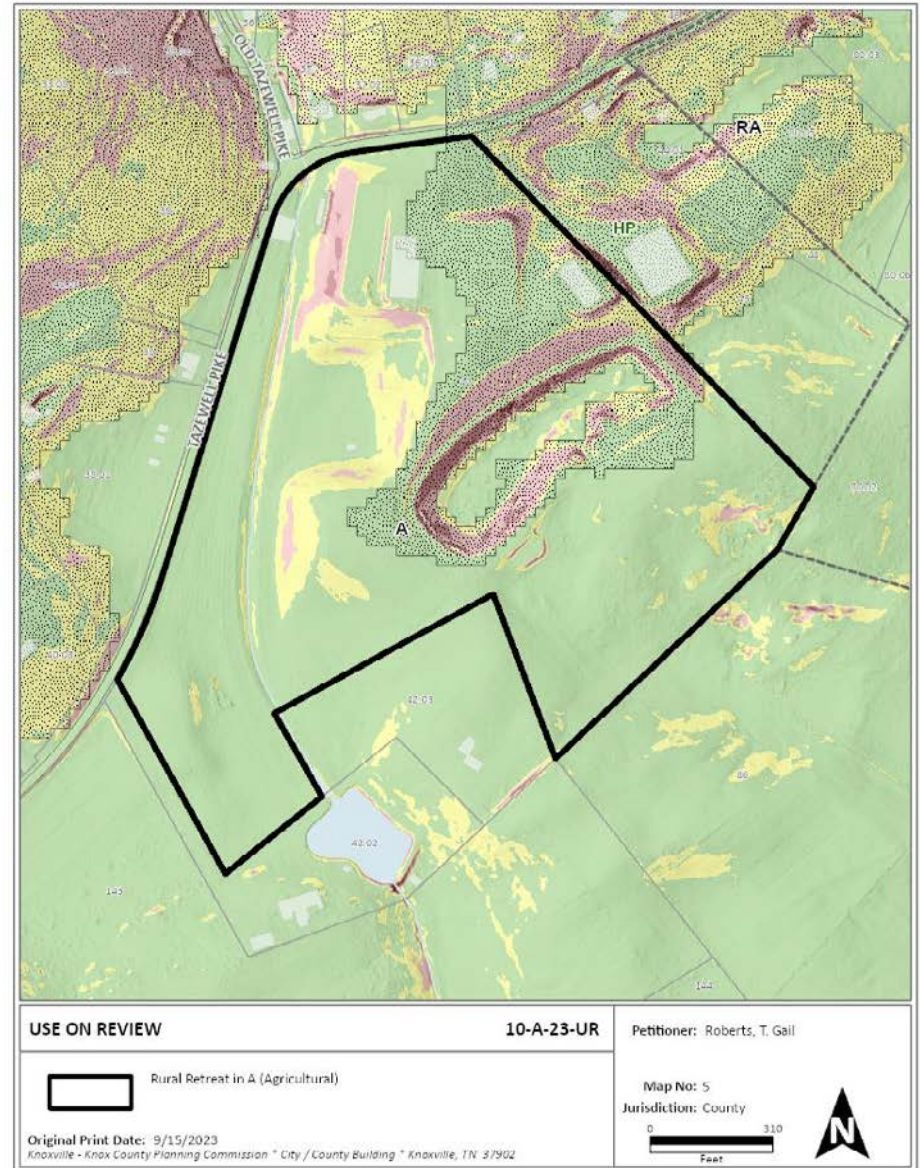
