



USE ON REVIEW REPORT

▶ **FILE #:** 7-A-26-UR

AGENDA ITEM #: 52

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** MARTY NORTON

OWNER(S): Marty Norton

TAX ID NUMBER: 49 10501

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5752 WASHINGTON PIKE

▶ **LOCATION:** East side of Washington Pike, south side of Edmondson Ln

▶ **APPX. SIZE OF TRACT:** 8.25 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Washington Pike, a minor arterial with 23-24 ft of pavement width within a large right-of-way shared with Lifespring Lane.

UTILITIES: Water Source: Northeast Knox Utility District, Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Love Creek

▶ **ZONING:** A (Agricultural)

PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** Rural retreat

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential) in the County

South: Agriculture/forestry/vacant land, single family residential - A (Agricultural), CA (General Business) in the County

East: Single family residential, agriculture/forestry/vacant land - A (Agricultural) in the County

West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac in the County, O (Office) in the City

NEIGHBORHOOD CONTEXT: The subject property is in an area with single family and multifamily subdivisions interspersed with agricultural uses and churches. There are commercial, office, and wholesale uses to the south near Millertown Pike.

STAFF RECOMMENDATION:

▶ **Approve the request for a rural retreat, subject to 6 conditions.**

1. Meeting all requirements of Article 4, Section 4.104 (Standards for the use on review approval of rural retreats) in the Knox County Zoning Ordinance.
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Obtaining a Driveway Entrance Permit from the City of Knoxville.
5. Yard signage cannot exceed a height of 8 ft, as required by Article 3, Section 3.90.06(c).
6. All exterior lighting shall be full cut-off and light levels at the property line shall not exceed 0.05 footcandles.

COMMENTS:

This proposal is for a rural retreat for weddings and special events with approximately 3,880 sq ft of gross floor area and approximately 5,000 sq ft of outdoor use area. The outdoor use area would include space for outdoor games, wedding ceremonies, and removable seating.

The plan of operations states that the maximum number of attendees is 99, which meets the maximum capacity threshold. The required parking is 33 spaces for an event with 99 attendees, and there are 40 parking spaces proposed.

The rural retreat zoning standards (Article 4, Section 4.104.02.B) recommend that the minimum parcel size should be a minimum of 10 acres. The subject property is roughly 8.25 acres. The smaller parcel size is not anticipated to negatively impact the surrounding area, as the use area is located away from nearby residential uses.

The rural retreat zoning standards (Article 4, Section 4.104.02.B) also 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 a reduction of these setbacks as part of the plan review process. There are two properties within the required property line setback, measured from the bar structure or parking lot, and both property owners have signed a setback waiver agreeing to allow the Planning Commission to approve reduced setbacks for the rural retreat use.

A yard sign advertising the rural retreat is proposed with this submittal package. A condition of approval has been recommended requiring the proposed signage to meet the maximum height requirement for signs in the A zone. With the noted condition, the proposed signage meets all standards required by Article 3, Section 3.90.06(c).

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

A. The subject property is designated SR (Suburban Residential) in the Knox County Comprehensive Plan, which generally recommends residential and civic uses. However, nonresidential uses may be considered through the use on review process. The proposed rural retreat meets the building form attributes for the SR place type and is not out of character with the surrounding area.

B. The proposed development is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure development is sensitive to existing community character. The principal building for the retreat is located over 400 ft away from neighboring residential uses, and ample landscaping would be planted around the venue area to provide screening.

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

A. The A (Agricultural) zone provides for a wide range of agricultural and related uses and other compatible uses which generally require large open areas or open spaces. With the recommended conditions, the rural retreat meets the supplementary regulations for rural retreats and the conditions of the A zone.

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

A. The proposed use abuts large acreage lots with a mix of agricultural, residential, and commercial uses, and is compatible with the character of the neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The rural retreat standards require a 200 ft setback from "use" areas to properties zoned Agricultural or residential uses unless the adjacent property owners agree to a setback reduction. All necessary waiver agreements for setback reductions have been submitted with this application.

B. The proposed use is not anticipated to negatively impact the value of adjacent property or detract from the immediate environment.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The subject property is accessed from Washington Pike, a minor arterial street, so the use is not expected to draw additional through traffic through residential streets.

