



USE ON REVIEW REPORT

▶ **FILE #:** 10-B-23-UR

AGENDA ITEM #: 42

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** EMPOWER AT VALLEY GREEN FARM

OWNER(S): Wilma Jordan

TAX ID NUMBER: 10 09401

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 CLARK DR

▶ **LOCATION:** North side of Clark Dr, east of Andersonville Pike

▶ **APPX. SIZE OF TRACT:** 53.57 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Clark Dr, a minor collector with 15 ft of pavement within 45 ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

▶ **ZONING:** A (Agricultural)

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

▶ **PROPOSED USE:** Farming, educational, and religious development for young adults

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, rural residential - A (Agricultural)

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

East: Agriculture/forestry/vacant, rural residential, single family residential - A (Agricultural)

West: Agriculture/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: The property is in the Bullrun valley that is primarily agricultural with dispersed residential use. Norris Freeway is approximately 2.5 miles to the west.

STAFF RECOMMENDATION:

▶ **Approve the request for an agricultural-related educational facility with lodging for employees, students, and guests, as shown on the development plan and described in the operations statement, subject to 4 conditions.**

1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to certification of the minimum sight distance at the Clark Drive access points.

- 2) Meeting all requirements of the Knox County Fire Prevention Bureau.
- 3) Meeting all requirements of the utility provider and/or the Knox County Health Department.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) zone and the criteria for approval of a use on review.

COMMENTS:

This proposal is for the Empower School at Valley Dream Farm, a faith-based organization with two main purposes:

1. To train and equip up to 24 students at a time to grow in their faith spiritually.
2. To train students in the practice of cutting-edge farming techniques to use around the globe in the fight against food instability/food inequality.

The request includes overnight lodging for employees (farm manager), students, and guests. The lodging for the farm manager and students is permissible as accessory uses to the farming and educational functions. The lodging for guests (phase 2 cabins) is classified as lodging and boarding houses, which is a use permitted on review in the A (Agricultural) zone. Because of the interconnectedness of the uses, the entire facility is being reviewed for the Use on Review application, however, the lodging and boarding use is the primary purpose for the application.

See the attached Operations Statement for additional details.

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 North County Sector Plan recommends A (Agricultural) uses for this site. This proposal for an agricultural education facility is appropriate in this rural setting.

B. This 53.4-acre site has approximately 46 acres in the HP (Hillside Protection) area. The slope analysis recommends disturbing a maximum of 13.5 acres in the HP area. The proposed disturbance, including areas outside the HP area, is approximately 9.2 acres. This proposal is in compliance with HP land disturbance recommendations.

C. 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. – The phase 2 cabins are approximately 200 ft from the western property line. A dense forest separates the cabins from the closest residential house.

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

A. The intent of the A (Agricultural) zone is to provide 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 churches, schools, and farming activities as permitted uses. The phase 2 cabins are considered lodging and boarding and require Use on Review approval by the Planning Commission. The lodging and boarding use is secondary to the primary use as an agricultural education facility and will not significantly impact other properties in this area.

C. With the recommended conditions, the proposed rural retreat complies with the A zone.

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. Other than those agricultural-related, the proposed structures have a significant setback from the public road. This will help retain the rural character of the site.

B. The proposed architectural design of the structures is characteristic of rural construction. The scale of the buildings is similar to houses, small churches, and barns. See the attached preliminary architectural renderings for additional detail.

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

A. The lodging and board use as a secondary use to the agricultural education facility will not significantly injure adjacent property owners. The property owner owns the property to the east, and the phase 2 cabins are approximately 200 ft from the western property line. A dense forest separates the cabins from the closest residential house.

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

A. Clark Drive is classified as a minor collector street, however, it is a rural road with a pavement width that varies between 14 ft and 16 ft wide in most locations.

B. The applicant submitted a Transportation Impact Letter to determine the trip generation of the facility. Using a worst-case scenario approach to determine the potential traffic impact, the study estimates that 106 vehicles could enter and exit during the AM and PM peak hours. The way this use is proposed to operate, every vehicle coming to and leaving this site will not be during a one-hour period in the AM and PM. Most vehicles will come to the site and remain there for an extended period.

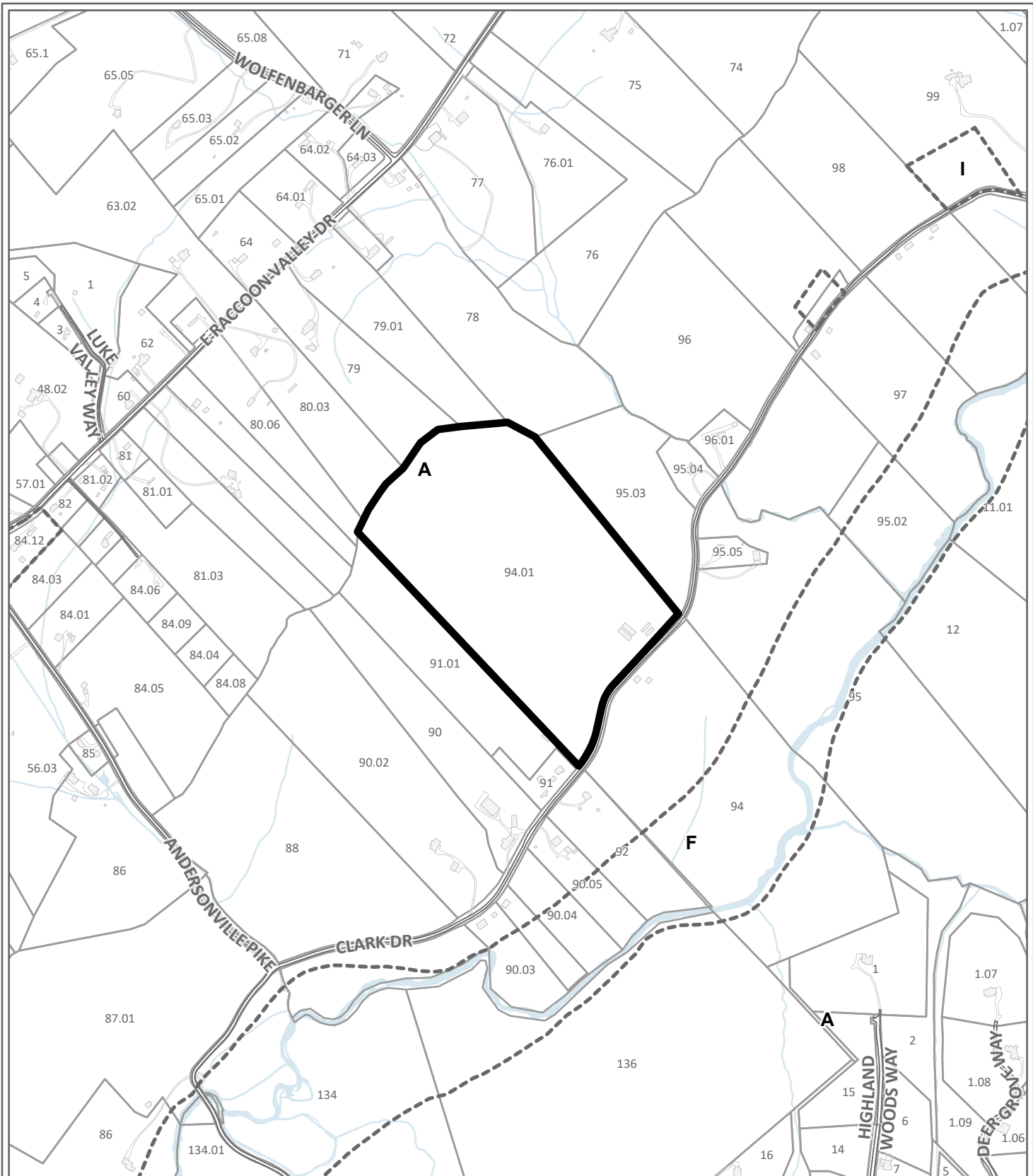
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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: 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 Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



USE ON REVIEW

10-B-23-UR

Petitioner: Empower at Valley Green Farm



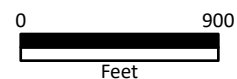
Farming, educational, and religious development for young adults in A (Agricultural)

Map No: 10

Jurisdiction: County

Original Print Date: 8/24/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	53.4		
Non-Hillside	7.3	N/A	
0-15% Slope	4.3	100%	4.3
15-25% Slope	9.3	50%	4.6
25-40% Slope	12.9	20%	2.6
Greater than 40% Slope	19.5	10%	1.9
Ridgetops			
Hillside Protection (HP) Area	46.0	Recommended disturbance budget within HP Area (acres)	13.5
		Percent of HP Area	29.4%