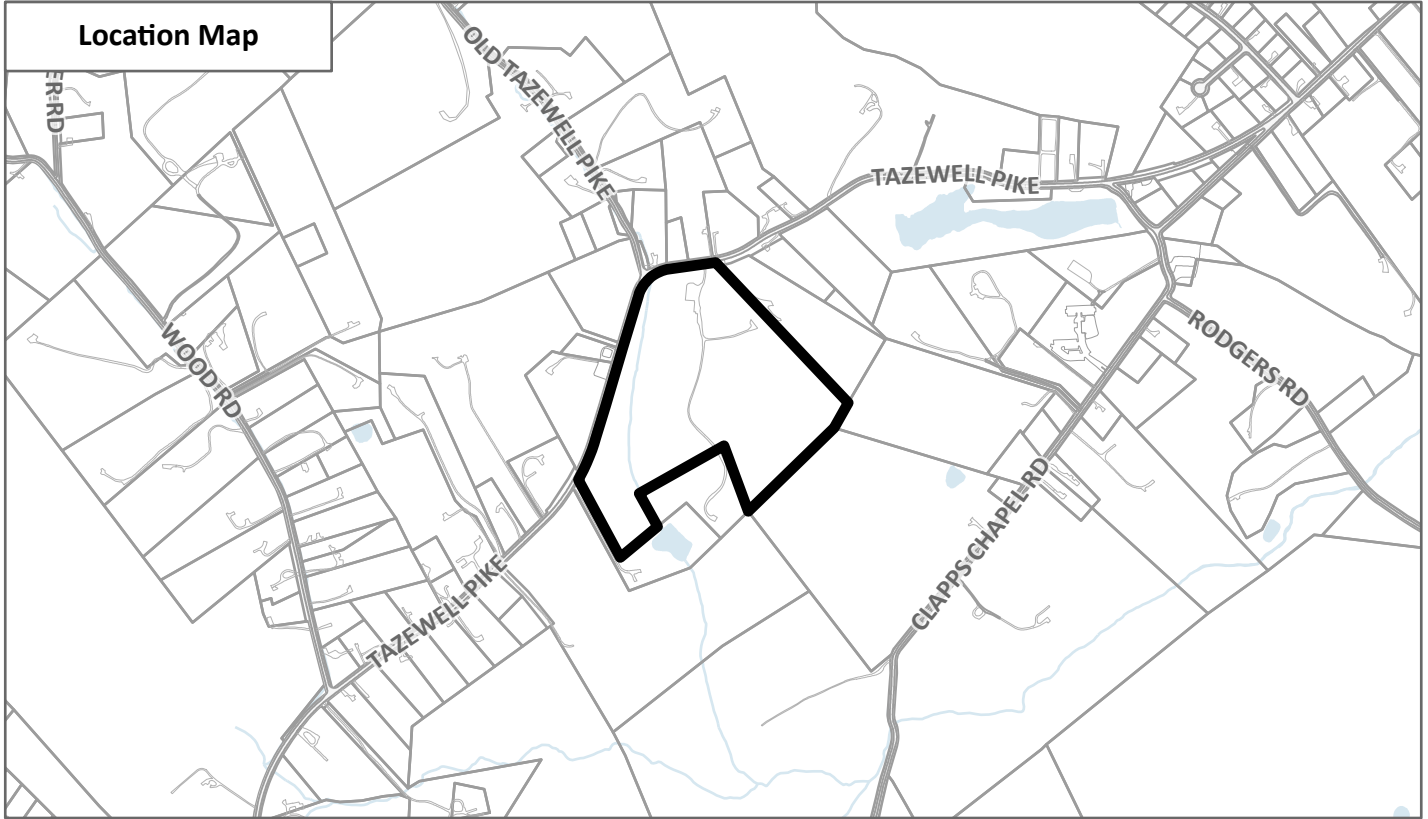