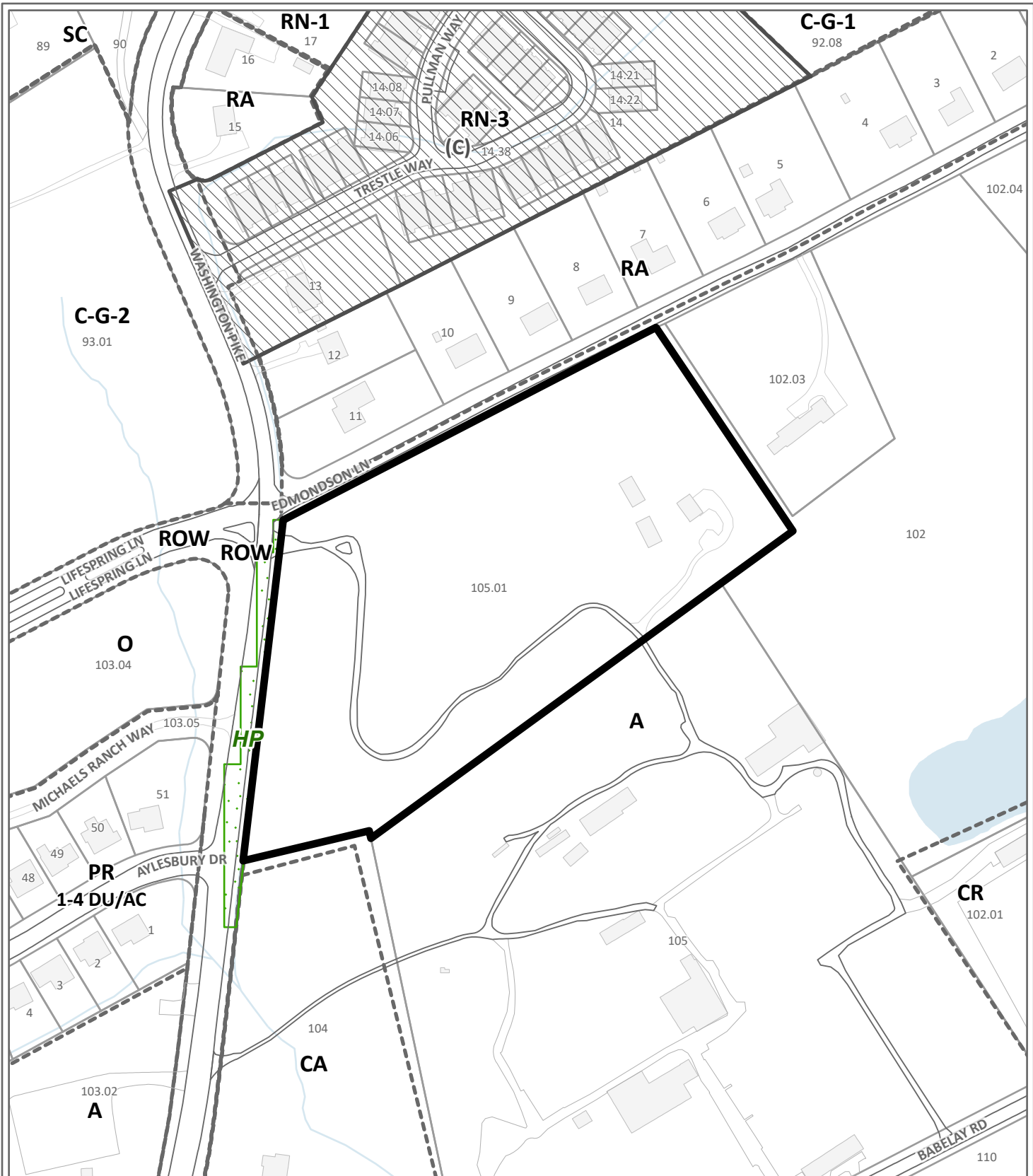
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed rural retreat.

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. For more information on the appeal process, contact Knoxville-Knox County Planning.



USE ON REVIEW

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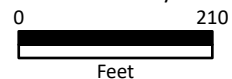
Petitioner: Marty Norton



Rural Retreat in A (Agricultural)

