



USE ON REVIEW REPORT

▶ **FILE #:** 10-C-23-UR

AGENDA ITEM #: 43

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** **HOLSTON SPRINGS LLC**
OWNER(S): Bobby Bramhall Holston Springs LLC

TAX ID NUMBER: 73 203 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 1144 WOODDALE CHURCH RD (733 MCCUBBINS RD)

▶ **LOCATION:** **West side of McCubbins Rd., northwest side of Wooddale Church Rd.**

▶ **APPX. SIZE OF TRACT:** **43.43 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via McCubbins Rd., a local street with 16 ft to 18 ft of pavement width within a 32-ft to 40-ft right-of-way; and via Wooddale Church Rd, a minor collector with 16 ft to 18 ft of pavement width within a 32-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

▶ **ZONING:** **A (Agricultural)**

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

▶ **PROPOSED USE:** **Rural retreat**

HISTORY OF ZONING: The northwest corner of this property is currently under consideration of rezoning from A to OS (10-L-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural)

South: Single family residential, rural residential - A (Agricultural)

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

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

NEIGHBORHOOD CONTEXT: The area surrounding is developed with large lot residential and agricultural uses. A commercial nursery is approximately 0.3 miles to the north.

STAFF RECOMMENDATION:

▶ **Approve the request to expand the existing rural retreat indoor event facility by approximately 1,750 sqft of floor area and 80 persons, increasing the total for the rural retreat to 5,450 sqft of floor area and a maximum of 270 persons, subject to 5 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 McCubbins Road access and the

driveway and parking lot design.

- 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, including but not limited to the supplemental regulations for rural retreats, Section 4.104.
- 5) Any rural retreat use area, including parking areas, within the 200 ft setback to a property line or 300 ft to a residential structure is not to be approved with this application because setback waivers from adjacent property owners have not been signed and provided with this application. A new rural retreat application is required if setback waivers are agreed upon by adjacent property owners and the applicant wishes to incorporate these use areas with the rural retreat. Parking may be relocated outside of the 200 ft and 300 ft setbacks but must be in the same general area as shown on the plan.

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 to expand the recently approved rural retreat with a second indoor event facility on this site. This structure was left off the original application (7-A-23-UR). The building has approximately 1,750 square feet of indoor floor area, and an additional 864 sqft of covered outdoor area. The event facility is already operational and is requesting an after-the-fact use on review approval. All guest access will be from the McCubbins Road access, not Wooddale Church Road.

The proposed parking lot extends within the 200 ft setback to property lines and is also within 300 ft of the residential structure at 726 Corum Road. For the parking area to remain as shown, the property owner at 726 Corum Road must approve a waiver to reduce the 300 ft setback, and the property owner of 714 Corum Road must approve a waiver to reduce the 200 ft setback. These waivers have not been provided as of the publication of this staff report. If the waivers are obtained after the Planning Commission approval and the applicant wants to keep the parking as shown, a new rural retreat application will be required so the Planning Commission can approve the setback reductions.

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 East County Sector Plan recommends A (Agricultural) uses for this site. The property is zoned A (Agricultural), which allows consideration of the rural retreat use. Rural retreats must meet the supplemental regulations of Section 4.104.

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 line and 300 ft setback to residential structures from “use” areas. A portion of the proposed parking lot extends into these setbacks and must either be moved out of the setbacks or the applicant must obtain waivers from the adjacent property owners.

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. Rural retreat uses must comply with the supplemental regulations in Section 4.104.

B. With the recommended conditions, the proposed rural retreat complies with the A zone and the supplemental regulations for rural retreats.

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 two-story barn structure is compatible with the character of the area. The parking lot is not visible from the public road. There is existing vegetation between the event facility and adjacent residential properties.

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 west.

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

A. This site is located on a county road with a mix of residential, agricultural, and commercial nursery uses. The portion of McCubbins Road between Carter Mill Road and Wooddale Church Road is a minor collector street. Carter Mill Road and Wooddale Church Road are also minor collector streets.

B. All guest access will be from the McCubbins Road access, not Wooddale Church Road.

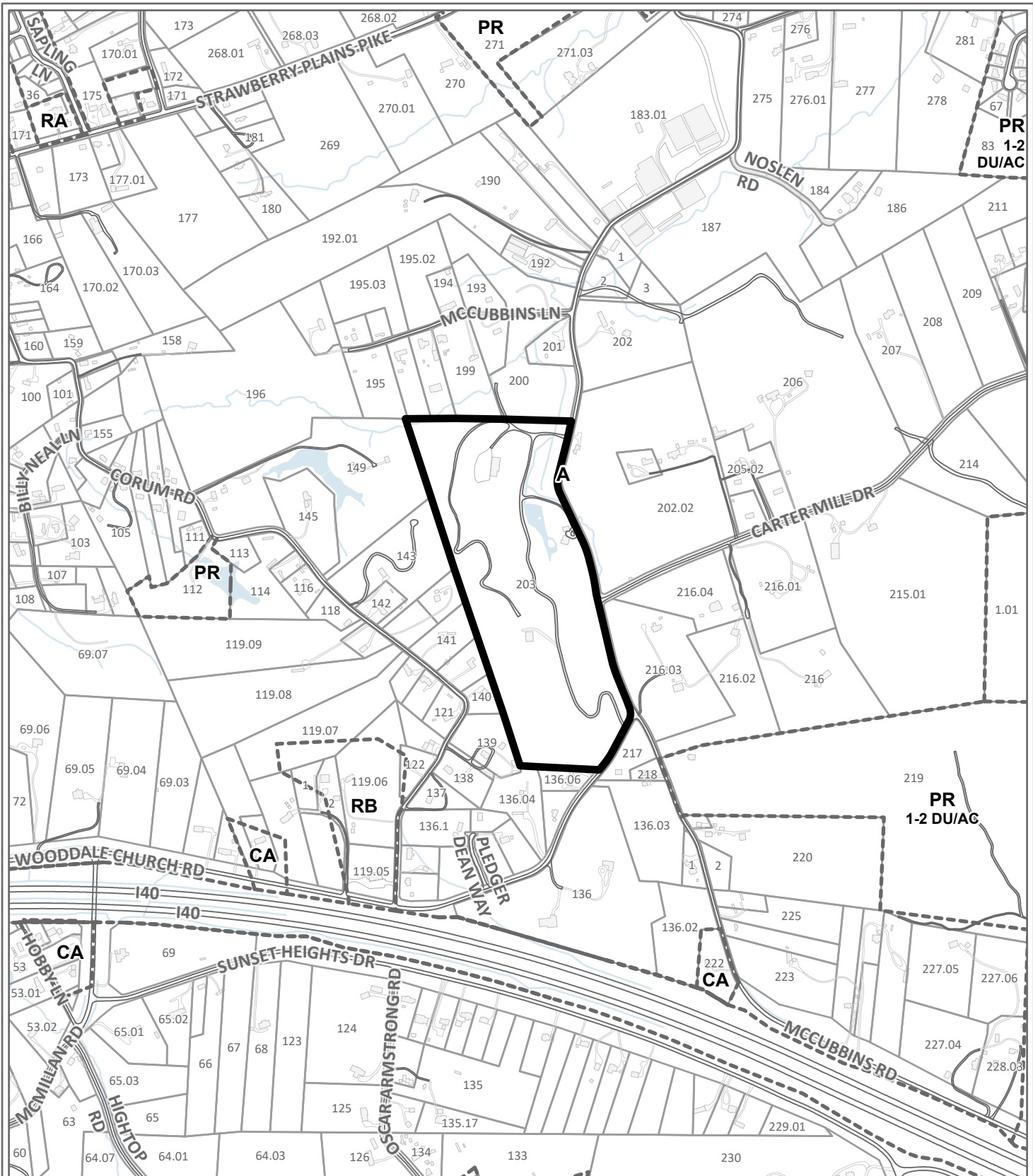
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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.