Exhibit A. Contextual Images

Location Map



Aerial Map

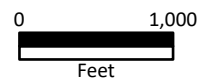


CONTEXTUAL MAPS 1

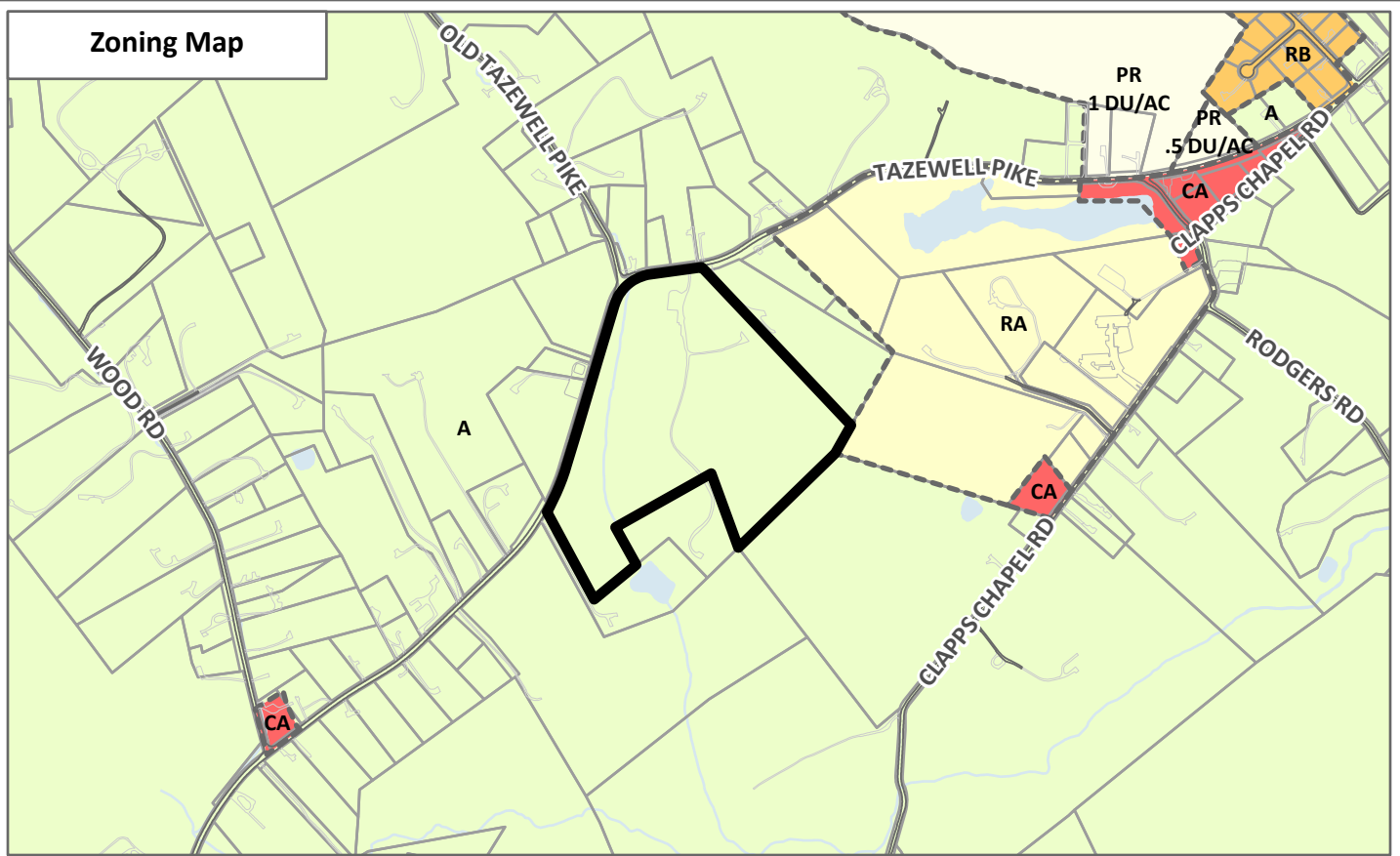