Map No: 49

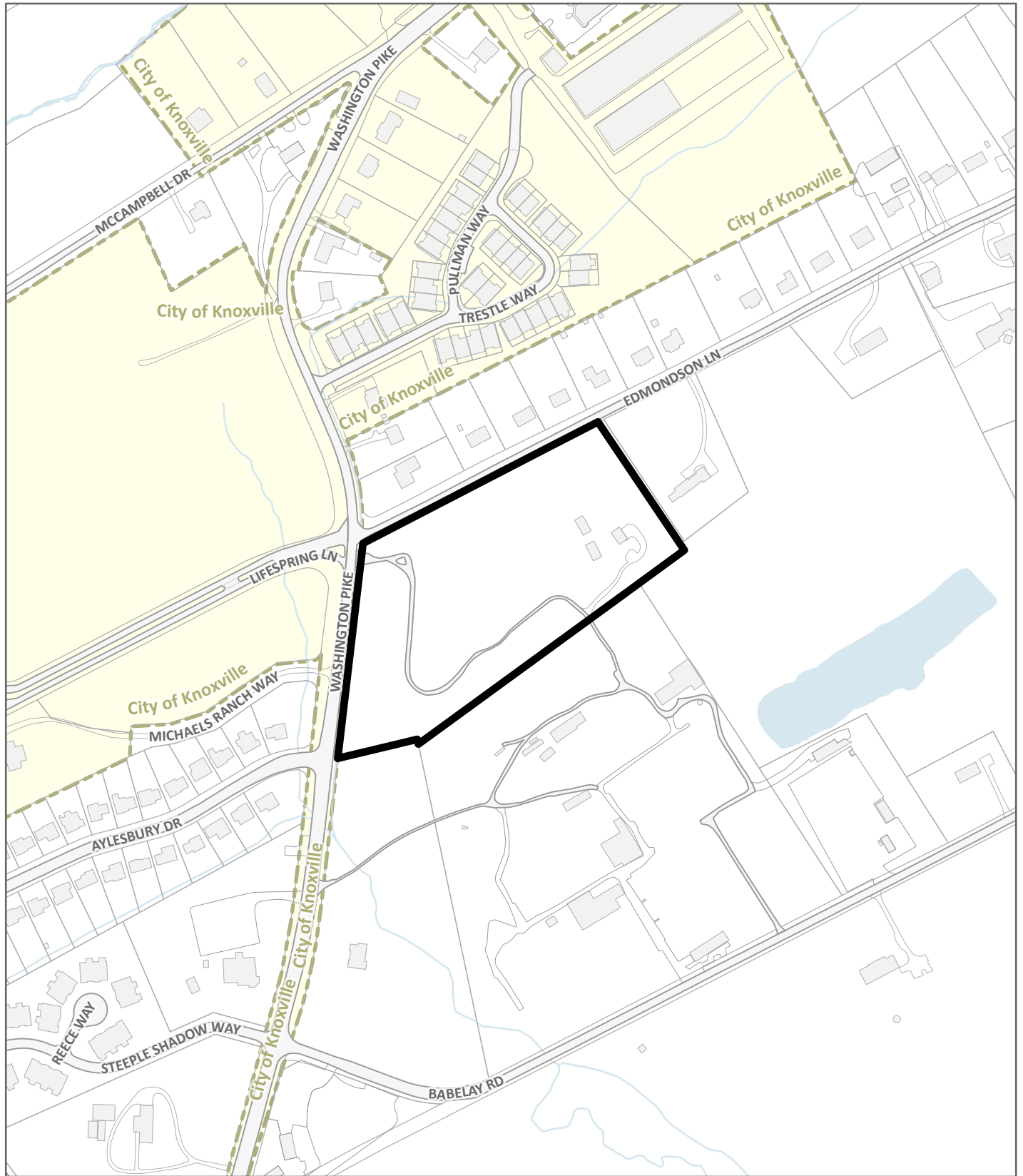
Jurisdiction: County



Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



LOCATION MAP

7-A-26-UR



Case boundary

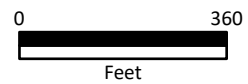


Exhibit A. Contextual Images



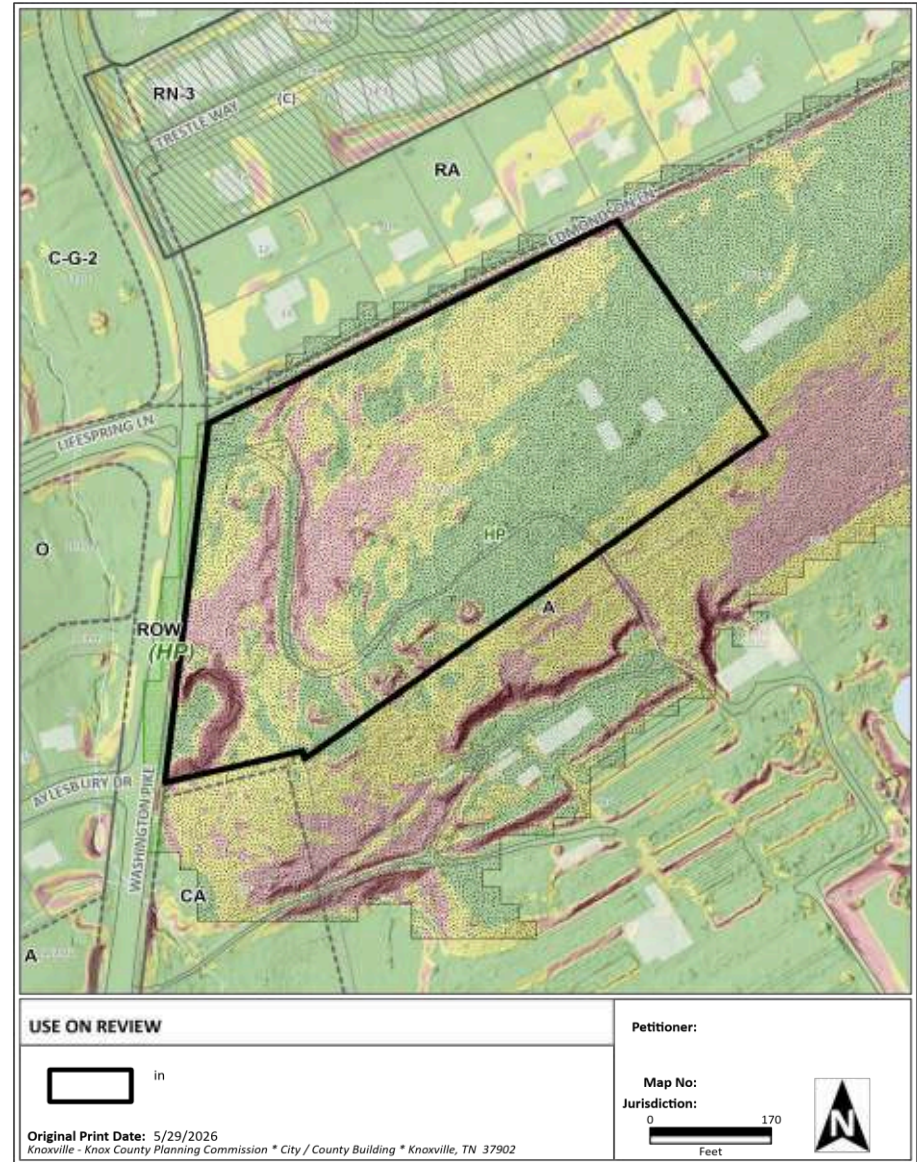
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	8.25		
Non-Hillside	0.01	N/A	
0-15% Slope	3.84	100%	3.8
15-25% Slope	2.86	50%	1.4
25-40% Slope	1.18	20%	0.2
Greater than 40% Slope	0.36	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	8.24	Recommended disturbance budget within HP Area (acres)	5.5
		Percent of HP Area	67.3%