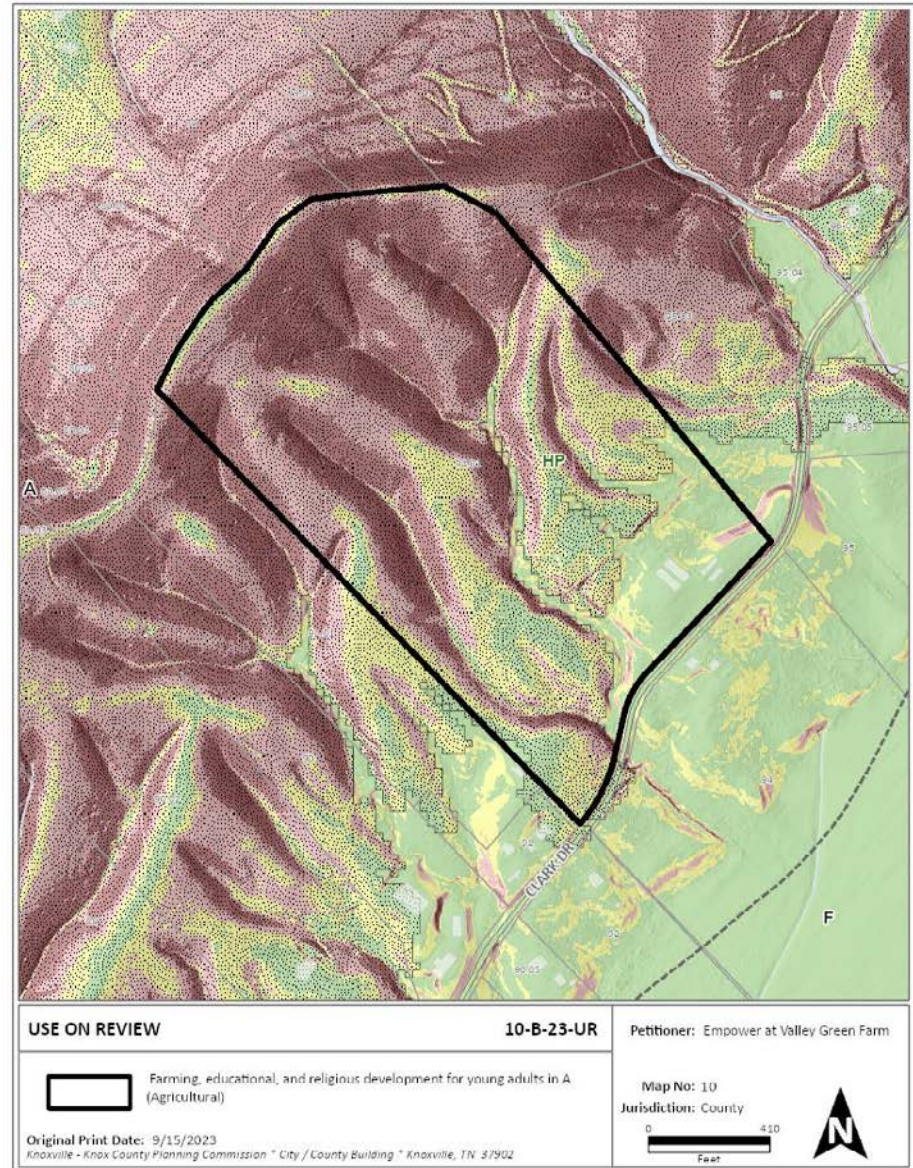
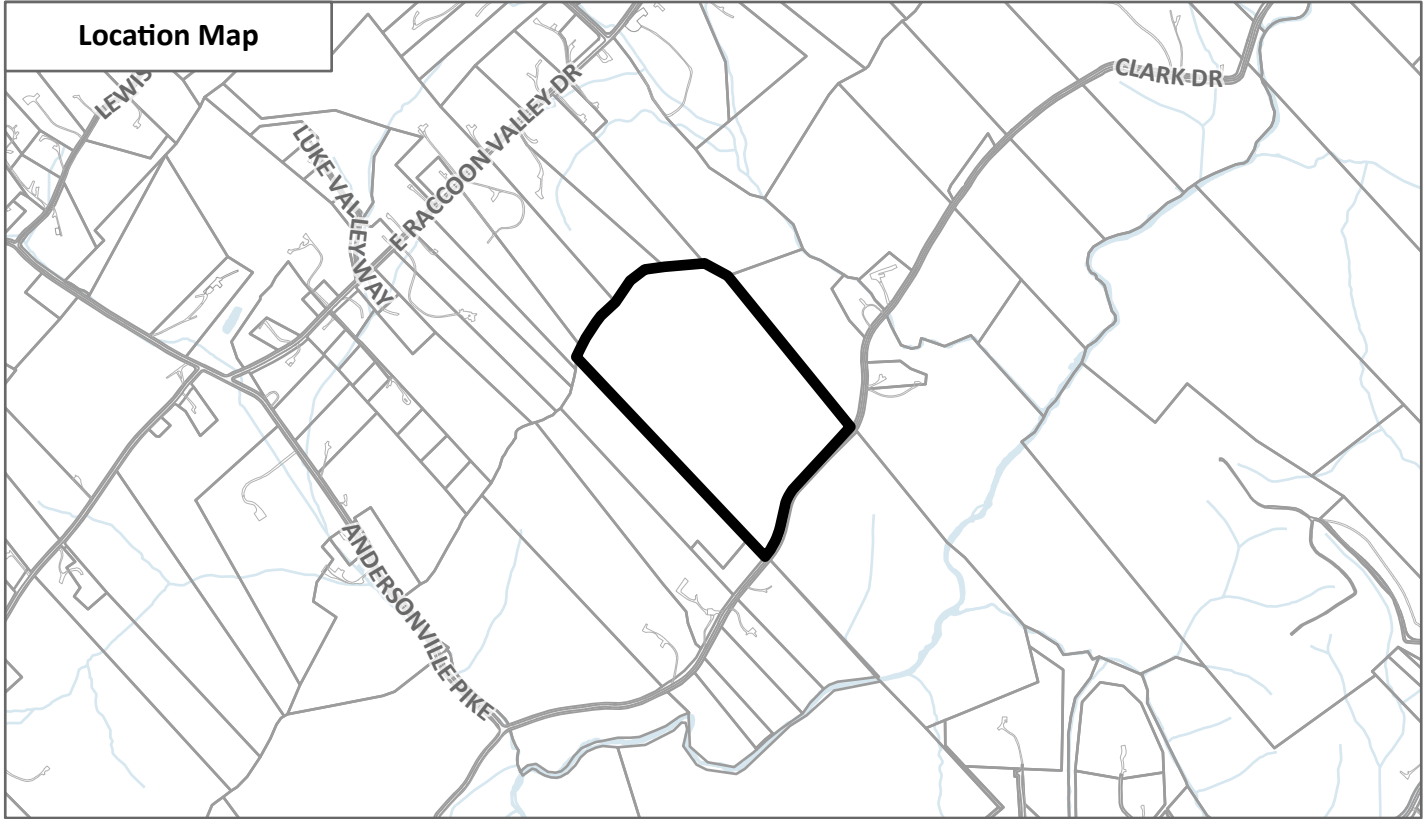
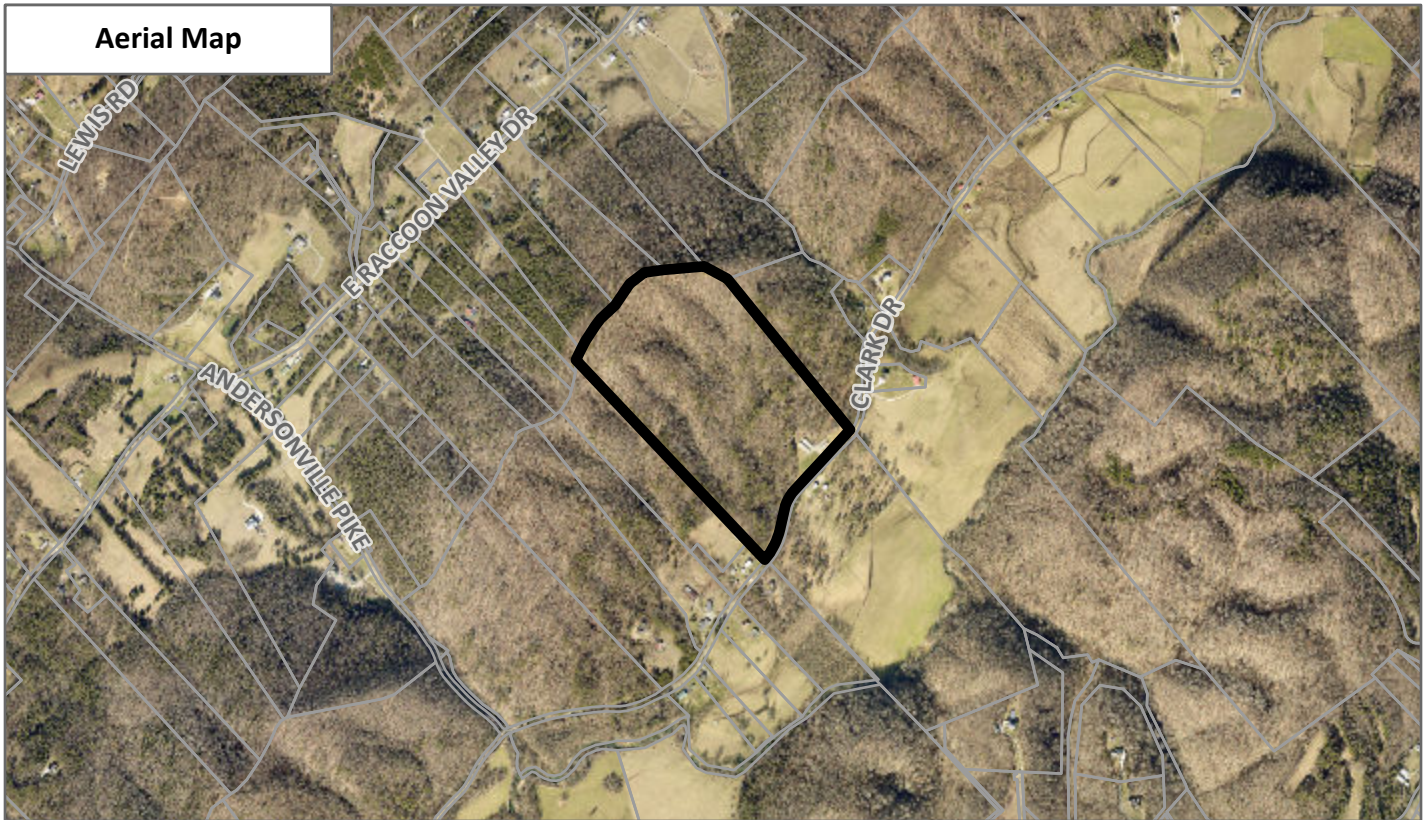