USE ON REVIEW

10-C-23-UR

Petitioner: Holston Springs LLC



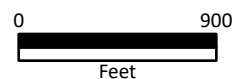
Rural retreat in A (Agricultural)

Map No: 73

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	43.3		
Non-Hillside	6.7	N/A	
0-15% Slope	9.8	100%	9.8
15-25% Slope	10.7	50%	5.4
25-40% Slope	11.6	20%	2.3
Greater than 40% Slope	4.5	10%	0.4
Ridgetops			
Hillside Protection (HP) Area	36.6	Recommended disturbance budget within HP Area (acres)	18.0
		Percent of HP Area	49.1%

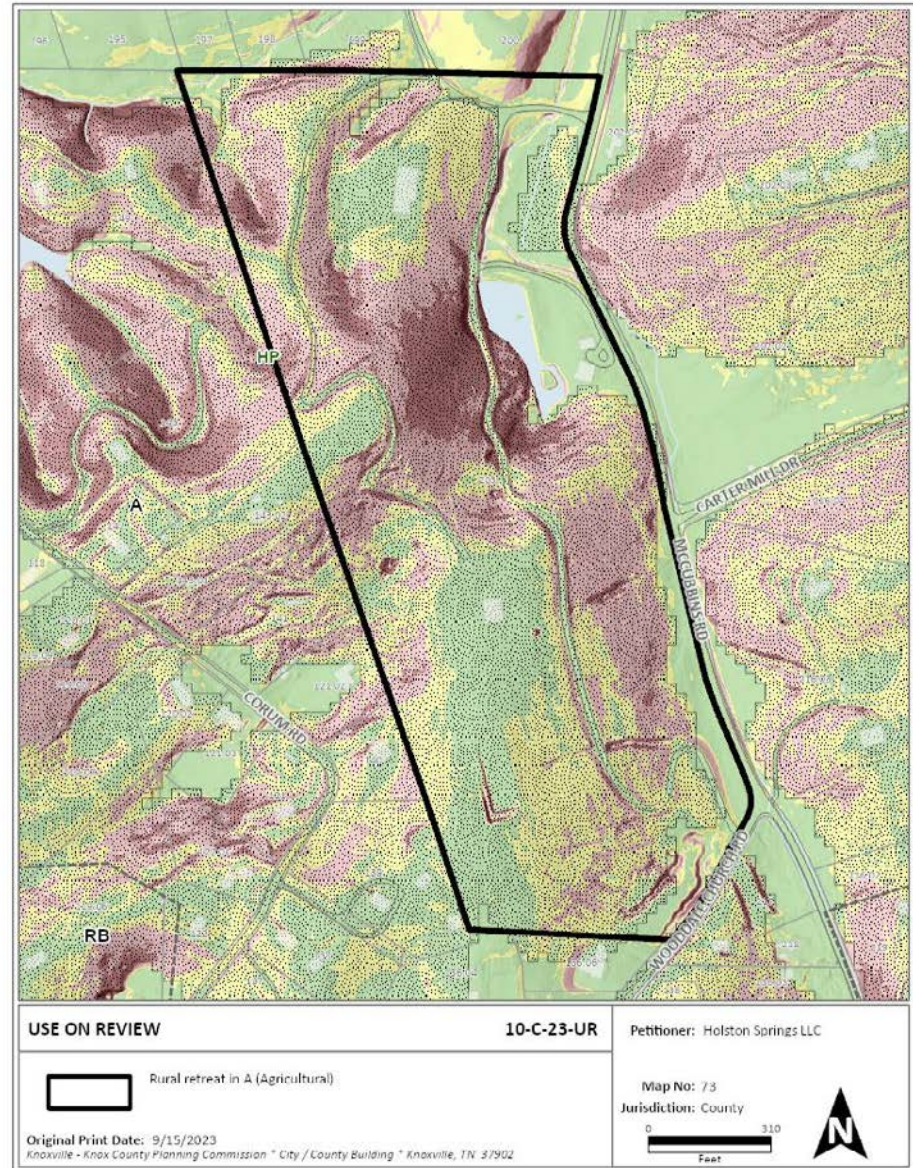
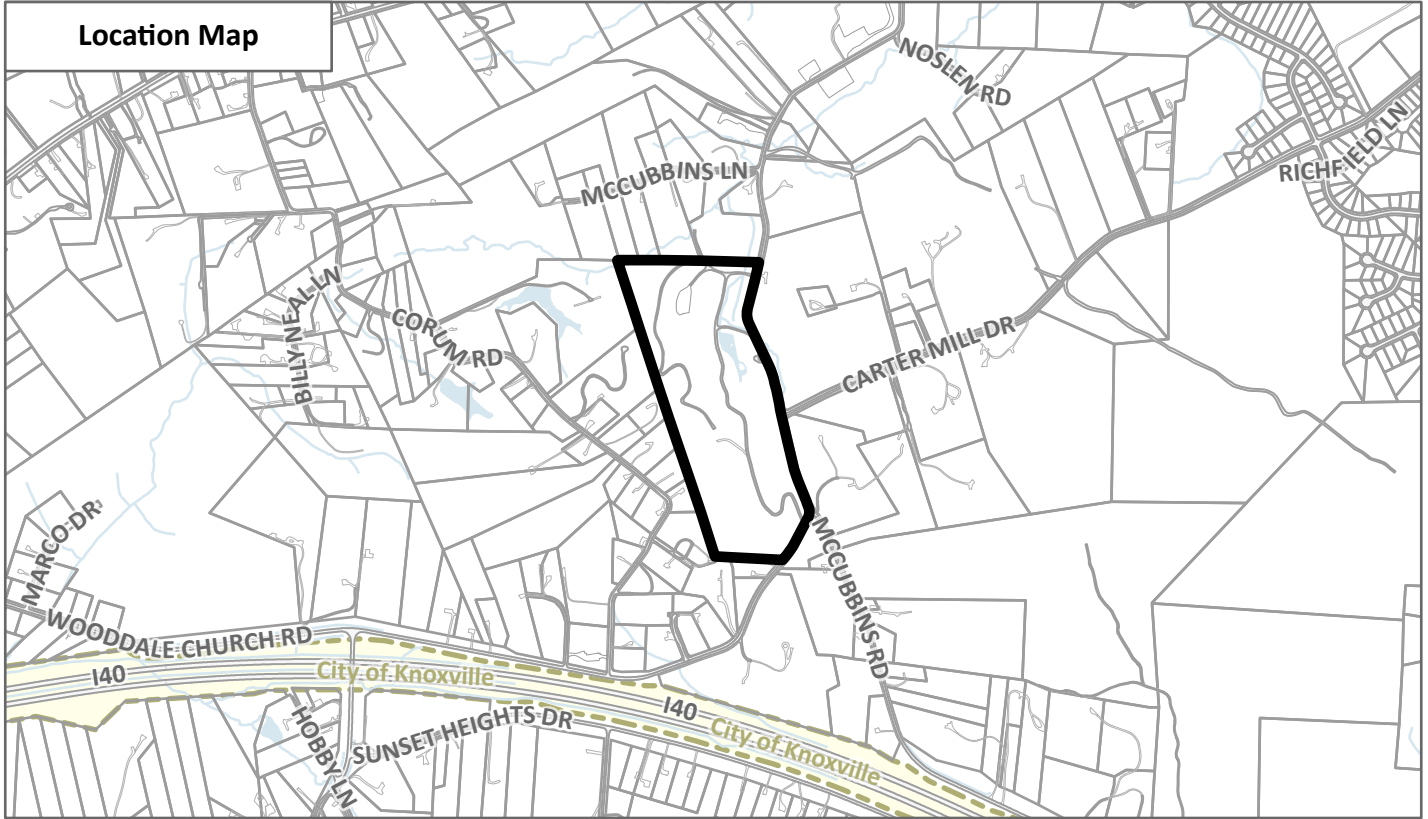
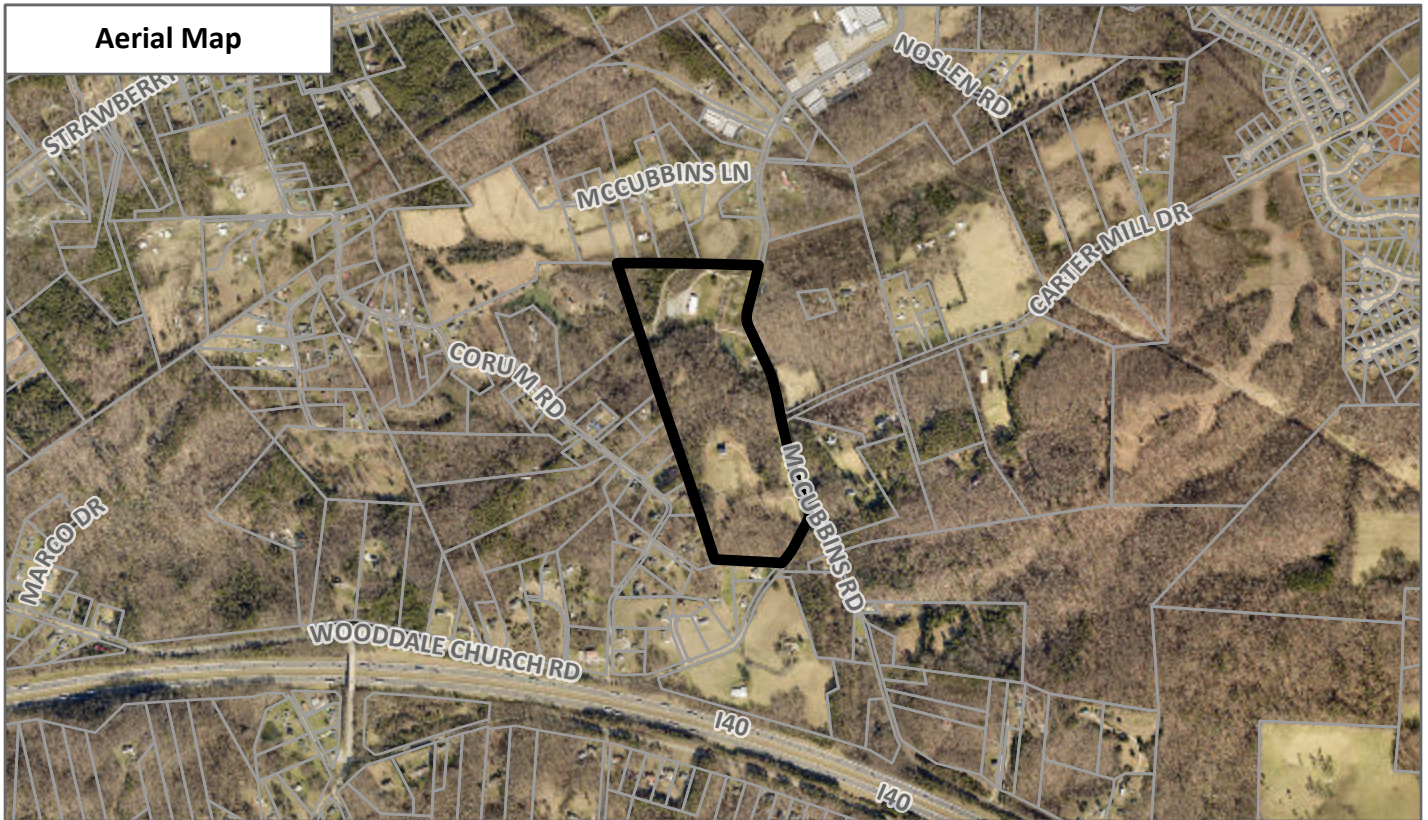