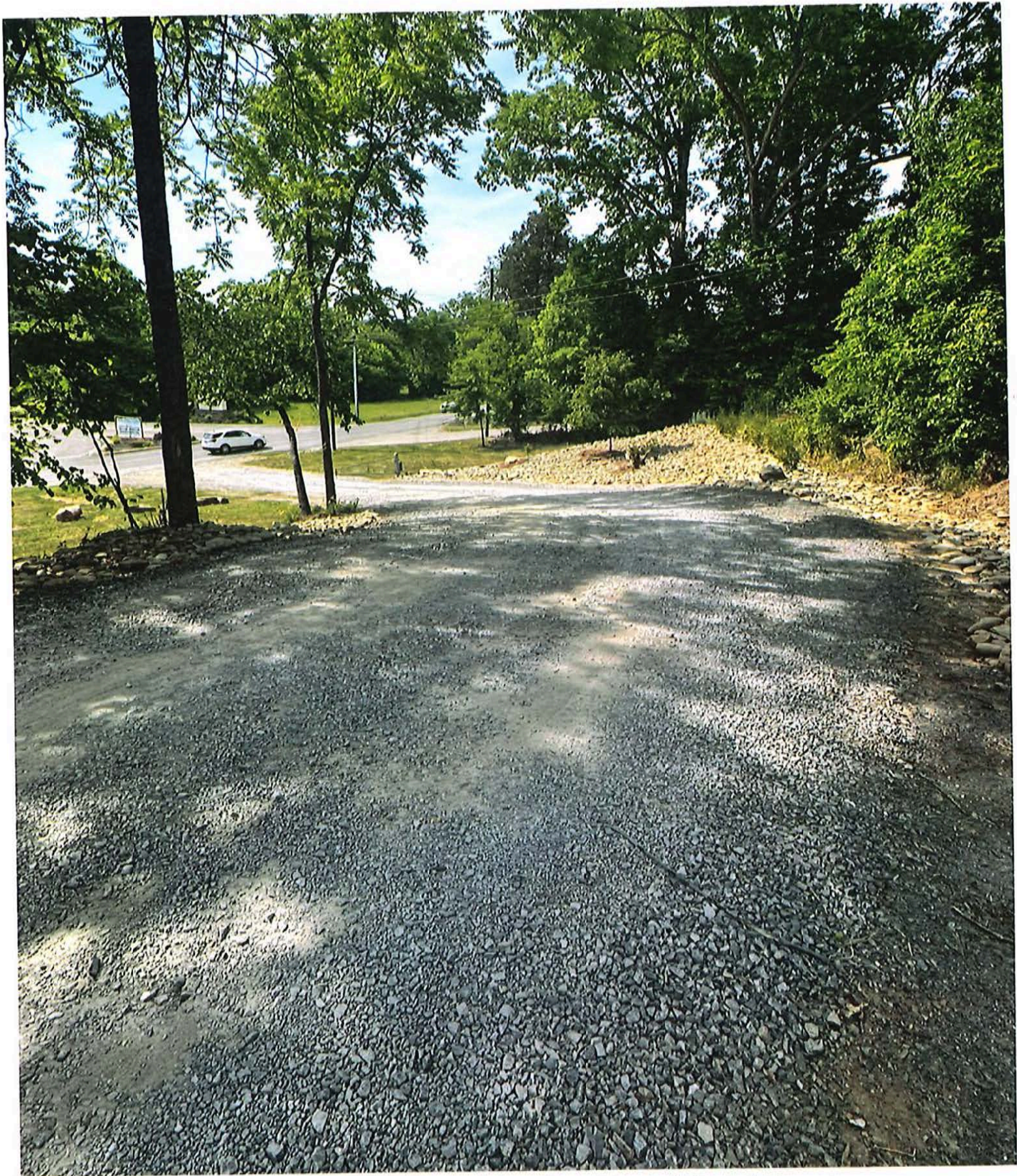
The Barn at Timber Trails



Front parking/Barn



Outdoor Ceremony Space



The Barn at Timber Trails Entrance



The Barn at Timber Trails driveway



Upper Parking lot



Lower parking lot