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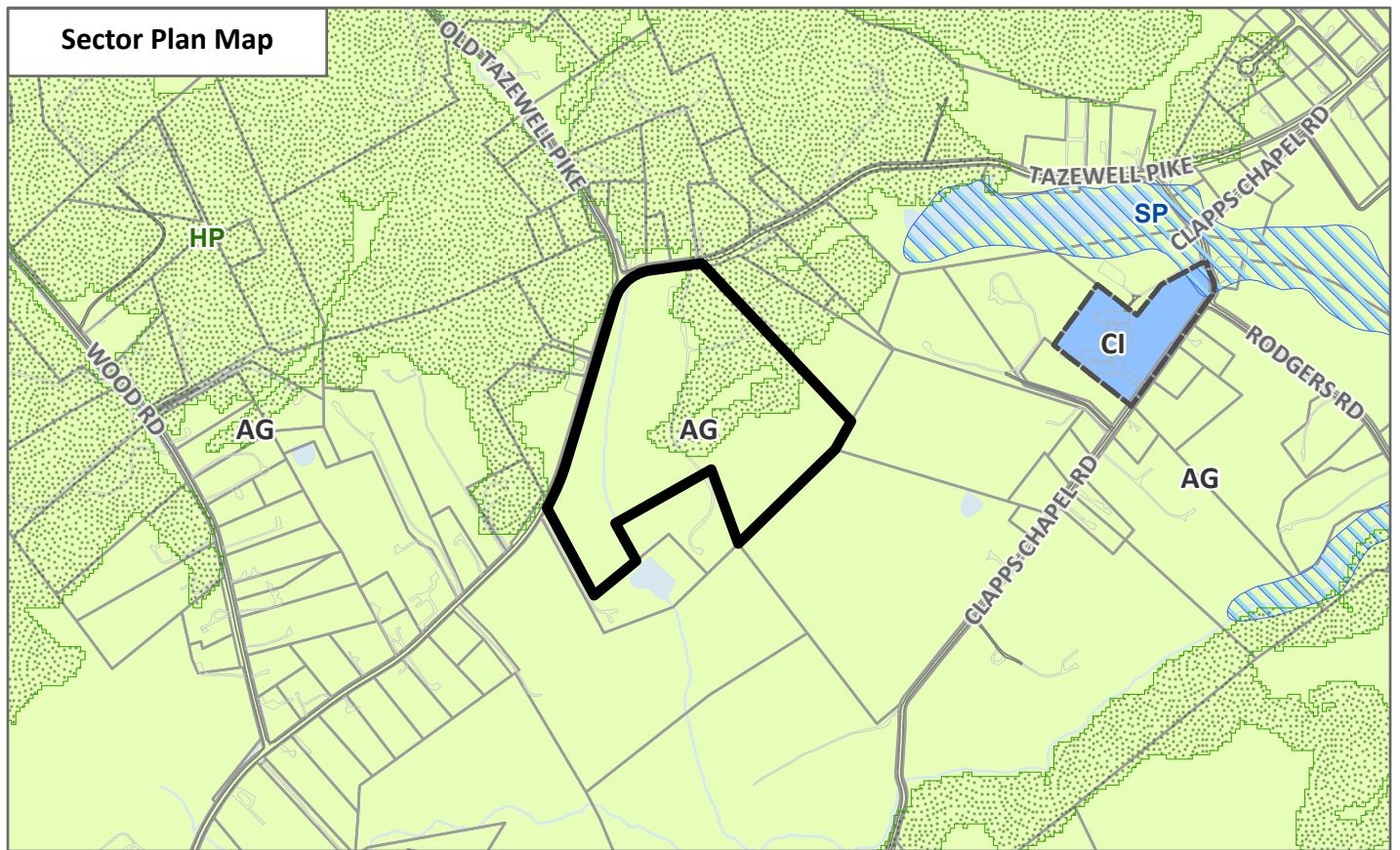
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