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

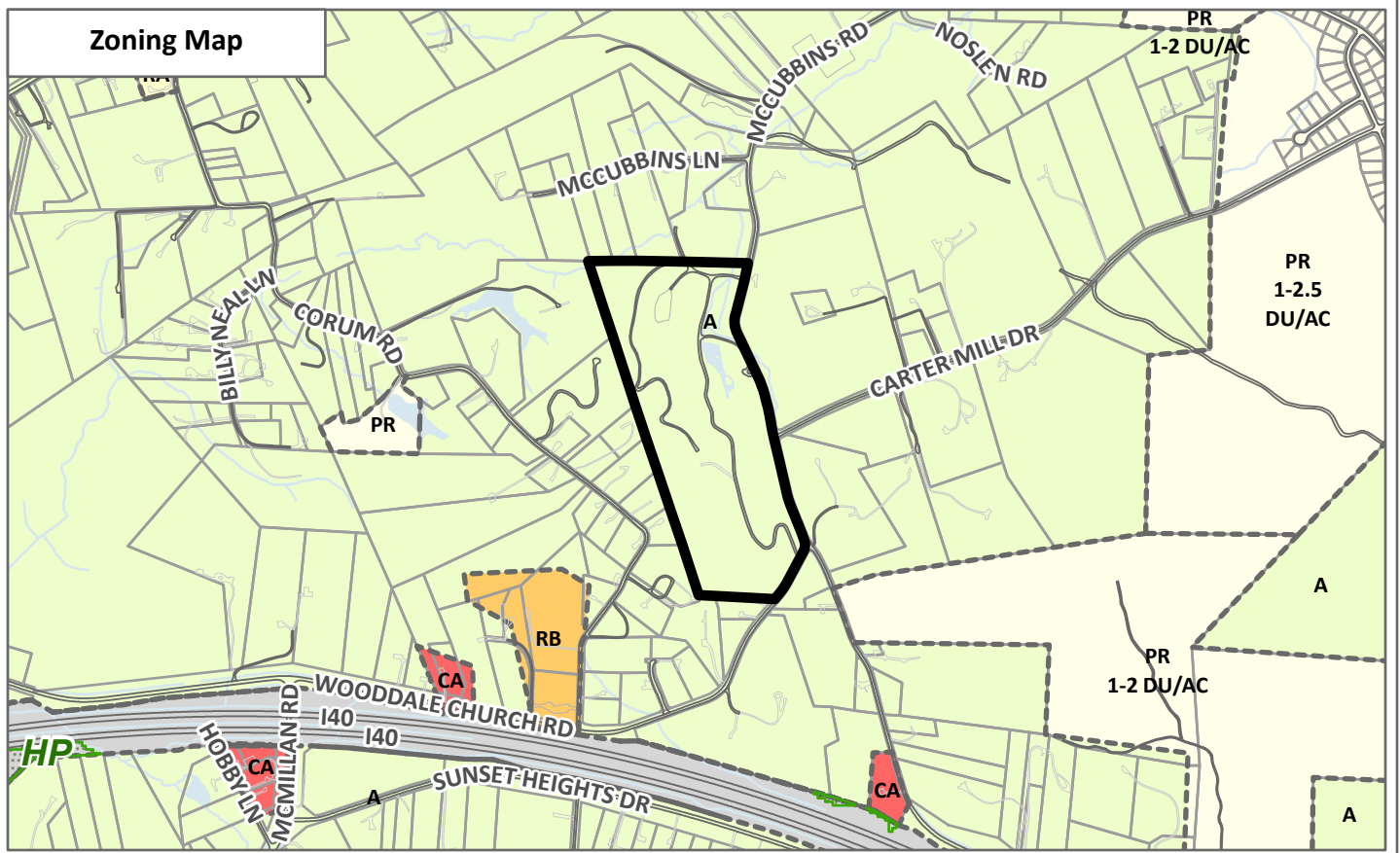
10-C-23-UR



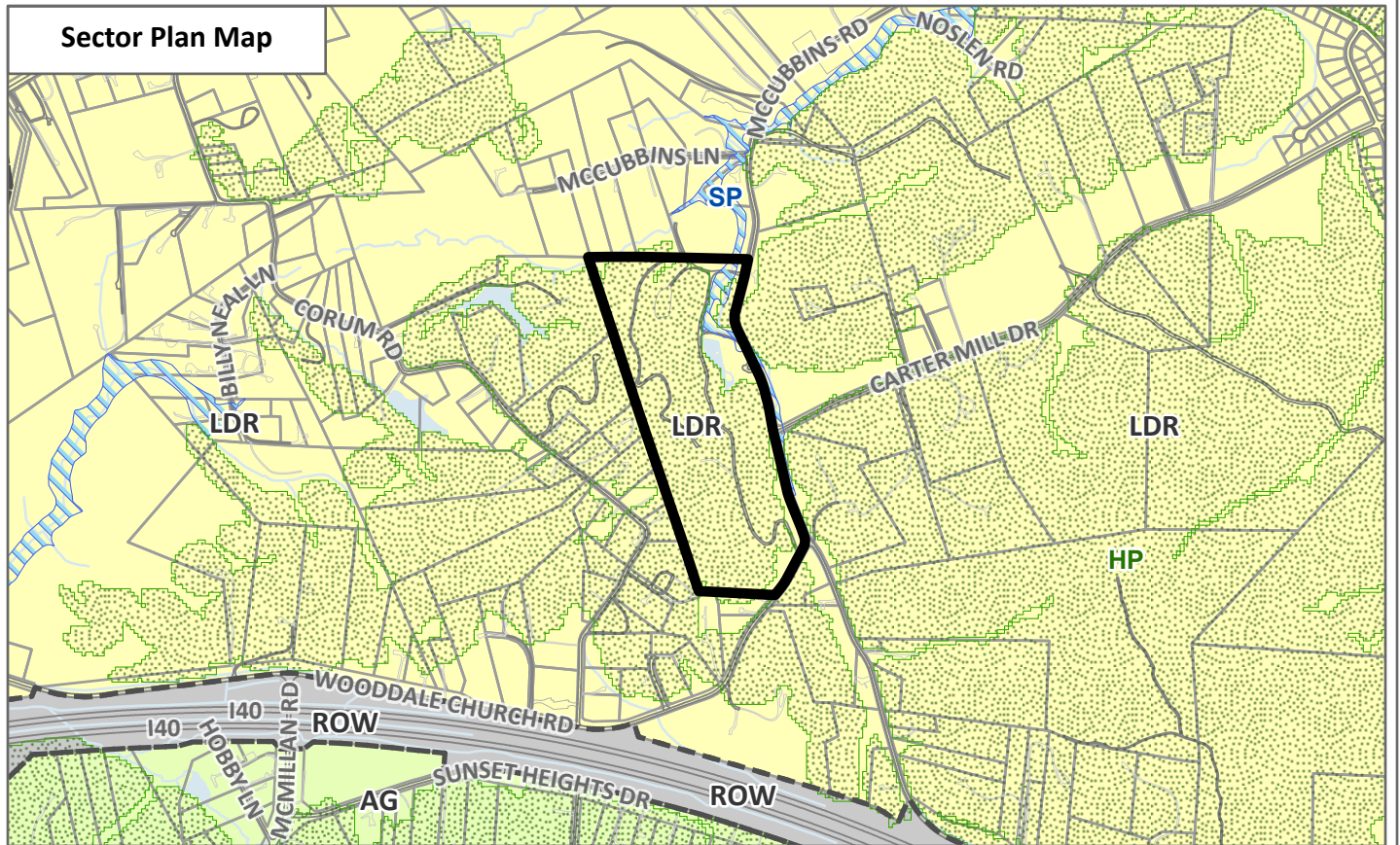
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

