



USE ON REVIEW REPORT

▶ **FILE #:** 9-A-23-UR

AGENDA ITEM #: 34

AGENDA DATE: 9/14/2023

▶ **APPLICANT:** DANNY ALLEN

OWNER(S): Danny Allen

TAX ID NUMBER: 53 073.03

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 9341 N RUGGLES FERRY PIKE

▶ **LOCATION:** North side of North Ruggles Ferry Pike, south of Gabrielle Road

▶ **APPX. SIZE OF TRACT:** 19.6 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is proposed off of N Ruggles Ferry Pike, a major collector with a 22-ft pavement width within a 60-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: Rezoned from A to CN in 2005 (Case # 10-C-05-RZ); rezoning request for the eastern portion of the property to be rezoned from A to CA was denied in 1992 (Case 6-H-92-RZ)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential, rural residential, and public/quasi public land - PR (Planned Residential) up to 3 du/ac, A (Agricultural)

South: Commercial, office, and single family residential - CA (General Business), SC (Shopping Center)

East: Rural residential and agriculture/forestry/vacant land - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: The subject property is across the street from a small commercial node at the intersection of two classified roads. The area is otherwise a mix of large lot single family detached residential dwellings off the main roads, and small lot single family subdivisions off of side streets. The Ruggles Ferry Golf Club is nearby to the west.

STAFF RECOMMENDATION:

► **Approve the request to expand the existing rural retreat event facility by approximately 4,500 sqft of floor area, increasing the total floor area to 5,900 sqft, and a maximum total facility capacity of 190 persons, subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider and/or meeting all applicable requirements of the Knox County Health Department.
2. Improving the driveway as proposed on the plan or as otherwise permitted by Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau during permitting.
3. All rural retreat use areas must be outside the 200 ft setback except unless a reduced setback is agreed to by the adjacent property owner(s) and approved by the Planning Commission. The applicant provided written waiver agreements from the adjacent property owners to the south that are within 200 ft of the expanded parking lot, 9321 N. Ruggles Ferry Road (Gibson) and 9323 N. Ruggles Ferry Road (McCann). Additional written waiver agreements were submitted and approved with the original application (12-A-19-UR).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the A (Agricultural) zoning district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for the expansion of an existing rural retreat with an event facility that is approximately 4,500 sqft, located within an existing farm structure. The previously approved 1,400 sqft event facility is just to the west and is also in a former farm structure. The applicant anticipates having a total of 15 to 20 events per year and 50-190 attendees per event. The required parking for an event with 190 attendees is 63 spaces, and up to 80 parking spaces are to be created in the parking area shown on the plan.

RURAL RETREAT SETBACK

The rural retreat zoning standards (Article 4, Section 4.104.02.D) requires that 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 the Planning Commission. With a written agreement from the adjacent parcel owner(s) affected, the Planning Commission may consider reduction of these setbacks as part of the plan review process.

In the original approval (12-A-19-UR), there were eight properties within one of the two setbacks, measured from the barn structure (event center) or the parking lot, and all of these property owners signed a setback waiver agreeing to allow the Planning Commission to approve reduced setbacks for the rural retreat uses.

The revised plan, which includes a second event facility structure and expanded parking, requires two additional waiver agreements from adjacent property owners (see below). The new event facility structure is within the same setback boundary as the original approval, so no additional waivers are required for that portion of the request. The expanded parking lot is closer than 200 ft to the two properties listed below, which have signed the setback waiver agreement form.

New setback waivers --

9321 N RUGGLES FERRY PIKE
9323 N RUGGLES FERRY PIKE

Previously approved setback waivers --

9329 N RUGGLES FERRY PIKE
9320, 9324, 9328, 9332, & 9336 GABRIELLE ROAD
9328 JOHNSON ROAD
9416 JOHNSON ROAD

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 LDR (Low Density Residential) uses for this site. The property is zoned A (Agricultural), which is an allowed zoning district in the LDR land use. The sector plan recommends protecting and preserving farmland. While the rural retreat is not a farming activity, it does allow for the preservation and enjoyment 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. -- This rural retreat facility is a commercial use that is allowed in the A (Agricultural) zone with Use on Review approval by the Planning Commission. The rural retreat standards require a 200 ft setback from "use" areas to properties zoned agricultural or residential unless the adjacent property owners agree to a setback reduction. In this case, all necessary setback waiver agreements have been submitted with the original application (12-A-19-UR) or this application.