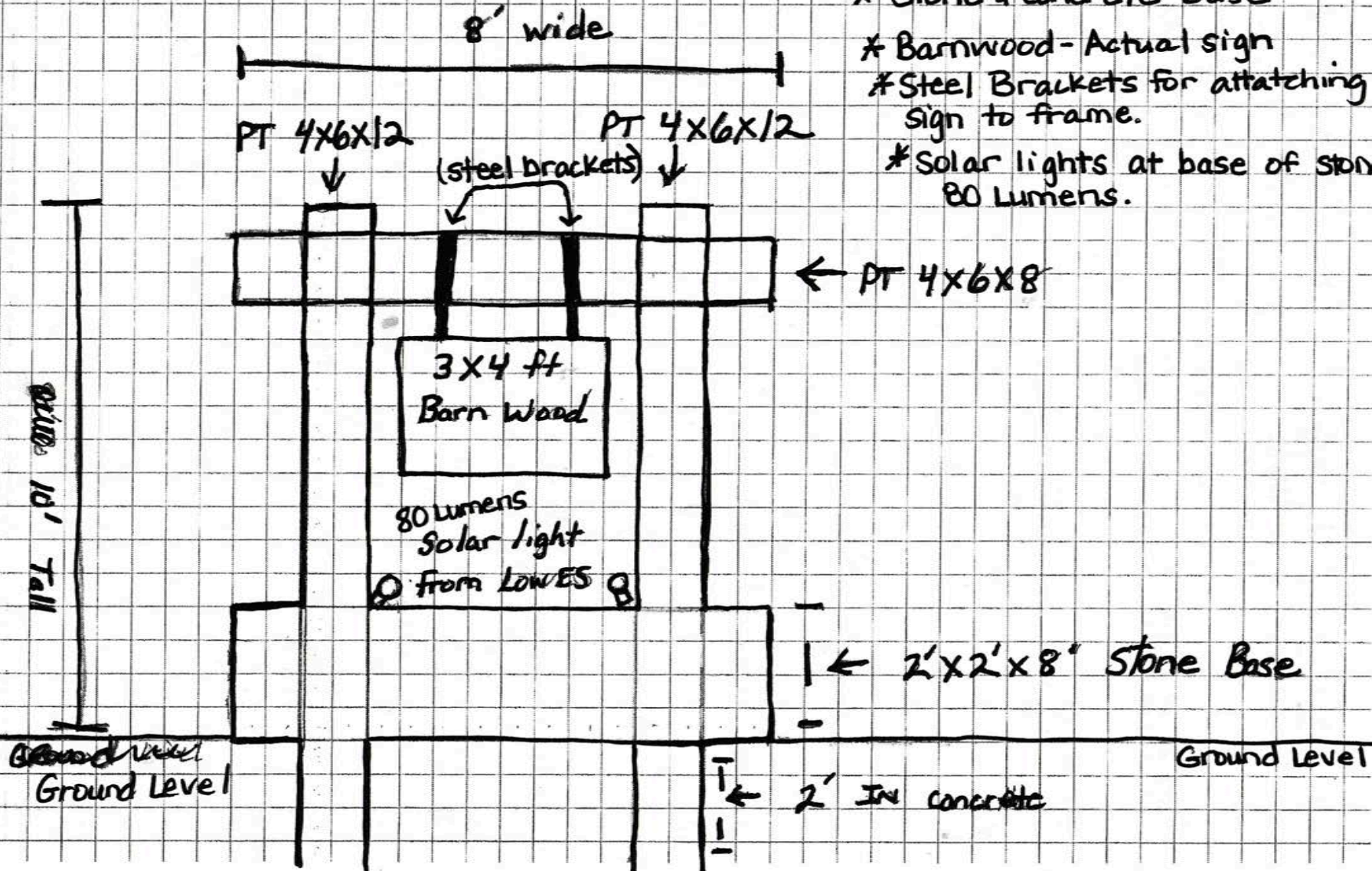
* PT - pressure treated wood for frame

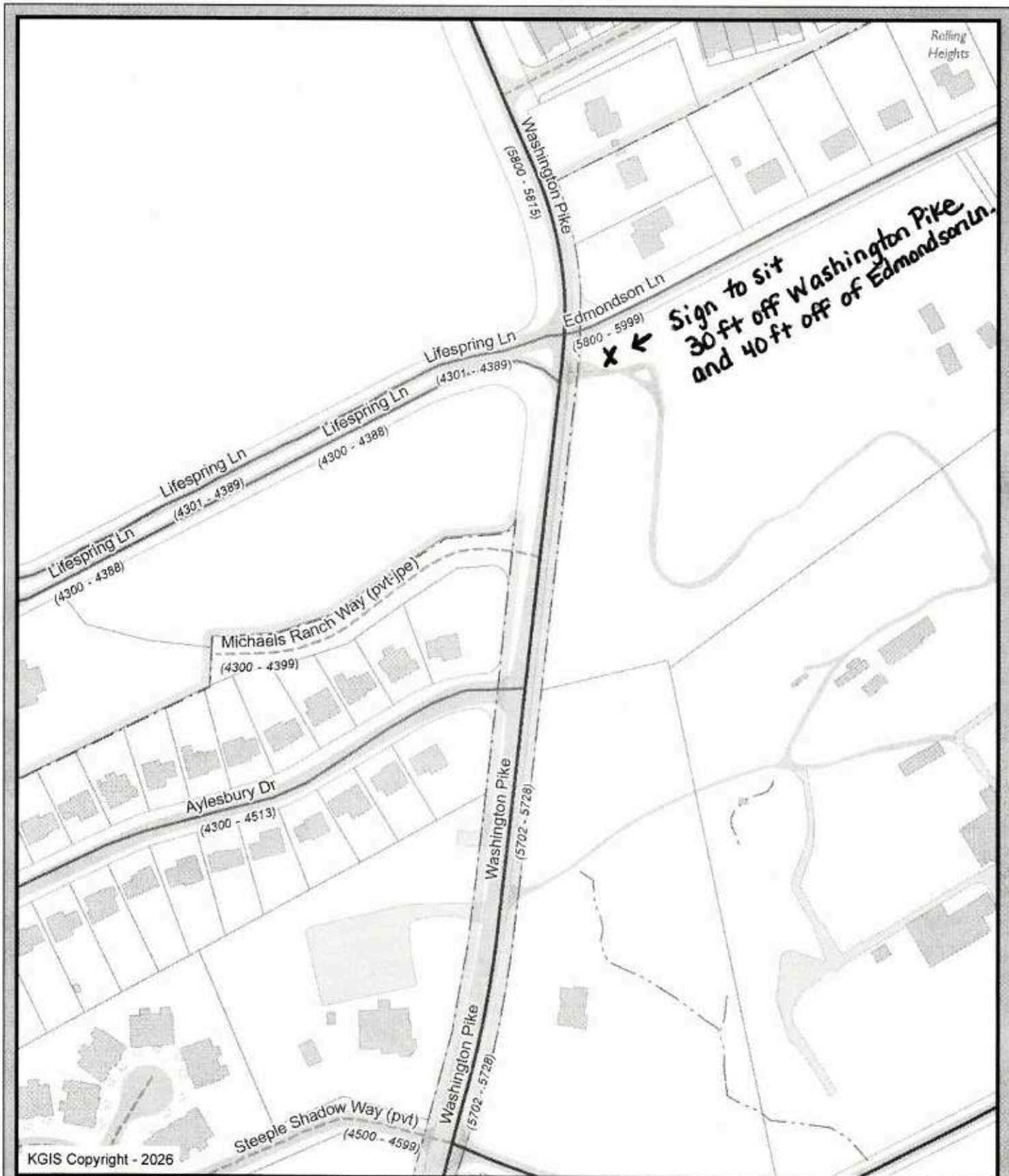
* Stone & concrete base

* Barnwood - Actual sign

* Steel Brackets for attaching sign to frame.

* Solar lights at base of stone base.
80 Lumens.