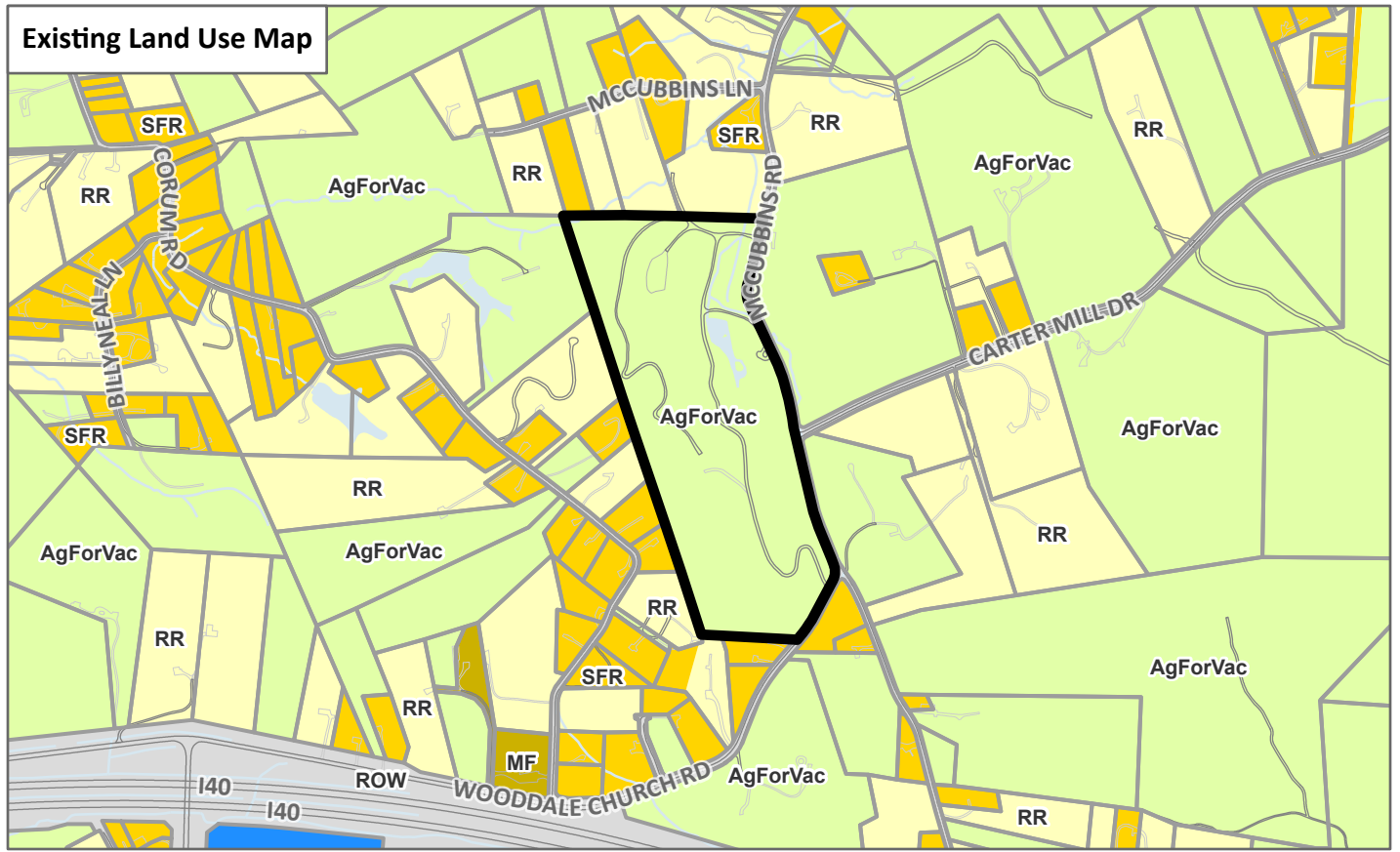
10-C-23-UR



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

10-C-23-UR



Case boundary



Rural Retreat Addition of the Holston Springs Building at: THE STABLES AT STRAWBERRY CREEK