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

A. With the recommended conditions, the proposed expansion of the rural retreat use meets the standards for rural retreats, the A (Agricultural) zoning, and all other requirements of the Zoning Ordinance.

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 farm structure is compatible with the area.

B. The expanded parking area is central to the site and the property owners that are less than 200 ft from the parking area have agreed to setback waivers.

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

A. If the event facility is operated per the attached operating plan (Rural Retreat Application, Meadow Mint Farm Events), the value adjacent property should not be significantly injured.

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

A. This site is accessed directly from a major collector street (N. Ruggles Ferry Road).

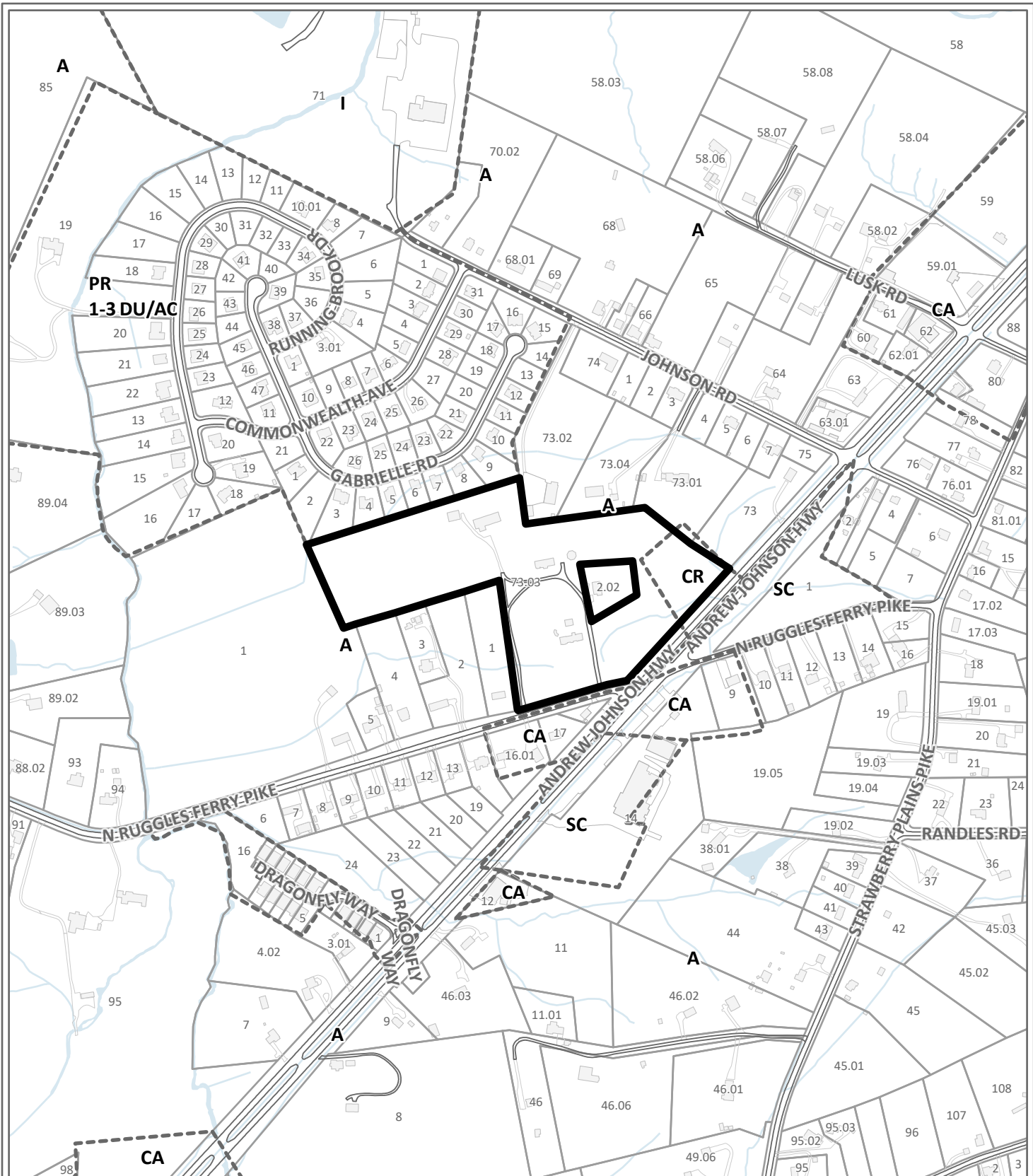
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