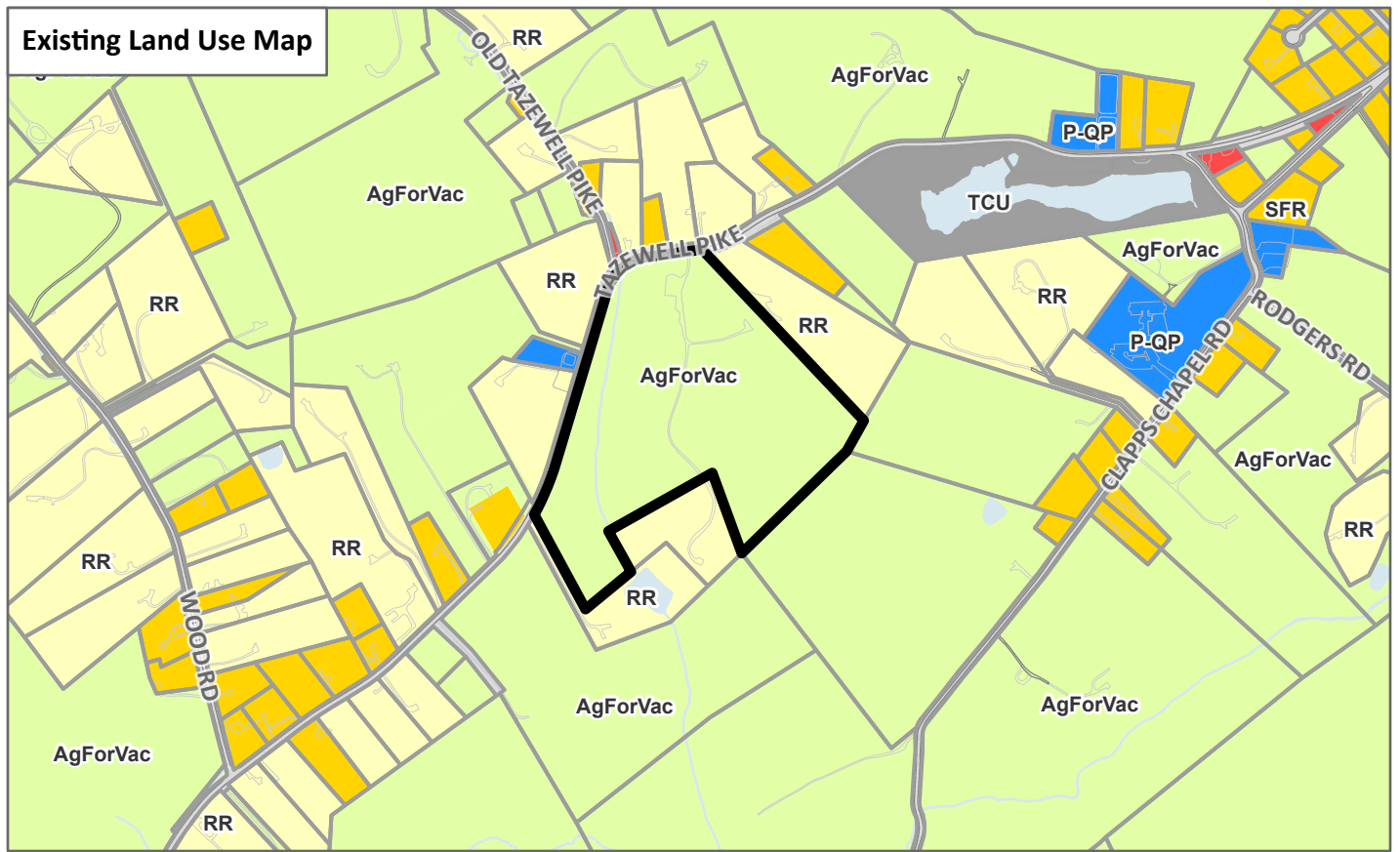
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Case boundary