733 McCubbins Road
Knoxville, Tennessee 37924

October 2, 2023

ARCHITECT:

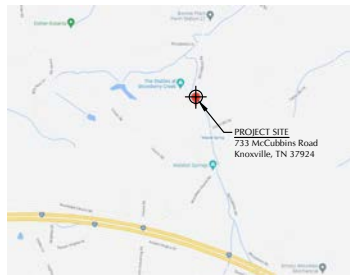


2332 News Sentinel Dr., Suite 230
Knoxville, TN 37921
865.671.9060
jainc.com

Revised: 10/2/2023

File Number: 10-C-23-UR
Submitted for Knox County
Planning Use on Review
10/02/2023

LOCATION



CODE REQUIREMENTS

BUILDING CODE/ ZONE ANALYSIS

KNOX COUNTY

PROJECT: Rural Retreat Addition to the Holston Springs Building at THE STABLES AT STRAWBERRY CREEK

ARCHITECT: Johnson Architecture, Inc.
2332 News Sentinel Dr., Suite 230
Knoxville, Tennessee 37921
865-671-9060

CONTACT: Daryl R. Johnson (865) 671-9060

Applicable Codes:
2009 ICC/ANSI A117.1
2018 International Energy Conservation Code as adopted by City Ordinance 0-181-2018
2018 International Building Code as adopted by City Ordinance 0-180-2018
2018 International Existing Building Code as adopted by City Ordinance 0-179-2018
2018 International Residential Code as adopted by City Ordinance 0-182-2018
2017 edition of the National Electrical Code as adopted by City Ordinance 0-176-2018
2018 edition of the International Fuel Gas Code as adopted by City Ordinance 0-178-2018
2018 edition of the International Mechanical Code as adopted by City Ordinance 0-177-2018
2018 edition of the International Plumbing Code as adopted by City Ordinance 0-175-2018
2018 edition of the International Property Maintenance Code as adopted by City Ordinance 0-174-2018
Knoxville Code of Ordinances; Chapter 6 Buildings and Building Regulations, Article I, Section 6-3, Fire District
In addition, the Fire Inspection Bureau reviews plans for compliance with:
2018 International Fire Code with Local Amendments as adopted by City Ordinance 0-171-2018

Occupancy Classification: A3 (ASSEMBLY)

Type of Construction: TYPE V, UNPROTECTED, UNSPRINKLERED

Table 509.2 Allowable Area Factor:
Assembly, Type V, NS = 6,000 SF

Square Footage:
1,728 SF - MAIN LEVEL
1,728 SF - UPPER LEVEL
3,556 SF - TOTAL

Table 601 Requirements - TYPE V:

Fire-resistance rating requirements for building elements (hour)

Structural frame (including columns, girders, trusses):	0
Bearing walls:	0
Exterior (f):	0
Interior (e):	0
Non-bearing walls and partitions:	See Table 602
Exterior (e):	0
Interior (e):	0
Floor Construction: (including supporting beams and joists)	0
Roof Construction: (including supporting beams and joists)	0

Table 602 Fire-resistance rating requirements for Exterior Walls based on Fire Separation Distance [a, d, g]:

Fire Separation Distance - X (feet)	Type of Construction	Group H[e]	Group F-1, M, S-1[f]	Group A, B, E, F-2, I, R[1], S-2, U[h]
X < 5[h]	All	3	2	1
5 < X < 10	I-A	3	2	1
	Others	2	1	1
10 < X < 30	I-A, I-B	2	1	1[c]
	II-B, V-B	1	0	0
	Others	1	1	1[c]
X > = 30	All	0	0	0

Table 1017.2 - Exit Access Travel Distance [a]:

Max. exit travel distance: 200' [c]
Max. length of dead end corridor: 20'

Table 1020.2 - Minimum Corridor Width

Min. corridor width: 44 inches

Section 1006.3.2

Capacity of Means of Egress:
Occupant Load (persons per story) Min. Number of Exits (per story)
1-999 2
1001-1,000 3
1,000+ 4

Table 716.1(2) OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKING:

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING (HOURS)	MIN FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (HOURS)
Fire walls and fire barriers	4	3
having a required fire-resistance rating greater than 1 hour	3	3a
	2	1a
	1 1/2	1 1/2
Enclosures for shafts, interior exit stairways and interior exit ramps.	2	1 1/2
Horizontal exits in fire walls [d]	4	3
	3	3[a]
Fire barriers having a required fire-resistance rating of 1 hour: Enclosures for shafts, exit access stairways, exit access ramps, interior exit stairways, interior exit ramps and exit passageway walls	1	1
Other fire barriers	1	1/2
Fire partitions: Corridor walls	1	1/2 [b]
	0.5	1/2 [b]
Other fire partitions	1	1/2
	0.5	1/2
Exterior walls	3	1 1/2
	2	1 1/2
	1	1/2
Smoke barriers	1	1/2

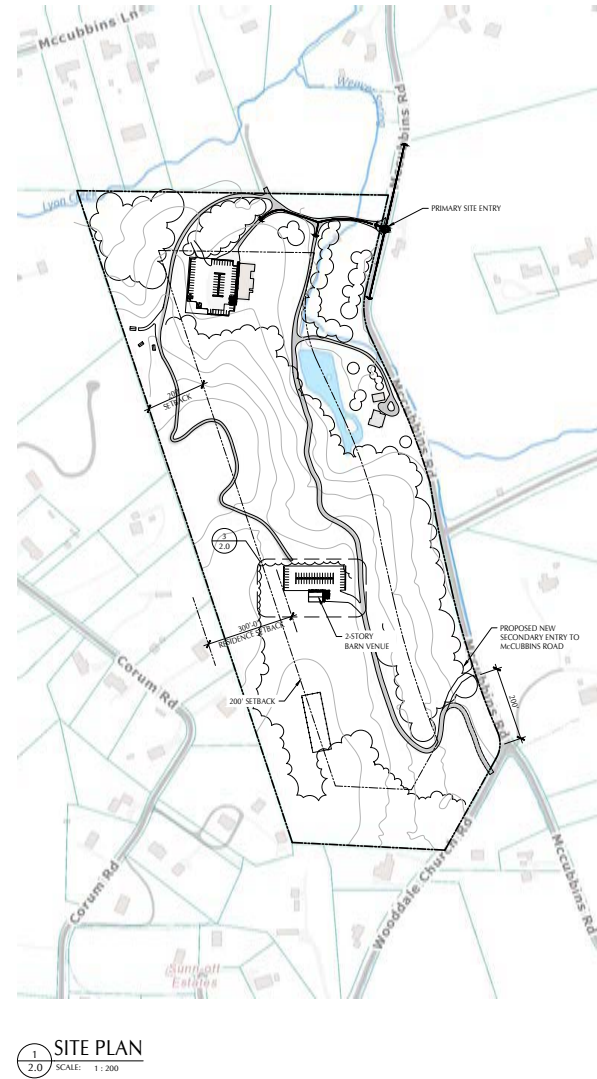
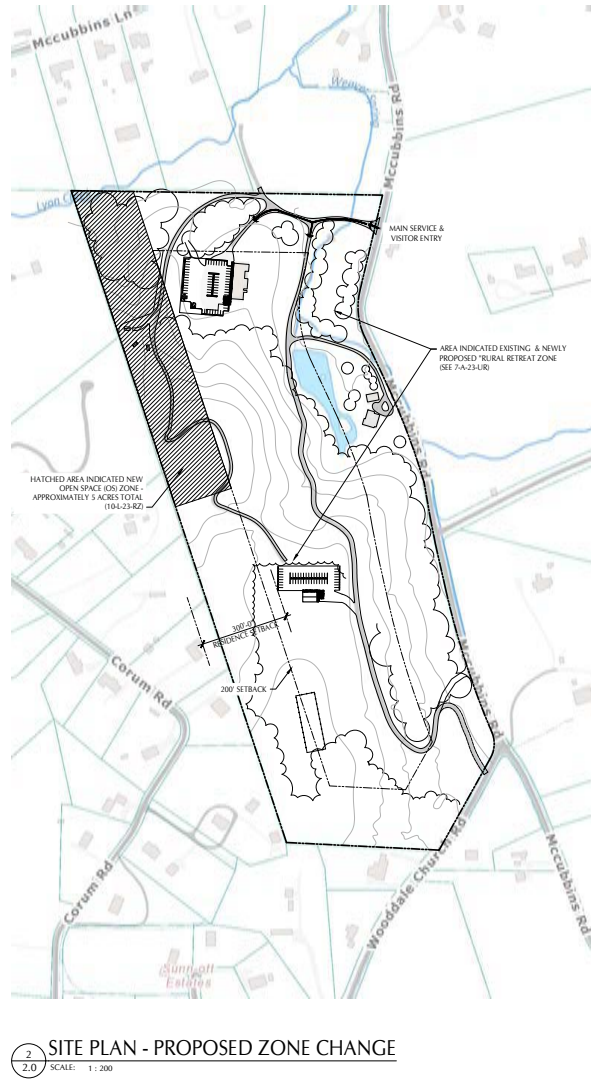
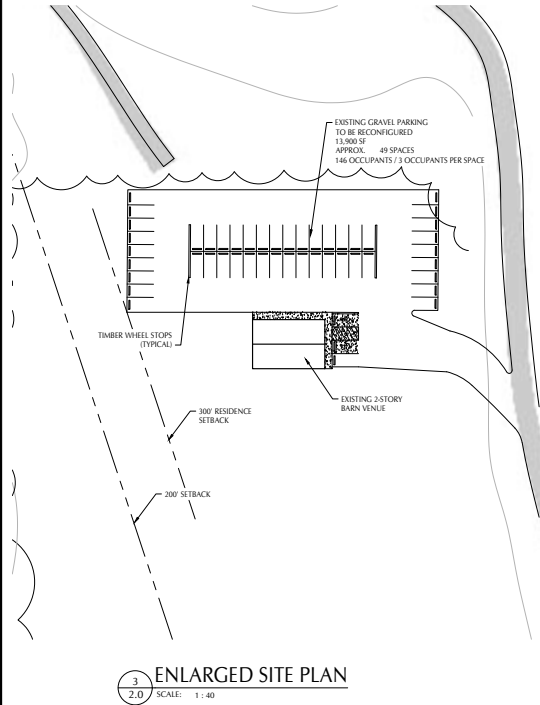
DRAWING INDEX