9-A-23-UR

Petitioner: Danny Allen



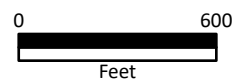
Rural Retreat in CR (Rural Commercial), A (Agricultural)

Map No: 53

Jurisdiction: County

Original Print Date: 8/18/2023

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



ZONING "A"
BUILDING SETBACKS

1R
719156.19 SQ FT
16.42 ACRES

S73°08'21"W 699.67'

1 SITE PLAN
SCALE: 1" = 40'-0"



C S McCAMPBELL
LOT 1
PLAT: # 20140127 0044513

N07°55'56"W 560.91'

(LOT LINE TO BE REMOVED)

N73°27'51"E 962.19'
S07°50'37"E 200.20'

EVENT CENTER
CONC PAVEMENT

ADDITIONAL PARKING AREA
NEW P.M.

BARN
GRAVELLED DRIVE PAVING
(20'x10'x12'x12'x12')

2-STORY RESIDENTIAL
GAZEBO

POOL
GARAGE
2-STORY RESIDENTIAL

ALLEN
CLT: 063 002.02
DEED: #20011030 0033632

EXISTING NON-EXCLUSIVE
JOINT PERMANENT EASEMENT
INST #20011030 0033632

S73°39'06"W 479.32'
E A1
N RUGGLES FERRY PIKE CL PAVEMENT

N82°10'56"E 398.05'

ZONE A

S87°11'42"W 227.35'

227.35'

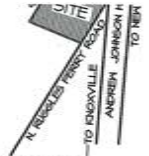
154' 3.55'

147.50'

N60°28'29"E 225.65'

S06°18'47"E 298.70'

SITE LOCATION MAP
NTS



S42°38'56"W 542.41'
ANDREW JOHNSON HIGHWAY
U.S. HWY 11E

126 FT
50 FT
R/W
C1 L1
DOT CONSTRUCTION CL

PHONE

1

2

73.8'

104.7'

101.4'

88.6'

32.0'

251.11'

S10°46'32"E 251.11'
E A4

E A3

E A5

E A6

E A7

FLAG POLE

POND

50 FT

126 FT

R/W

C1

L1

DOT CONSTRUCTION CL

PHONE

Rural Retreat Application

Venue Name: Meadow Mint Farm Events

Type of Business: Wedding and Special Event Venue

Location: 9339 N. Ruggles Ferry Road Strawberry Plains, TN 37871

Zoned: Agricultural

Size of Property: 12 acres

Proposed activities for Meadow Mint:

1. Number of employees:

Meadow Mint is a family business founded by Danny and Cindy Allen. Additional owners will be 3 siblings and spouses. These 8 people will manage and execute the services required for events including landscaping, maintenance, marketing and sales, custom wedding design, planning and coordination. 2-4 additional employees may be hired for "day of" duties during events. A security guard or off-duty officer may be hired to patrol the parking area and venue during events. Additionally, there will be vendors onsite as all food and beverages provided at any event would be supplied by a licensed and insured caterer and bartender.

2. The hours of operations:

Meadow Mint will only be accessible during a scheduled event or for private showings. The property will be inaccessible to the public at all other times. The majority of events will take place on Fridays and Saturdays. The duration of a wedding will be no longer than 8 hours and begin no earlier than 10am and end no later than 10pm.