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

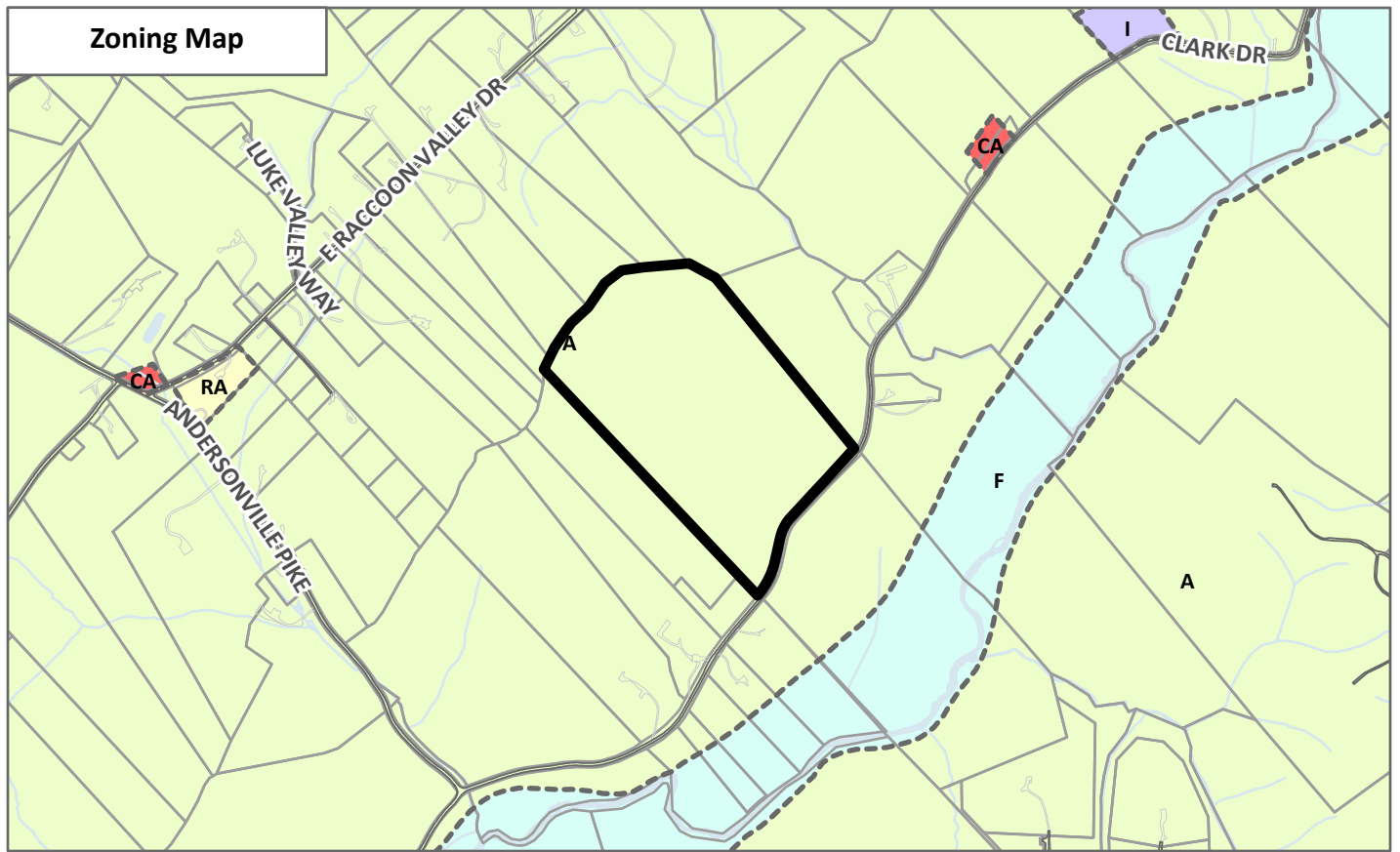
10-B-23-UR



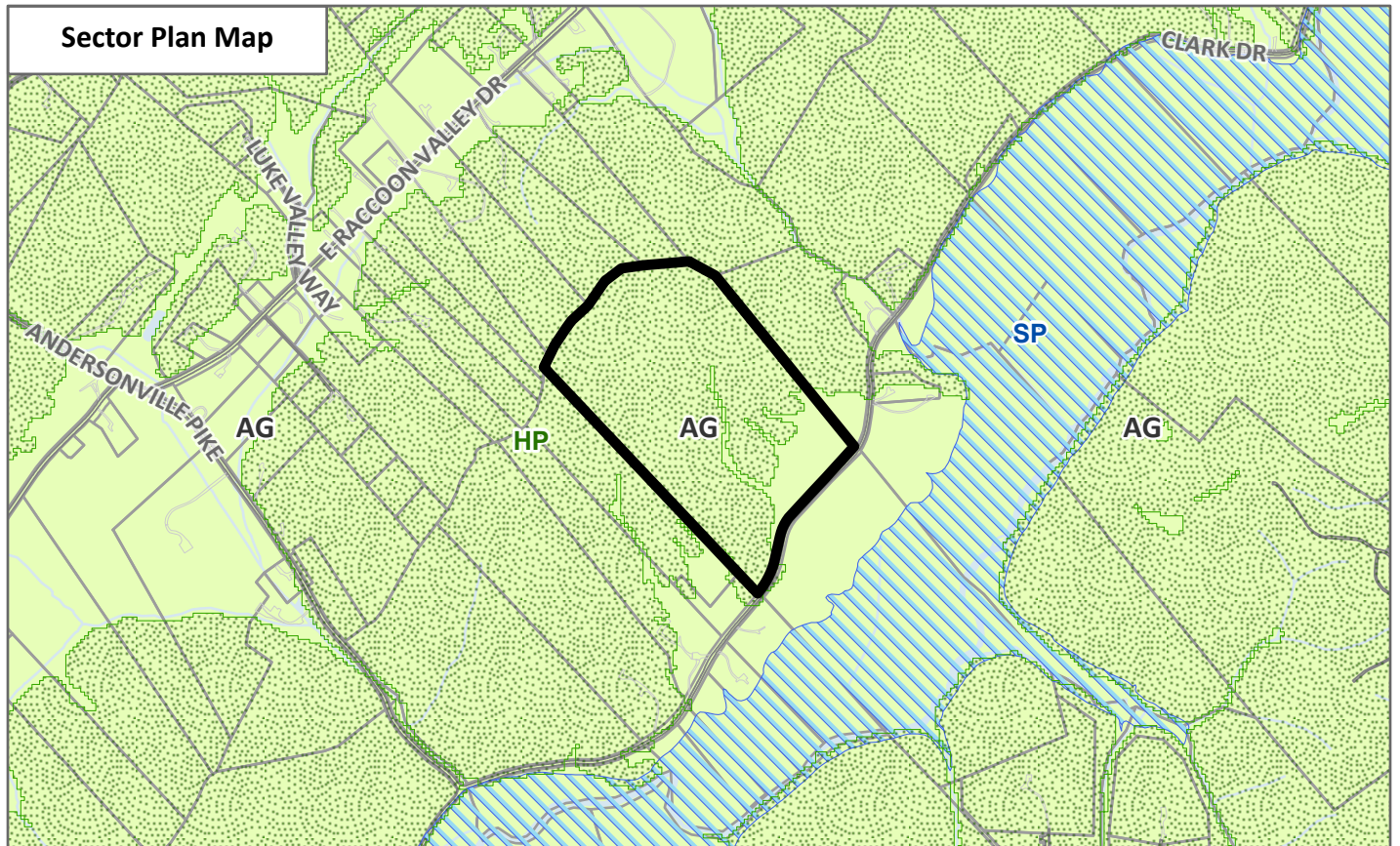
Case boundary



Zoning Map



Sector Plan Map

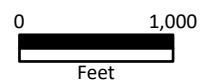


CONTEXTUAL MAPS 2

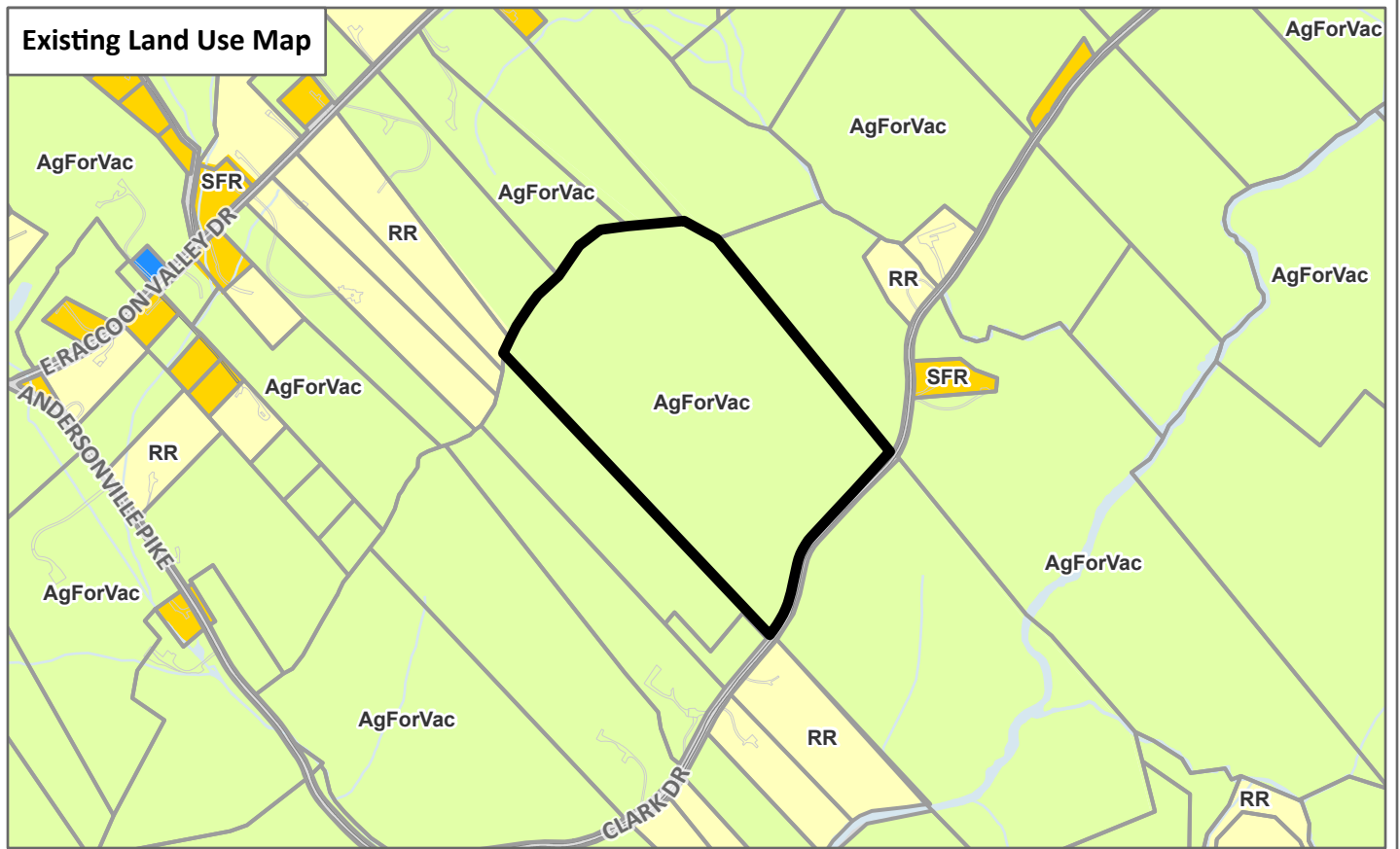
10-B-23-UR



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

10-B-23-UR



Case boundary



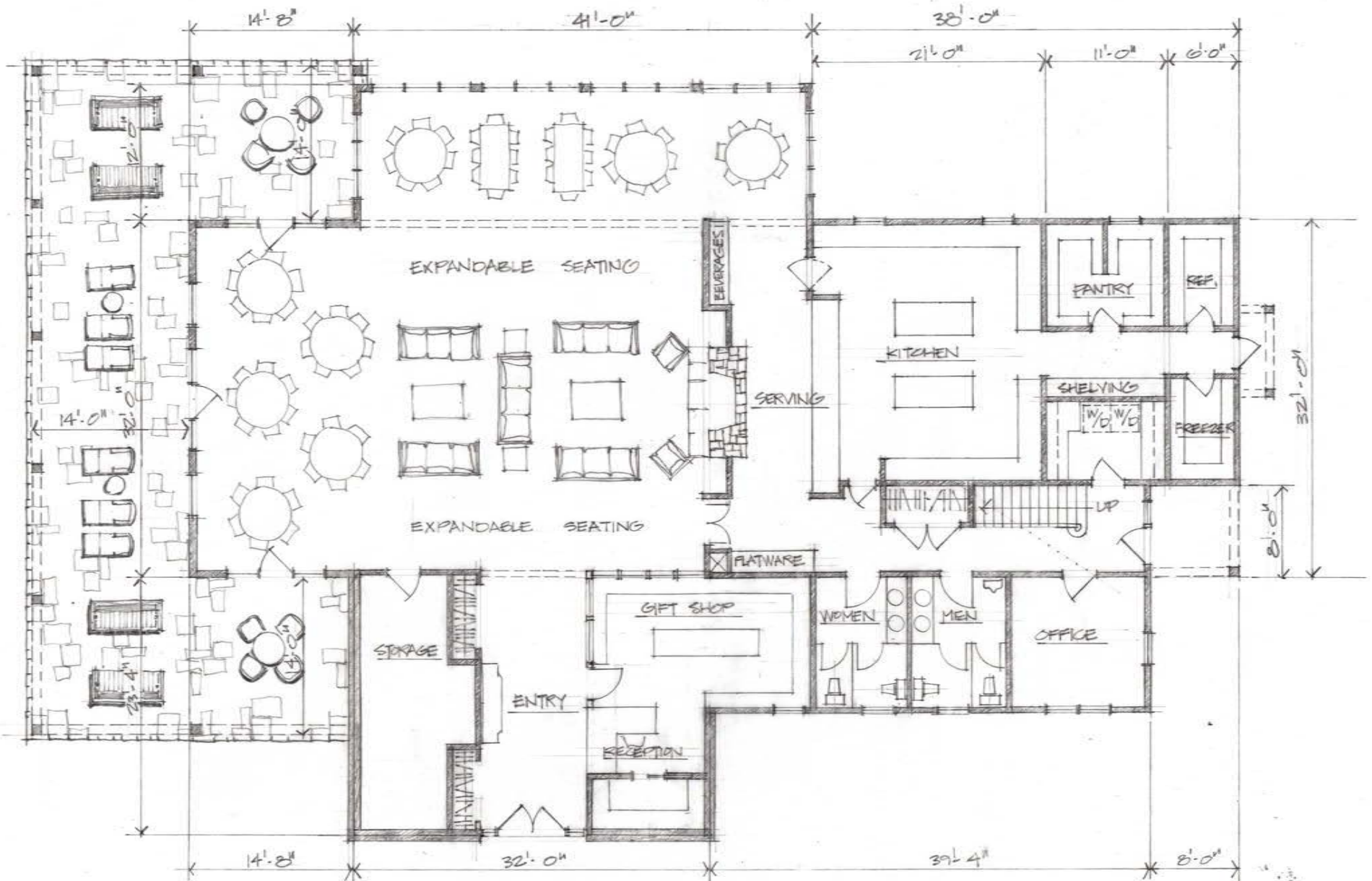