TITLE SHEET:

ARCHITECTURAL:
A2.0 SITE PLAN
A2.1 FLOOR PLANS, ENLARGED PLAN & INTERIOR ELEVATION

NOTE: REZONE TO RURAL RETREAT HAS BEEN APPROVED

PLOT SCALE: AS NOTED



10-C-23-UR
Revised: 10/2/2023



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2332 News Sentinel Dr., Ste 230
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File No. 10-C-23-UR
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10/02/2023

Rural Retreat Addition of the Holston Springs Building at:
THE STABLES AT STRAWBERRY CREEK
733 McCubbins Road
Knoxville, Tennessee 37924

SITE PLAN - REZONING

REVISIONS:

DATE: 10/02/23

FILE NAME: Stables - 20

PROJECT NO:

2.0

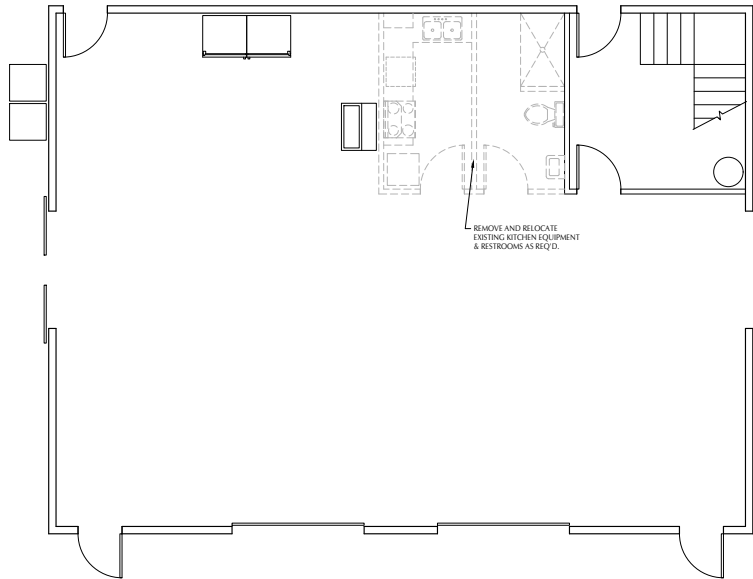


**Johnson
Architecture**

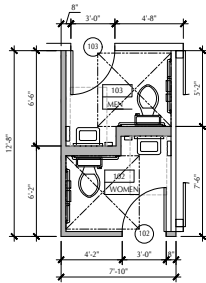
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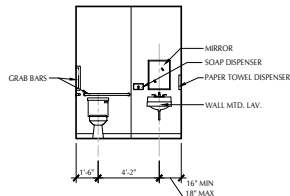
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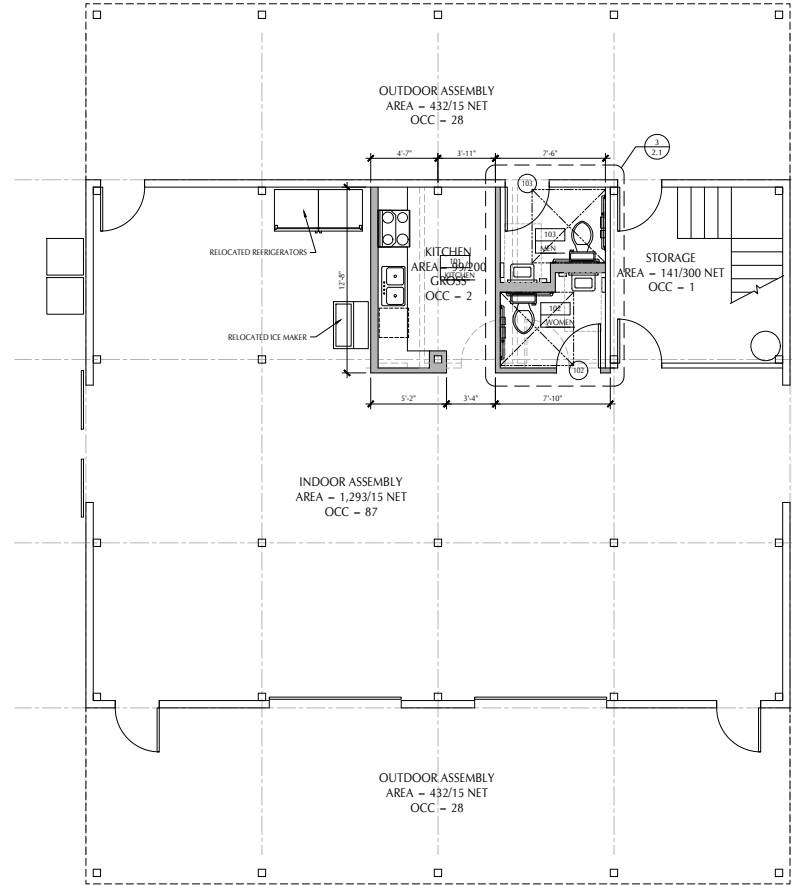
1 FLOOR PLAN - DEMOLITION
2.1 SCALE: 1/4" = 1'-0"



3 ENLARGED RESTROOM PLAN
2.1 SCALE: 1/4" = 1'-0"



4 INTERIOR ELEVATION
2.1 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL
2.1 SCALE: 1/4" = 1'-0"

Set No. 1 (Restrooms)
Each to have:

3 Ea.	Hinges	BB1279 - 4.5" x 4.5"	613	HAG
1	Lever Primary	ND485 - 894D	613	SGH
1	Kick Plate	1935	613	HAG
1	Door Stop	As required	613	HAG
3	Sillseals	5804	--	IVE

OCCUPANCY	
DESCRIPTION	OCCUPANTS
OUTDOOR ASSEMBLY	28 OCCUPANTS
INDOOR ASSEMBLY	87 OCCUPANTS
INDOOR STORAGE	1 OCCUPANTS
KITCHEN	2 OCCUPANTS
TOTAL	146 OCCUPANTS

DOOR & FRAME SCHEDULE								
NO.	DOOR		FRAME		LABEL	NOTES		
	SIZE							
	W	H	THK	TYP	ELEV	MTL	ELEV	
101	3'-0"	6'-8"	1-3/4"	STL		HAM		HARDWARE SET 1
102	3'-0"	6'-8"	1-3/4"	STL		HAM		HARDWARE SET 1

10-C-23-UR
Revised: 10/2/2023

FLOOR PLANS

REVISIONS:

DATE: 10/02/2023

FILE NAME: Stables - 21

PROJECT NO:

2.1



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EXTERIOR ELEVATIONS

REVISIONS:

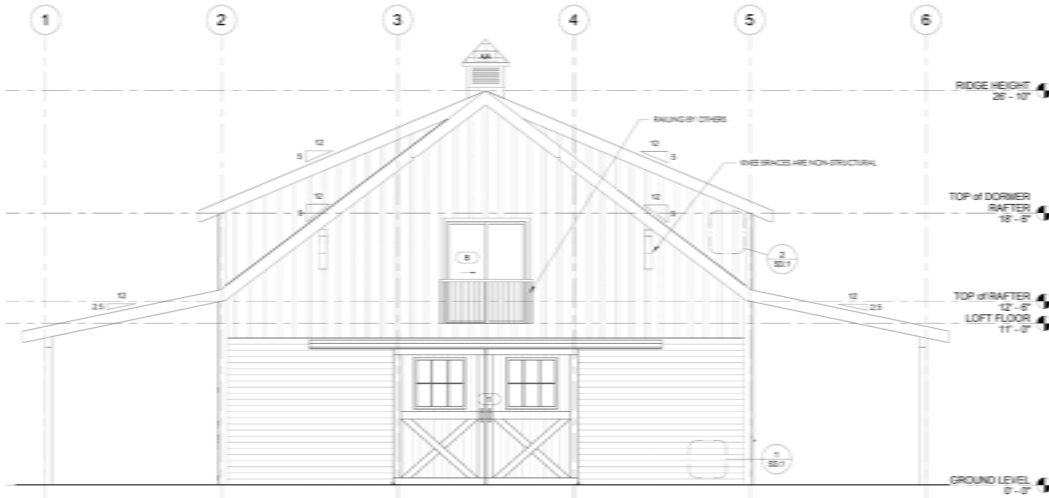
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FILE NAME: Stables - 31

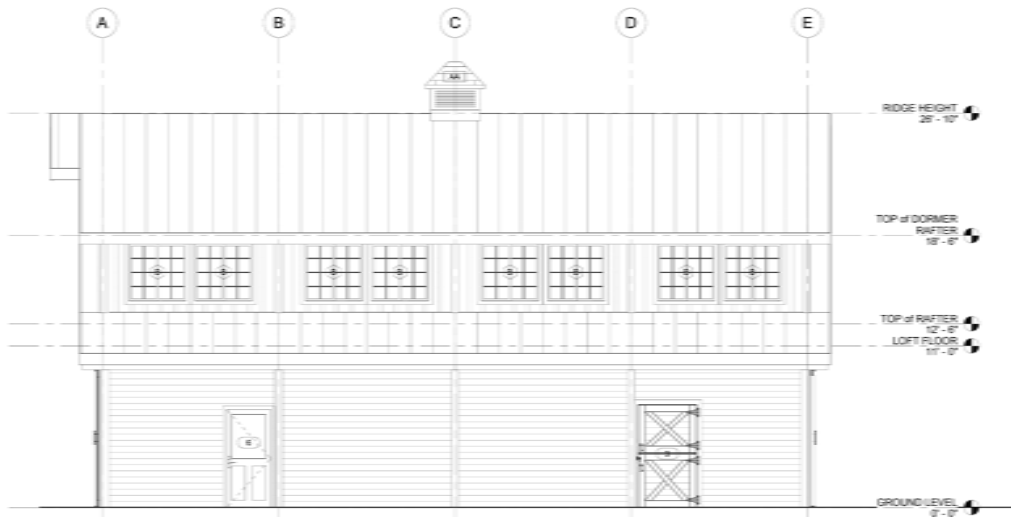
PROJECT NO:

10-C-23-UR
Revised: 10/2/2023

3.1



2 EXTERIOR ELEVATIONS - FRONT
3.1 SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATIONS - RIGHT
3.1 SCALE: 1/4" = 1'-0"

PLOT SCALE: AS NOTED



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EXTERIOR ELEVATIONS

REVISIONS:

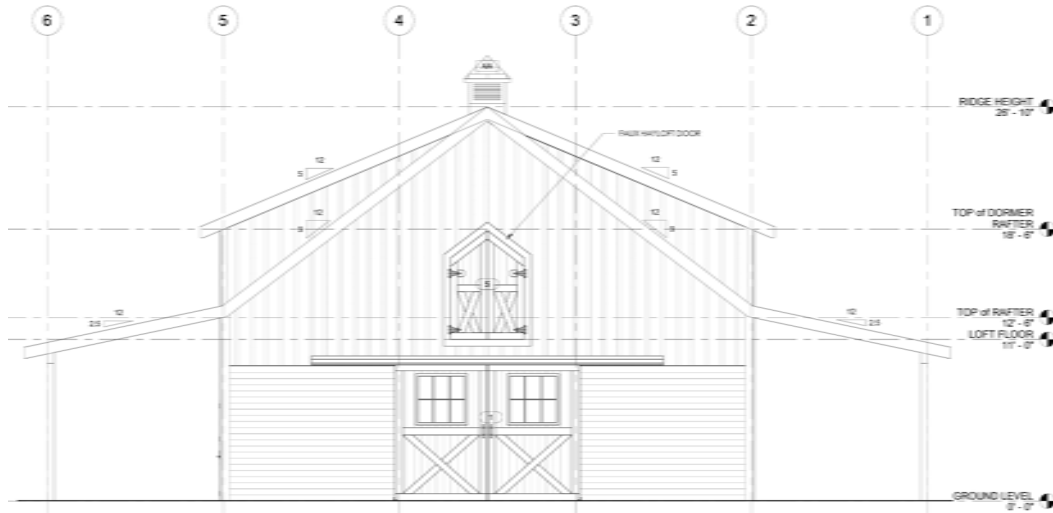
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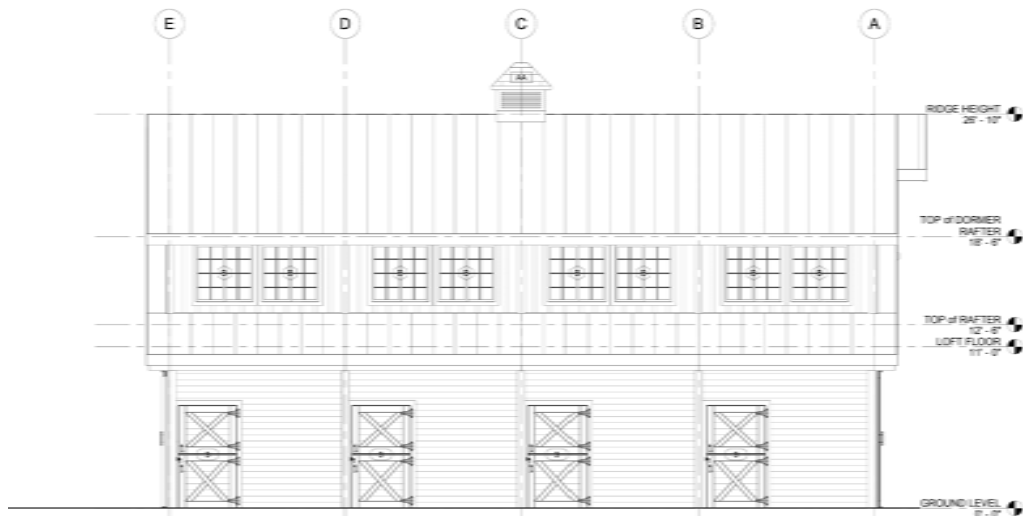
PROJECT NO:

10-C-23-UR
Revised: 10/2/2023

3.2



1
3.2 EXTERIOR ELEVATIONS - BACK
SCALE: 1/4" = 1'-0"



2
3.2 EXTERIOR ELEVATIONS - LEFT
SCALE: 1/4" = 1'-0"

PLOT SCALE: AS NOTED



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

Holston Springs LLC

Applicant Name

Affiliation

8/22/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-C-23-UR

File Number(s)

CORRESPONDENCE

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

Bobby Bramhall Holston Springs LLC

Name / Company

4817 River Place Dr Knoxville TN 37914

Address

979-777-0882 / bobbybramhall@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Bobby Bramhall Holston Springs LLC

Owner Name (if different)

4817 River Place Dr Knoxville TN 37914

Owner Address

979-777-0882 / bobbybramhall

Owner Phone / Email

1144 WOODDALE CHURCH RD / 733 MCCUBBINS RD

Property Address

73 203 P/O

Parcel ID

Part of Parcel (Y/N)?

43.43 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of McCubbins Rd., northwest side of Wooddale Church Rd.

General Location

City **Commission District 8 A (Agricultural)**

Agriculture/Forestry/Vacant Land

County District Zoning District

Existing Land Use

East County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection), S

Sector Plan Land Use Classification

Planned Growth 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	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,600.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	Holston Springs LLC Please Print	8/22/2023 Date
Phone / Email		
Property Owner Signature	Bobby Bramhall Holston Springs LLC Please Print	8/22/2023 Date

(1) Download and fill out this form at your convenience.
Authentisign ID: CEAB0EBF-531B-48D0-9D85-7D832ACFF8C
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Holston Springs LLC

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

Bobby Bramhall		Holston Springs LLC	
Name		Company	
4817 River Place Dr.	Knoxville	TN	37914
Address	City	State	ZIP
(979) 777-0882	bobbybramhall@yahoo.com		
Phone	Email		

CURRENT PROPERTY INFO

Holston Springs LLC		733 McCubbins Road Strawberry Plains TN 37871	
Property Owner Name (if different)		Property Owner Address	Property Owner Phone
733 McCubbins Rd. & 1144 WOODDALE CHURCH RD		073 203 part of	
Property Address		Parcel ID	
Sewer Provider		Corum Well Drilling and Pump Service	Y
Water Provider		Septic (Y/N)	

STAFF USE ONLY

West side of McCubbins Rd., West of Carter Mill Dr.		3.43 acres
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	8	A
District	Zoning District	AgForVac
East County	LDR, HP	Planned Growth
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 (Partial Parcel)

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

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

<p>PLAT TYPE</p> <p><input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS</p> <p><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS</p> <p><input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)</p> <p><input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)</p> <p><input type="checkbox"/> Traffic Impact Study</p> <p><input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	Fee 1 0405 \$1600.00 Fee 2 Fee 3	Total \$1600.00
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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

 Bobby Bramhall <small>Applicant Signature</small>	Holston Springs LLC Please Print	8/21/23 Date
(97) 777-0882 Phone Number	bobbybramhall@yahoo.com Email	
 Bobby Bramhall <small>Property Owner Signature</small>	Bobby Bramhall Please Print	8/21/23 SG, 08/22/2023 Date Paid

August 21, 2023

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

Knoxville/Knox County Planning
400 Main Street SW
Suite 403
Knoxville, Tennessee 37902

**Subject: Development Request – Use on Review:
Holston Springs, LLC
733 McCubbins Road
Knoxville, Tennessee 37924**

To Whom it May Concern:

Please find attached the Development Request for the above referenced project. I respectfully submit this application for a Use on Review for the current Agriculture (A) zoning to allow an additional structure to be included as a part of the previously approved "Rural Retreat" (as of July 30, 2023) as per Article 4 – Supplementary Regulations/4.104 -Standards for the Use on Review of Rural Retreats.

As per Section 4.104, the following information is provided: PROJECT DESCRIPTION AND PROPOSED ACTIVITIES



1. Number of Employees: Three (3) w-2 employees and two (2) 1099 staff for lawn and maintenance
2. Hours of Operation: Hours are by private appointment only when there is a rental reservation. Primarily weekends but on occasion mid-week
3. Provision of Overnight accommodations, duration, etc. Overnight accommodation will be provided – a total of 3 rooms are available via VRBO or other overnight services. The maximum length of stay is 7 nights.
4. Provision of Restroom Facilities: 2 Restroom facilities are located with the VRBO accommodations, and one (1) restroom facility is available within the community center space.
5. Proposed Lighting: Not applicable (there is no exterior lighting beyond residential area spot lights mounted on structures)
6. Sound amplification to be used: No permanent sound amplification is used. Music or amplification is brought in as required. When in use, all sound amplification is terminated by 10 pm.
7. Temporary Structures, including tent, to be used in association with planned events: Not applicable
8. Security to be provided (alarm, fence, cameras, lighting, personnel): Cameras and security lighting
9. Location of trash receptacles and method of trash removal: Weekly trash dumpster removal by Waste Management
10. Traffic management and parking plans: Access to the property is directly from McCubbins Road. Parking can accommodate as many as 100 vehicles in both gravel and grass areas
11. Expected number of events per year: Twenty-five (25)

12. Expected number of attendees per event: fifty (50) to eighty (80)

The approval of the submitted request will allow the additional facility to concurrently, and on the same approved property (40 acres), to function as a wedding venue. At the same time, the farm functions as a working horse farm. Consequently, I request to be allowed to continue operation with groomed gravel parking and access due to the need for horse traffic as well. I have attached a site plan diagram identifying the location of the existing VRBO overnight accommodations facility, access, and site circulation. In addition, I am attaching the Development Request application.

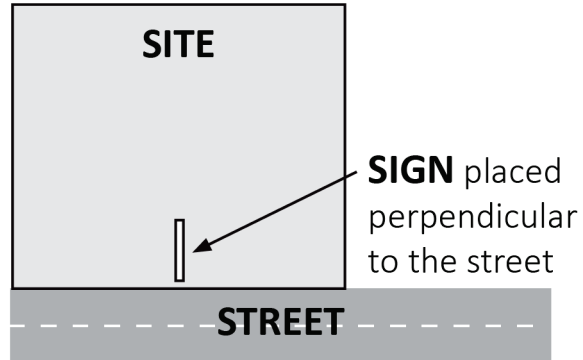
I am working with Johnson Architecture, Inc. to address any building issues needed for permit submission but would like to get the Use on Review process started concurrently. If you wish to discuss any part of this description or if you have any questions, please do not hesitate to call me at your earliest convenience.

Sincerely,

 
Bobby Bramhall
8/16/2023 8:43:03 PM EDT
Bobby Bramhall

Owner

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: Holston Springs LLC

Date: 08/22/2023

File Number: 10-C-23-UR

- Sign posted by Staff
- Sign posted by Applicant