3. Provision of overnight accommodations, duration, etc.

No overnight accommodations offered.

4. Provision of restroom facilities:

A Men's and Women's restroom will be built permanently onsite and will be ADA approved per Knox County Building Codes.

5. Proposed lighting:

Indoor lighting includes chandeliers, pendent, track and bistro lighting. Outdoor lighting will be flood lights and post lights. Additional flood lights will be used in the parking area.

6. Sound amplification to be used:

Sound amplification will be provided by hired entertainment. Meadow Mint staff will make the hired entertainment is aware of the sound restrictions and insure that sound levels do not exceed limits set forth in this ordinance amendment.

7. Temporary structures, including tents, to be used in association with planned events:

No temporary structures or tents will be used.

8. Security to be provided:

Meadow Mint intends to hire at least one off-duty officer or security guard for each event. They would be patrolling the parking area as well as assisting the other personnel with overall security for the event.

9. Location of trash receptacles and method of trash removal:

Trash receptacles will be placed in needed locations for each event. Trash removal will be done by Meadow Mint staff immediately following each event.

10. Traffic management and parking plans:

The site has direct access to Ruggles Ferry Rd. Parking will consist of paved and packed gravel lots large enough to accommodate 50-80 cars including required handicap spaces. The venue area is approximately 700' off of the public road (Ruggles Ferry). We will keep Ruggles Ferry clear of any sitting traffic as guests enter and exit the farm. The entrance for Meadow Mint has at least 600' clear line of site on Ruggles Ferry in each direction allowing for safe travel. The entrance driveway will be adequate in width to allow for emergency equipment to easily navigate if required.

11. The expected number of events per year:

We anticipate 15-20 events per year including corporate events, special occasions and weddings.

12. The expected number of attendees per event:

We anticipate 50 - 190 attendees.

13. Other documentation as deemed necessary by MPC staff.

All setback requirements are properly met except for 2 boundaries and waiver setback documents have been signed by respective owners. The northern most property line borders Lyons Creek Development. Mike Ogie, owner/developer has signed a waiver setback form. The eastern property line borders Lighthouse Baptist Church. Pastor Glen Brunner and the Deacon board has signed the waiver setback form.



Existing Event
Facility

Proposed Event
Facility

Existing Event Facility

Proposed Event Facility



Waiver of Setback Requirements Knox Co Tenn. Rural Retreat Facility

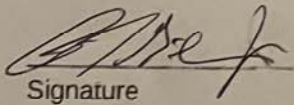
Pursuant to Amendments to the Knox co Zoning Code at Section 4.014 et seq. Rural Retreats are a Use Permitted on Review in various zoning classifications in Knox County. Certain standards are set forth, one of which creates setback requirements which provide that (1) "all buildings, parking, loading... and...other uses (of the proposed use) shall be set back a minimum of 200 feet from property lines... and...(2) "all buildings, parking, loading...and...other uses shall be set back a minimum of 300 feet from existing residential dwellings on adjacent property.

These setbacks may be waived by the owners of the property which are within the setback. I own the property described as 9321 N Ruggles Ferry Pk., Strawberry Plains TN. I am advised of, and familiar with, the proposed operation by the Allen family.

To the extent that my property is within the required setbacks, I hereby waive that setback requirement as related to the Allen's current proposed use and location of same. I further agree to execute such further instruments, waivers or the like as may be necessary to permit the proposed use.

ALBERT GIBSON
Name (print)

Signed this day of 8-30, 2023.


Signature

9321 RUGGLES FERRY PIKE STRAWBERRY PLAINS, TN 37871
address

Gibson Albert Taylor Jr.
9321 N. Ruggles Ferry Pk.
Strawberry Plains, TN. 37871

Waiver of Setback Requirements Knox Co Tenn. Rural Retreat Facility

Pursuant to Amendments to the Knox co Zoning Code at Section 4.014 et seq. Rural Retreats are a Use Permitted on Review in various zoning classifications in Knox County. Certain standards are set forth, one of which creates setback requirements which provide that (1) "all buildings, parking, loading... and...other uses (of the proposed use) shall be set back a minimum of 200 feet from property lines... and...(2) "all buildings, parking, loading...and...other uses shall be set back a minimum of 300 feet from existing residential dwellings on adjacent property.