MAIN ENTRY ELEVATION

$\frac{1}{4}'' = 1'-0''$

EMPOWER FARM - COMMUNITY CENTER

10-B-23-UR
8/21/2023



MAIN FLOOR PLAN
 1/8" = 1'-0" EMPOWER FARM - COMMUNITY CENTER

10-B-23-UR
 8/21/2023



PARKING ELEVATION

$\frac{1}{4}'' = 1'-0''$

EMPOWER FARM - COMMUNITY CENTER

10-B-23-UR
8/21/2023



POND VIEW ELEVATION

1/4" = 1'-0" EMPOWER FARM - COMMUNITY CENTER

10-B-23-UR
8/21/2023



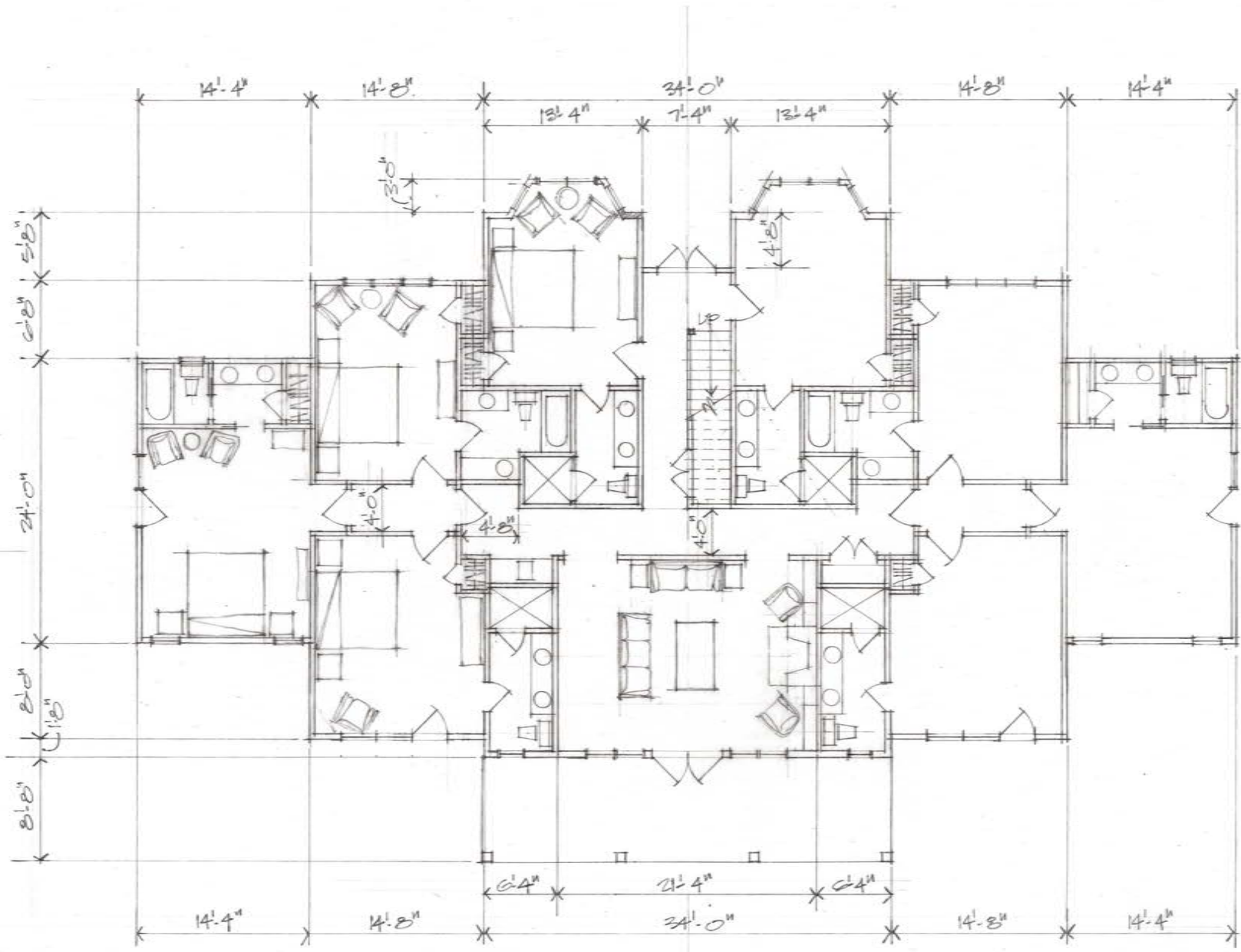
REAR ELEVATION