Existing Land Use Map

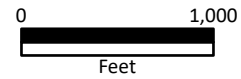


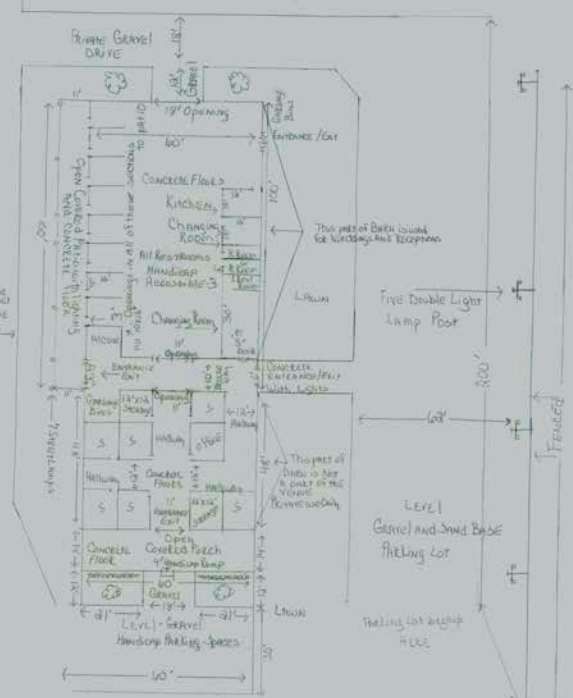
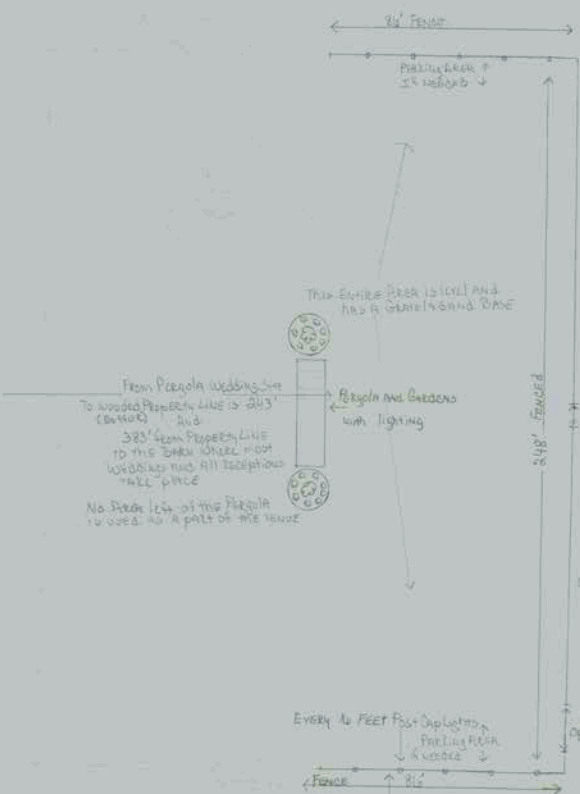
CONTEXTUAL MAPS 3

10-A-23-UR



Case boundary

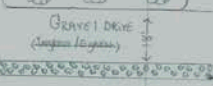




10-A-23-UR
 Revision 7-20-2023
 9-19-2023

333' Pergola fence to road

Private Gravel Drive



Scale: 1/16" inch = 1 foot



Roberts Farm
 9604 Trizecwell PK.
 Corryton TN 37701
 Parcel ID: 005 042

File 10-A-23-UR
 Contact: Steve Roberts
 (615) 705-5845

308' to residential building from parking lot

400' to residential property line
 100' fence to road
 100' fence to road
 100' fence to road

FILE # 10-A-23-UR

GAIL ROBERTS
(865) 705-5925

- 1.) ITEM DON MEMORANDUM - GENERAL NOTES:
WE HAVE BEEN DOING WEDDINGS
& RECEPTIONS AT THE BARN FOR APPROX.
3 YEARS. I KNOW ALL OF MY NEIGHBORS
& THEY ALL KNOW WHAT WE DO. THERE
ARE NO COMPLAINTS OR OBJECTIONS.

STAFF COMMENTS:

- 1) 83 PARKING SPACES
- 2) ALL LIGHTS ARE SOFT LIGHTING & FULL CUT-OFF &
DO NOT EXCEED 0.05 FOOT CANDLES AT THE
PROPERTY LINE
- 3) A - THE PARKING AREA HAS BEEN MOVED BACK
TO ACCOMMODATE THE 200' SET BACK (AS SEEN ON MAP)
THE PERGOLA AREA HAS BEEN REDRAWN TO
SHOW THE ACTUAL USE OF THIS AREA & NOW
SHOWS THAT THE SET BACK IS MET. ONLY A
PORTION OF THIS AREA CLOSEST TO THE BARN
IS USED (AS SEEN ON MAP)
B. THE RESIDENTIAL STRUCTURE DIRECTLY ACROSS THE
STREET AT 8605 TAZEWELL PK. CORYTON, TN 37721
BELONGS TO US. WE MOVED THE PARKING LOT
BACK TO MEET OTHER 300' SET BACKS FROM
RESIDENTIAL STRUCTURES (AS SEEN ON MAP)