These setbacks may be waived by the owners of the property which are within the setback. I own the property described as 9323 N Ruggles Ferry Pk., Strawberry Plains TN. I am advised of, and familiar with, the proposed operation by the Allen family.

To the extent that my property is within the required setbacks, I hereby waive that setback requirement as related to the Allen's current proposed use and location of same. I further agree to execute such further instruments, waivers or the like as may be necessary to permit the proposed use.

Billy R McCann
Name (print)

Signed this day of 8-30, 2023.

Billy R McCann
Signature

9323 Ruggles Ferry Pike 37871
address

McCann Billy R
9323 N. Ruggles Ferry Pk.
Strawberry Plains, TN. 37871



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

Danny Allen

Applicant Name

Affiliation

7/19/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-A-23-UR

File Number(s)

CORRESPONDENCE

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

Danny Allen

Name / Company

9339 N Ruggles Ferry Rd Knoxville TN 37871

Address

Phone / Email

CURRENT PROPERTY INFO

Danny Allen

Owner Name (if different)

9339 N Ruggles Ferry Rd Knoxville TN 37871

Owner Address

Owner Phone / Email

9341 N RUGGLES FERRY PIKE

Property Address

53 073.03

Parcel ID

19.6 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of North Ruggles Ferry Pike, South of Gabrielle Road

General Location

City **Commission District 8 CR (Rural Commercial), A (Agricultural)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

East County

Planning Sector

LDR (Low Density Residential)

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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> 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	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: **Danny Allen** Please Print **7/19/2023** Date

Phone / Email _____
Property Owner Signature: **Danny Allen** Please Print **7/19/2023** 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

Danny Allen
Applicant Name

July 19, 2023 Date Filed 9/14/2023 Meeting Date (if applicable)

Affiliation
File Number(s)

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

Danny Allen (James Allen)
Name

9339 N. Ruggles Ferry Rd Address Strawberry Plains, TN City, State, ZIP

865-356-4979 Phone Alledan8077@gmail.com Email

CURRENT PROPERTY INFO

James) Danny Allen Property Owner Name (if different) 9339 N. Ruggles Ferry Property Owner Address Property Owner Phone

9339 N. Ruggles Ferry Rd Property Address 53 07303 (Part of) Parcel ID

KUB Sewer Provider KUB Water Provider Yes Septic (Y/N)

STAFF USE ONLY

General Location Tract Size
 City County gib District A Zoning District Agriculture/forestry/vacant land Existing Land Use

East County 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

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Combine Parcels
 Divide Parcel
 Unit / Phase Number _____ 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

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	0405. Nonresidential UOR	Total
Fee 2		\$1,600
Fee 3		

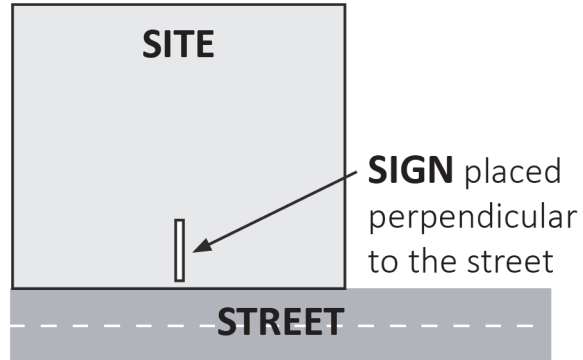
AUTHORIZATION

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: [Signature]
 Please Print: Danay Allen
 Date: July 19, 2023

Phone Number: _____
 Email: Danay Allen
 Property Owner Signature: [Signature]
 Please Print: _____
 Date Paid: _____

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:

_____ 09/01/2023 _____ and _____ 09/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Danny Allen

Date: 07/19/2023

File Number: 9-A-23-UR

- Sign posted by Staff
- Sign posted by Applicant