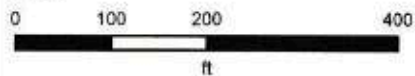


The Barn at Timber Trails

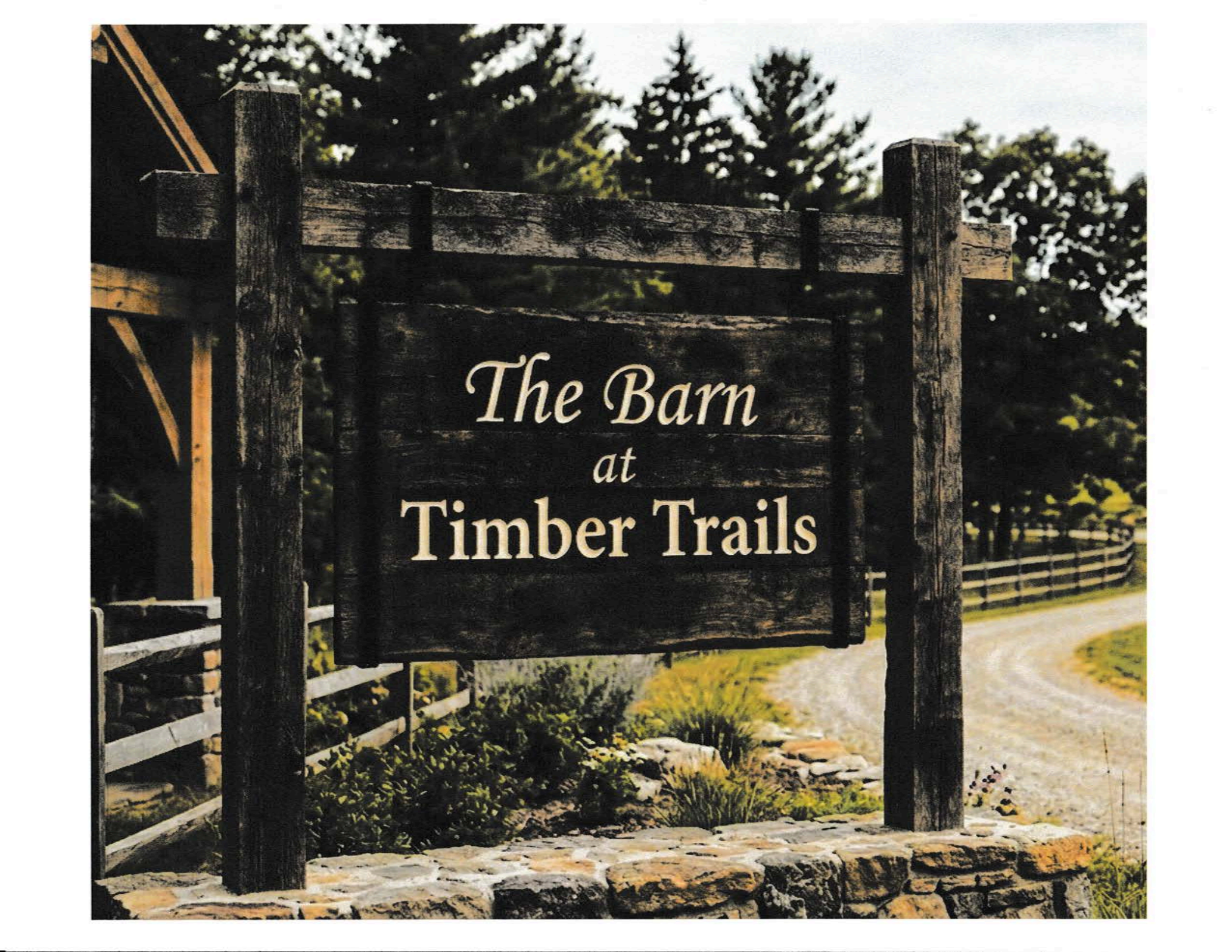
Knoxville - Knox County - KUB Geographic Information System



Printed: 6/17/2026 at 10:58:19 AM



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A rustic wooden sign is the central focus, mounted on two dark, weathered wooden posts. The sign is made of several horizontal wooden planks and features the text "The Barn at Timber Trails" in a white, serif font. The word "The" is in a larger, more decorative script, while "at" is smaller and centered. "Barn" and "Timber Trails" are in a larger, bold serif font. The sign is positioned in front of a stone wall made of irregular, light-colored stones. In the background, a wooden barn is visible on the left, and a gravel path leads away to the right, bordered by a wooden fence. The scene is set in a lush, green environment with tall evergreen trees in the distance under a bright sky.

The Barn
at
Timber Trails

— THE BARN AT — TIMBER TRAILS

The Barn at Timber Trails was created from a vision to bring together the natural beauty of East Tennessee with our passion for thoughtfully designed spaces. What started as a love for landscaping and creating beautiful outdoor environments grew into something more; a place where people can gather, celebrate, and create lasting memories.

We dreamed of a space where every moment feels meaningful. A place where laughter fills the air over shared meals, where couples and loved ones dance the night away under glowing chandeliers or beneath the stars, and where life's most important milestones are celebrated with the people who matter most.

From getting ready with closest friends to sharing quiet moments before a celebration begins, every detail of our space was designed with intention. We want every guest who walks through our doors to feel comfortable, inspired, and at home.

Above all, we love bringing people together. Our hope is that everyone who celebrates here feels safe, seen, and truly welcomed while creating memories that will last a lifetime.