$\frac{1}{4}'' = 1'-0''$ EMPOWER FARM - COMMUNITY CENTER

10-B-23-UR
8/21/2023



10-B-23-UR
8/21/2023



MAIN FLOOR PLAN
 1/8" = 1'-0" EMPLOYER - LODGE

10-B-23-UR
 8/21/2023



REAR ELEVATION

$\frac{1}{8}'' = 1'-0''$

EMPOWER - LODGE

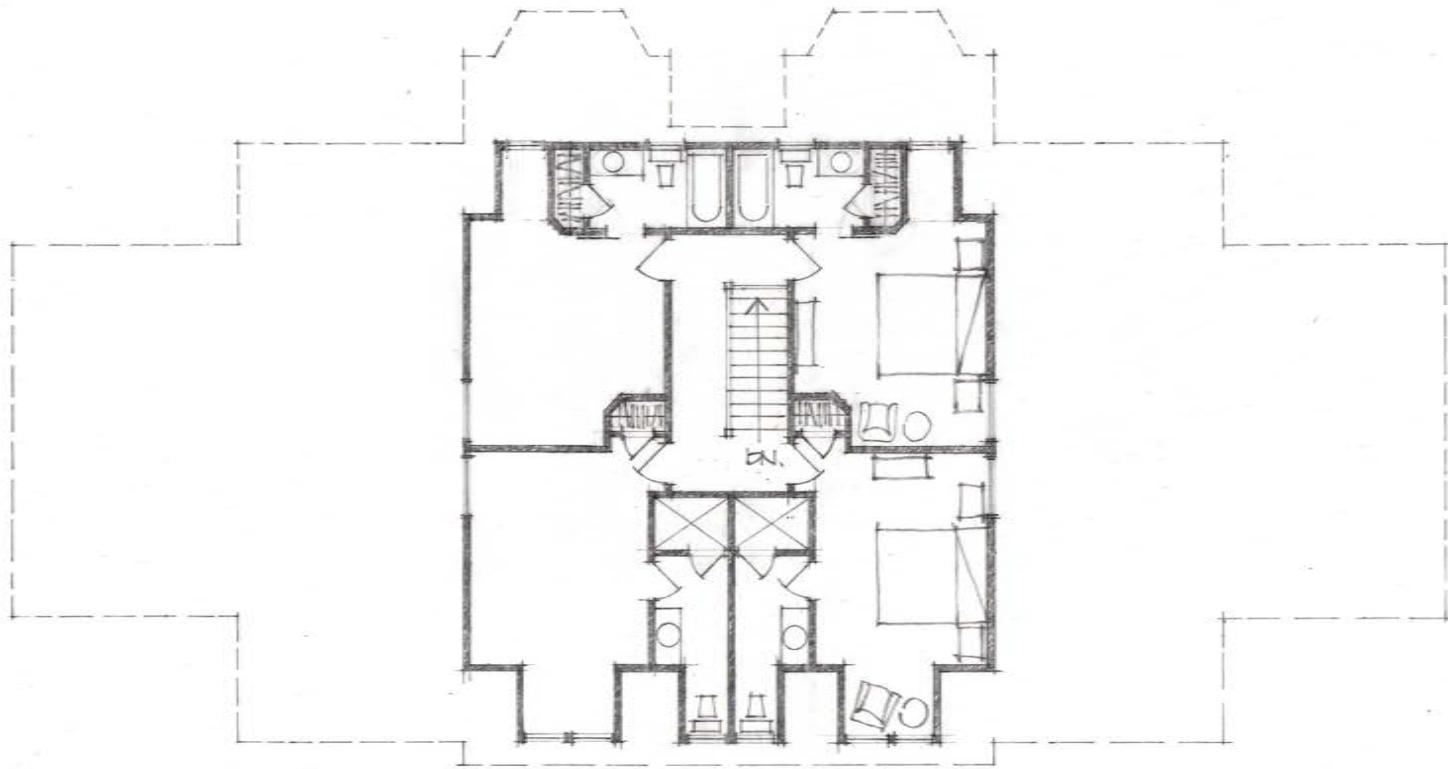
10-B-23-UR

8/21/2023



RIGHT SIDE ELEVATION
 $\frac{1}{8}'' = 1'-0''$ EMPOWER - LODGE

10-B-23-UR
8/21/2023



□ □ □ □

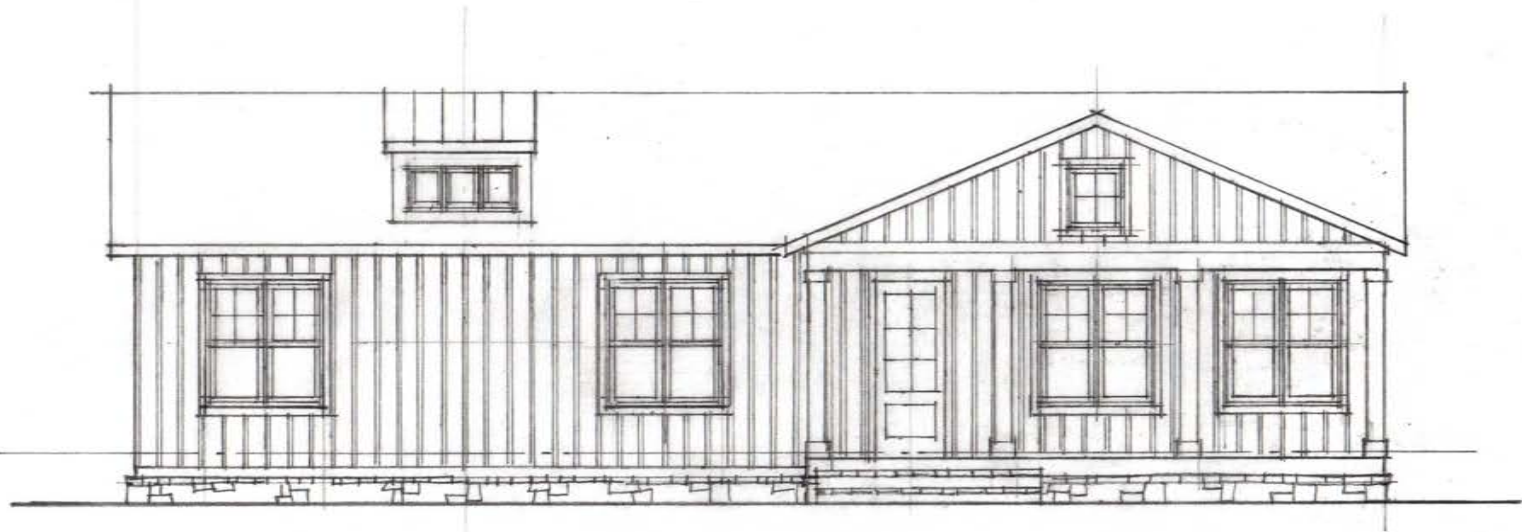
SECOND FLOOR PLAN

1/8" = 1'-0"