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

T. Gail Roberts

Applicant Name

Affiliation

8/24/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-A-23-UR

File Number(s)

CORRESPONDENCE

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

T. Gail Roberts

Name / Company

8606 Tazewell Pike Corryton TN 37721

Address

Phone / Email

CURRENT PROPERTY INFO

Robert S. and T. Gail Roberts

Owner Name (if different)

8606 Tazewell Pike Knoxville TN 37721

Owner Address

865-705-5925 / robertsfarmwe

Owner Phone / Email

8606 TAZEWELL PIKE

Property Address

5 042

Parcel ID

40.44 acres

Tract Size

Part of Parcel (Y/N)?

N/A

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Tazewell Pike, Northwest of Clapps Chapel Rd

General Location

City

Commission District 8

A (Agricultural)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

AG (Agricultural), HP (Hillside Protection)

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Rural Retreat	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	T. Gail Roberts Please Print	8/24/2023 Date
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Property Owner Signature	Robert S. and T. Gail Roberts Please Print	8/24/2023 Date
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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

T. Gail Roberts
Applicant Name

OWNER
Affiliation

8-24-23
Date Filed

OCT 5, 2023
Meeting Date (if applicable)

File Number(s)

10-A-23-UR

CORRESPONDENCE

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

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

T. Gail Roberts
Name

Company

8100 TAZEWELL PK.
Address

CORRYTON
City

TN
State

37721
ZIP

(8105) 705-5925
Phone

ROBERTS FARM WEDDINGS @ gmail.com
Email

CURRENT PROPERTY INFO

ROBERTS, T. Gail Roberts
Property Owner Name (if different)

8100 TAZEWELL PK CORRYTON TN 37721
Property Owner Address

(8105) 705-5925
Property Owner Phone

8100 TAZEWELL PK. CORRYTON, TN 37721
Property Address

005 042
Parcel ID

NONE
Sewer Provider

L.B.C.
Water Provider

YES
Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____
 Other (specify) RURAL RETREAT - WEDDING VENUE

Related City Permit Number(s) _____

Related Rezoning File Number 1786

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____ Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____
 Attachments / Additional Requirements _____

ZONING REQUEST

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

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number _____

STAFF USE ONLY

PLAT TYPE
 Staff Review Planning Commission

ATTACHMENTS
 Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS
 Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1		Total
0404	\$1600.00	
Fee 2		\$ 1600.00
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

[Signature] T. GRAY ROBERTS 8-24-23
 Applicant Signature Please Print Date

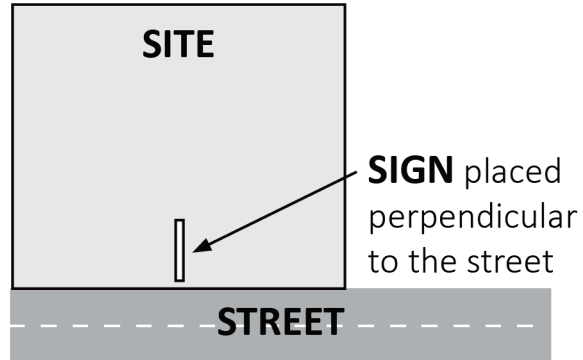
(815) 705-5925 ROBERTSFARMWeddings@gmail.com
 Phone Number Email

[Signature] ROBERT S. ROBERTS 8-24-23
 Property Owner Signature Please Print Date Paid

[Signature] T. GRAY ROBERTS

SG, 08/24/2023

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 09/22/2023 _____ and _____ 10/06/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: T. Gail Roberts

Date: 08/24/2023

File Number: 10-A-23-UR

- Sign posted by Staff
- Sign posted by Applicant