EMPEROR LODGE

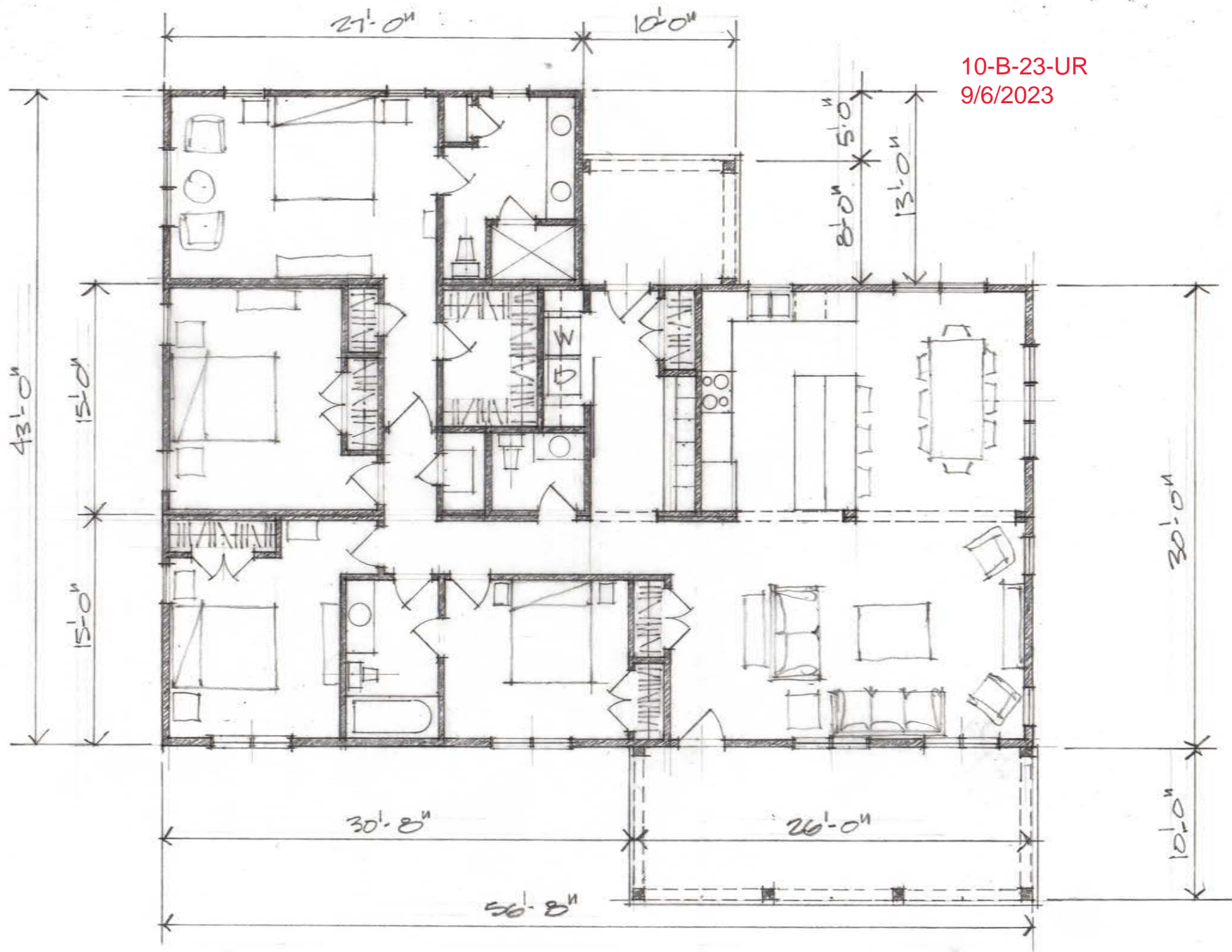
10-B-23-UR
8/21/2023

10-B-23-UR
9/6/2023



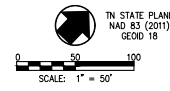
EMPOWER SCHOOL + FARMS - MANAGER RESIDENCE
 $\frac{1}{8}'' = 1'-0''$

10-B-23-UR
9/6/2023



EMPOWER SCHOOL & FARMS - MANAGER RESIDENCE

1/8" = 1'-0"



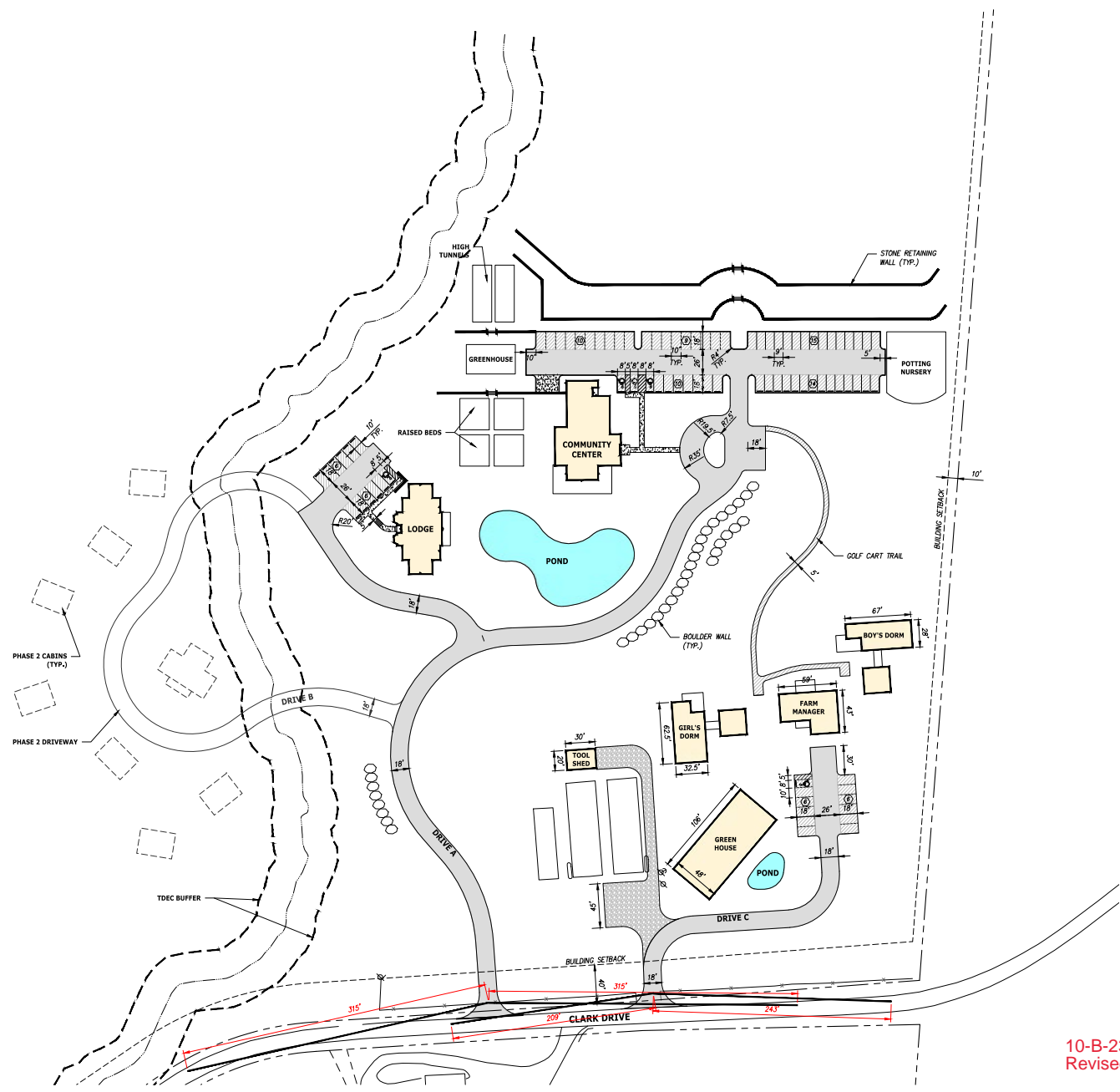
- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED APRIL 6, 2023.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS. PROPERTY CONCERNED REFLECTS PARCEL 94.01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 10. ZONING FOR THE PROPERTY IS A "AGRICULTURAL ZONE". TOTAL AREA IS 3.5386 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 7.194 ACRES.
 4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 5. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE.
 6. OWNER: JORDAN WILMA
510 PARK AVE. #12A
NEW YORK, NY 10022
 7. OWNER: JORDAN WILMA
510 PARK AVE. #12A
NEW YORK, NY 10022
 8. PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 9. PROPOSED LANDSCAPE WILL COMPLY WITH KNOX COUNTY TREE PROTECTION ORDINANCE.

SIGHT DISTANCE NOTES
SIGHT DISTANCES LIMITED BY EXISTING GRADING AND VEGETATION. SIGHT DISTANCES ARE LIKELY TO BE EXCEEDED IN PROPOSED CONDITIONS WITH PROPER GRADING AND CLEARING.

LEGEND

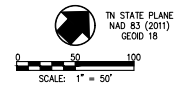
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- GRAVEL
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- NUMBER OF PARKING SPACES
- COORDINATE POINT
- ACCESSIBLE PARKING

REVISIONS	DATE		
CLIENT:	WILMA JORDAN 510 PARK AVENUE 12A NEW YORK, NY 10022		
PROJECT:	EMPOWER FARM MASTER PLAN CLARK DRIVE KNOXVILLE, TN 37938		
SIGHT DISTANCE EXHIBIT			
CD PROJECT NO.	01734-0001		
DRAWING DATE	AUGUST 16, 2023		
PN	AWG	PK	-
DRAWN	CD	CHECKED	-
PRELIMINARY FOR REVIEW ONLY			
C1.01			



10-B-23-UR
Revised: 9/29/2023

LEGEND	
---884---	EXISTING CONTOUR
---890---	PROPOSED CONTOUR
× 00.50	PROPOSED SPOT ELEVATIONS:
	DRAINAGE ARROW DETAIL
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	PROPOSED STORM
	PROPOSED STORM STRUCTURE
---ST---	EXIST. STORM
---ST---	EXIST. R.O.W.

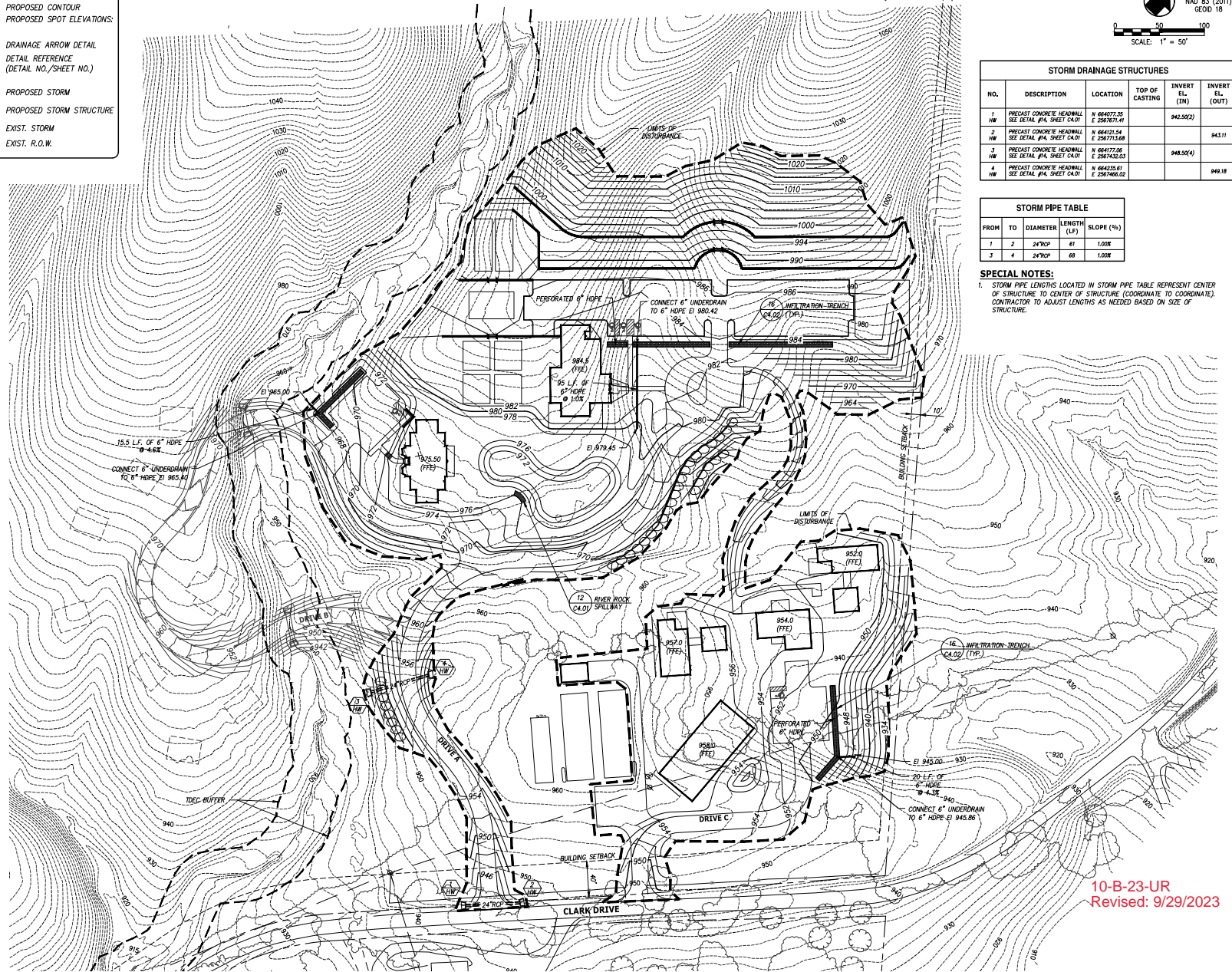


STORM DRAINAGE STRUCTURES				
NO.	DESCRIPTION	LOCATION	TOP OF CASTING	INVERT EL. (IN) / INVERT EL. (OUT)
1	PRECAST CONCRETE HEADWALL SEE DETAIL #14, SHEET C4.01	N 664077.35 E 258765.41		942.50(2)
2	PRECAST CONCRETE HEADWALL SEE DETAIL #14, SHEET C4.01	N 664213.54 E 258773.88		943.11
3	PRECAST CONCRETE HEADWALL SEE DETAIL #14, SHEET C4.01	N 664772.08 E 258749.03		948.50(4)
4	PRECAST CONCRETE HEADWALL SEE DETAIL #14, SHEET C4.01	N 664235.61 E 2587468.02		949.10

STORM PIPE TABLE			
FROM	TO	DIAMETER (IN)	LENGTH (FT) / SLOPE (%)
1	2	24"ROP	41 1.00%
3	4	24"ROP	68 1.00%

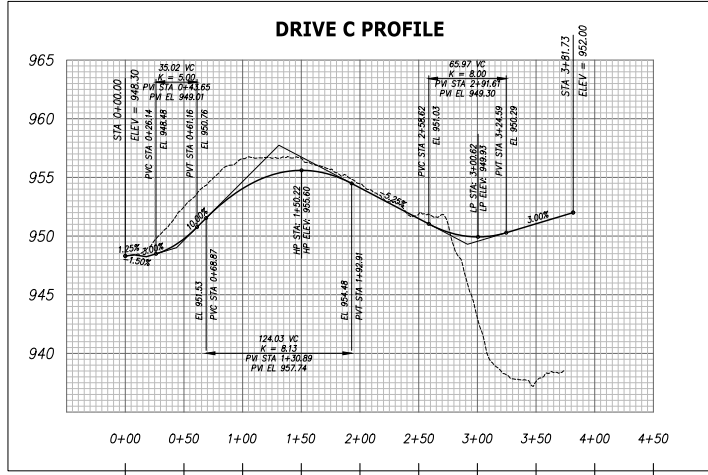
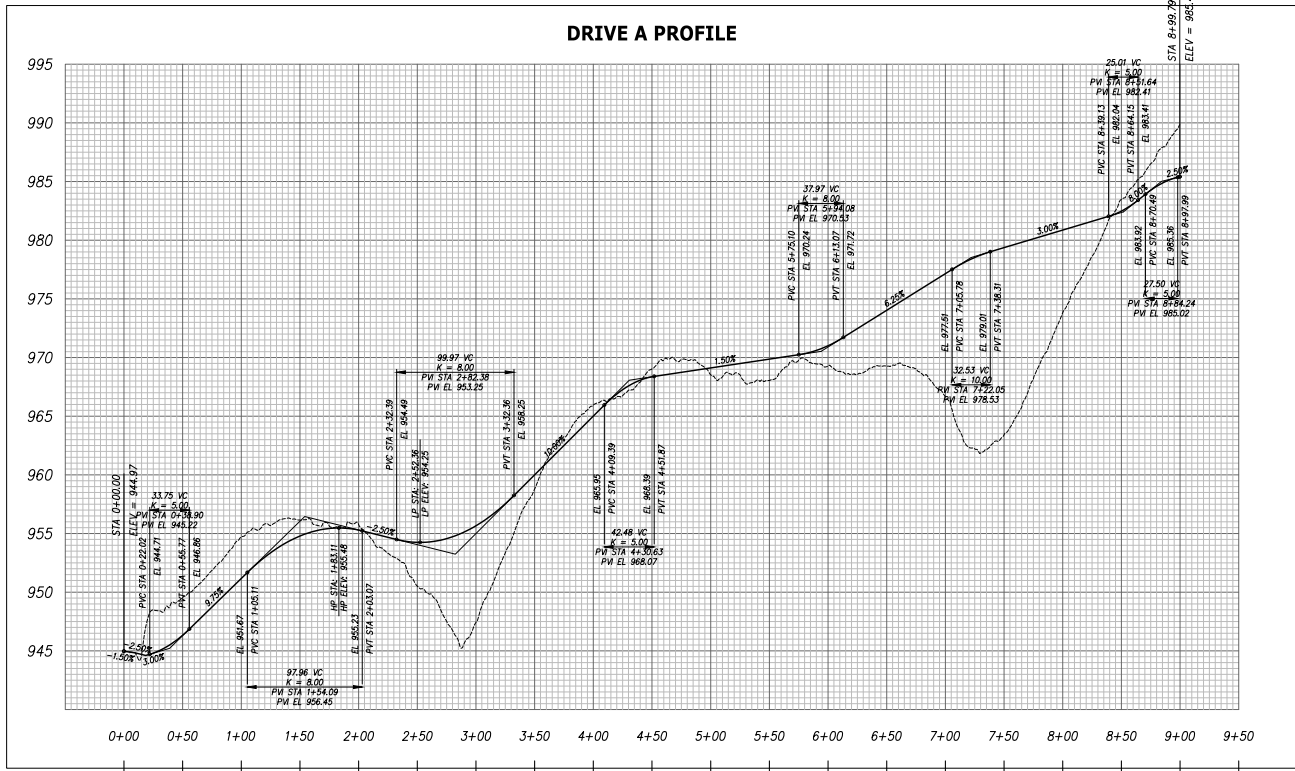
SPECIAL NOTES:
 1. STORM PIPE LENGTHS LOCATED IN STORM PIPE TABLE REPRESENT CENTER OF STRUCTURE TO CENTER OF STRUCTURE (COORDINATE TO COORDINATE). CONTRACTOR TO ADJUST LENGTHS AS NEEDED BASED ON SIZE OF STRUCTURE.

- GENERAL GRADING NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED APRIL 6, 2023.
 - THE DISTURBED AREA IS APPROXIMATELY 7.792 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 53.584 ACRES.
 - UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
 - ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
 - STOP TROUSERS TO A MINIMUM DEPTH OF 8"-16" AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
 - PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE SITE SPECIFIC REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY _____.
 - A 4 IN. (100) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 - ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOILED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
 - TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
 SEEDING DATES: 1/7/24 TO 5/7/24
 GRASS SEED: ITALIAN RYE, KOREAN LESPEDEZA, SUMMER OATS, SUDAN - SORGHUM, STYS MILEY, BALDIA RYE, ITALIAN RYE
 PERCENTAGES: 33%, 33%, 34%, 100%, 67%, 33%
 SEEDING DATES: 5/7/24 TO 7/7/24
 GRASS SEED: ITALIAN RYE, KOREAN LESPEDEZA, SUMMER OATS, SUDAN - SORGHUM, STYS MILEY, BALDIA RYE, ITALIAN RYE
 PERCENTAGES: 33%, 33%, 34%, 100%, 67%, 33%
 SEEDING DATES: 7/7/24 TO 1/7/25
 GRASS SEED: ITALIAN RYE, KOREAN LESPEDEZA, SUMMER OATS, SUDAN - SORGHUM, STYS MILEY, BALDIA RYE, ITALIAN RYE
 PERCENTAGES: 33%, 33%, 34%, 100%, 67%, 33%
 SEEDING DATES: 2/7/25 TO 7/25/25
 GRASS SEED: KENTUCKY 31 FESCUE, ENGLISH RYE, KOREAN LESPEDEZA, GERMAN MILEY, ANNUAL LESPEDEZA
 PERCENTAGES: 50%, 20%, 10%, 10%, 10%
 SEEDING DATES: 8/7/25 TO 12/7/25
 GRASS SEED: KENTUCKY 31 FESCUE, ENGLISH RYE, WHITE CLOVER, CROWN VETCH
 PERCENTAGES: 70%, 10%, 10%, 10%
 SEEDING DATES: 1/7/26 TO 7/26/26
 GRASS SEED: KENTUCKY 31 FESCUE, ENGLISH RYE
 PERCENTAGES: 70%, 30%
 - MULCH WITH STRAW AT A RATE OF 100 LBS./1000 SQ. FT. OVER THE SEEDED AREAS.
 - DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
 - NO SLOPE SHALL EXCEED 2:1 (6% V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
 - TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A ROZER TO FORM CLEAR MARKS PARALLEL TO THE CONTOUR.
 - APPLY TEMPORARY SEEDING IMMEDIATELY AFTER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING IMMEDIATELY AFTER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.



10-B-23-UR
 Revised: 9/29/2023

REVISIONS	DATE
CLIENT:	WILMA JORDAN 115 PARK AVENUE, 2ND NEW YORK, NY 10022
PROJECT:	EMPOWER FARM MASTER PLAN CLARK DRIVE KNOXVILLE, TN 37938
OVERALL SITE GRADING & DRAINAGE PLAN	
C&C PROJECT NO. 01734-0001	
DRAWING DATE:	AUGUST 16, 2023
PN	AWG
DRWN	CD
PRELIMINARY FOR REVIEW ONLY	
C2.01	



10-B-23-UR
Revised: 9/29/2023

REVISIONS	DATE								
CLIENT:	WILMA JORDAN 510 PARK AVENUE, 2/A NEW YORK, NY 10022								
PROJECT:	EMPOWER FARM MASTER PLAN CLARK DRIVE KNOXVILLE, TN 37938								
DRIVEWAY PROFILE									
PRELIMINARY FOR REVIEW ONLY	CCI PROJECT NO. 01734-0001 DRAWING DATE AUGUST 16, 2023								
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	PN	AWG	PIC	-					
	DRWN	CD	CHECKED	-					
C2.03									

Operations Statement Related to Primary Use of the Property for Education, Agriculture and Faith-Based Learning:

The Empower School at Valley Dream Farm is a faith-based organization with two main purposes:

1. To train and equip up to 24 students at a time to grow in their faith spiritually.
2. To train students in the practice of cutting edge farming techniques to use around the globe in the fight against food instability/food inequality.

To serve these purposes, we are seeking to include in our development the complimentary function of overnight lodging for guests attending farming/agricultural seminars for the purpose of education, or to have the capability to host spiritual/church sponsored retreats. For more specific information about the Empower School at Dream Valley Farm please read this project narrative, prepared by Buddy Walker, the Farm Director:

“Empower at Valley Dream Farm will be a faith-based hub for spiritual growth and regenerative farming practices with a focus on empowering a new generation of leaders for local and international Christian service. Close to 70% of young people aged 18-22 become disengaged from church and walk away from faith. Through living on a farm with a Christian perspective, resident interns learn to live a life full of faith, grace, and purpose. We provide a healthy, collaborative, and safe environment for people to experience sustainable farming, weekly devotionals, team building, and a mission for equitable food security.

Our Intern Village, a cabin-style campus community, will sit atop the hill overlooking the valley. Accessible paths lead to the four, high quality greenhouses for innovative hydroponic and aeroponic crop production systems. Accommodations will house our Farm Manager, Intern Manager, and initially twenty-four interns per quarter.

We provide educational opportunities for regenerative agriculture, discipleship, and world missions. This includes hands-on learning in intensive pesticide free food production, utilizing diverse grow systems, small animal husbandry, beekeeping, and marketing.

Discipleship training is woven into our purpose-driven program. We empower young leaders to establish foundational habits of worship, prayer, study, and personal skills such as economic management, decision making, goal setting, and perseverance. Partnerships with higher education institutions provide additional learning opportunities and help our interns to make informed college and career choices.

A Retreat Center with a commercial kitchen and limited lodging will offer opportunities for collaboration with universities and churches to facilitate seasonal retreats, community events, youth camps, and workshops on stewardship, nutrition, and conservation.”

10-B-23-UR
9/18/2023



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

Empower at Valley Green Farm

Applicant Name		Affiliation
8/21/2023	10/5/2023	10-B-23-UR
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Wilma Jordan	500 Park Ave 12A New York NY 10022	/ wjordan@JEGlclarity-us.com
Owner Name (if different)	Owner Address	Owner Phone / Email

0 CLARK DR

Property Address

10 09401		53.57 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size

Hallsdale-Powell Utility District	Hallsdale-Powell Utility District	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

North side of Clark Dr, east of Andersonville Pike

General Location

<input type="checkbox"/> City	Commission District 8	A (Agricultural)	Agriculture/Forestry/Vacant Land
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

North County	AG (Agricultural), HP (Hillside Protection)	Rural Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Farming, educational, and religious development for young adults**

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change

Proposed Zoning

Pending Plat File Number

- Plan

Amendment

Proposed Plan Designation(s)

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

\$1,600.00

Fee 2

Fee 3

Total

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 **Empower at Valley Green Farm**
Please Print

8/21/2023

Date

Phone / Email

Property Owner Signature **Wilma Jordan**
Please Print

8/21/2023

Date



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

Empower at Valley Green Farm

Applicant

Applicant Name

Affiliation

August 21, 2023

October 5, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bnullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Wilma Jordan

510 Park Ave., 12A New York, NY 10022

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Clark Drive

010 09401

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of Clark Drive, east of ██████████ Andersonville Pike

~53.58 acres

General Location

Tract Size

City County

8

AG

AgForVac

District

Zoning District

Existing Land Use

North County

AG

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify) Farming, educational, and religious development for young adults.

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

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

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

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

Other (specify)

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
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

Empower at Valley Green Farm
 Please Print

August 21, 2023
 Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

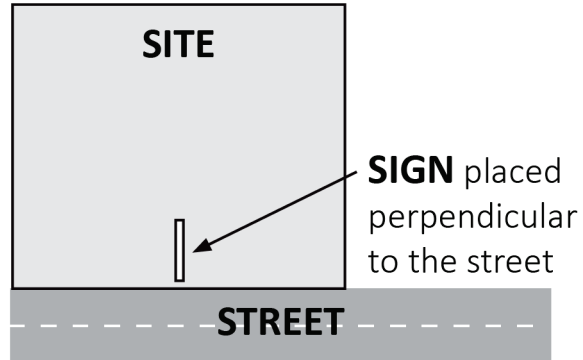

 Property Owner Signature

Wilma Jordan
 Please Print

Date Paid

WJordan@JEGIClarify-us.com

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: Empower at Valley Green Farm

Date: 08/21/2023

File Number: 10-B-23-UR

- Sign posted by Staff
- Sign posted by Applicant