Proposed Activities for The Barn at Timber Trails:

1. Number of Employees:

The Barn at Timber Trails is a family-owned and operated venue managed by owners Marty and Lisa Norton. Marty and Lisa oversee the day-to-day maintenance, landscaping, and housekeeping of the property to ensure the venue is maintained to the highest standards for every event.

In addition to the owners, The Barn at Timber Trails currently employs one full-time onsite property manager, Emily Katz. Emily is responsible for coordinating venue bookings, scheduling, guest tours, marketing, and client invoicing. She also serves as a primary point of contact for clients throughout the planning process, and onsite coordinator during events.

Third-party vendors may be present onsite during events. Food and beverage services will be provided by outside caterers who are required to be properly licensed and insured. Additional event vendors may include, but are not limited to, florists, DJs, photographers, rental companies, and entertainment providers. Vendors operating at The Barn at Timber Trails are required to complete the venue approval process and maintain appropriate licensing and liability insurance coverage prior to providing services onsite.

2. The hours of operations:

The Barn at Timber Trails is only accessible during scheduled events or for private showings of the event space. The property will be inaccessible to the public at all times except during these scheduled times. All events end no later than 10:00 PM.

3. Provisions of overnight accommodations, duration, etc.

There is NO overnight accommodations

4. Provision of restroom facilities:

The Barn at Timber Trails provides both mens and womens restrooms that will be ADA approved per Knox County Building Codes

5. Proposed lighting:

Indoor lighting includes pendant lighting, chandeliers, recessed lighting, wall mounted sconce lighting, and emergency exit lighting. Outdoor lighting will include flood lights, post lights, string lighting. There will be additional lighting in the parking area.

6. Sound Amplification to be used:

All sound amplification will be provided by a hired DJ/entertainer. Onsite staff will make sure that hired DJ/entertainer clearly understands all rules regarding noise levels set forth by Knox co noise

ordinance. Furthermore clients will be made aware of these regulations in their contracts that are required prior to their event.

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

Any temporary structures placed around the venue space will be hired by a third party provider who are licensed and insured. All tents will be set up and taken down by third party staff and required to meet all safety checks, maintenance, and tear down.

8. Security to be provided:

During all events there will be an onsite and/or on-call staff member that will assist with any security or parking assistance. On site staff/property managers will have dedicated phone accessibility in their possession at all times during events.

9. Location of Trash Receptacles and method of Trash removal:

There will be multiple trash receptacles placed throughout the venue space during events. Current client contracts read that clients must remove any and all trash made by their specific event immediately following the ending of their event. Clients/Guests do have the option to coordinate trash removal with the staff at The Barn at Timber Trails. In that case the trash would be removed immediately following the event by The Barn at Timber Trails staff.

10. Traffic Management and Parking Plans:

The venue site has direct access to Washington Pike. The driveway consists of packed gravel as well as packed gravel in the parking area. The parking area can accommodate 60-70 cars and will have 3 paved handicap spaces. Driveway and access to the venue space will be kept clear to allow for safe traveling and emergency equipment if needed. The entrance to the driveway and turn around space are large enough for emergency equipment. The venue sits approximately 350 feet from Washington Pike.

11. The expected number of events per year:

We anticipate approximately 20-30 events each year that consist of nonprofit events, corporate events, weddings, and special occasions.

12. The expected number of attendees per event:

We anticipate approximately 30-99 guests per event.

13. Other documentation as deemed necessary by MPC staff.

All requirements have been met. The property line borders Weston Babely's property on the southeastern side. Attached is the waiver setback for signed by owner Weston Babely

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 200ft from property lines...and... (2) "all buildings, parking, loading..and..other uses shall be set back a minimum of 300 ft 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 5824 Edmondson Lane, Knoxville TN and the JP Babelay Greenhouse property that is directly south of Barn at Timberland Trails. I am advised of, and familiar with, the proposed operation by the Norton Family.

To the extent that my property is within the required setbacks. I hereby waive that setback requirement as related to the Norton'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 proposed use.

Weston E. Babelay

Name (print)

Signed this day of 5/22, 2026

Weston E. Babelay

Signature

5824 Edmondson Lane, Knoxville TN 37918

Address

Waiver of Setback Requirements Knox Co Tenn. Rural Retreat Facility

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These setbacks may be waived by the owners of the property which are within the setback. I own the property described as 5756 Washington Pike (parcel 049 104), Knoxville TN. I am advised of, and familiar with, the proposed operation by the Norton Family.

To the extent that my property is within the required setbacks. I hereby waive that setback requirement as related to the Norton'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 proposed use.

Philip C. Babelay
Eugene A. Babelay

Names (print)

Signed this day of 6-11, 2026



Signature

5707 Washington Pike, Knox, TN 37918

Address

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

06/27/2026

07/10/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

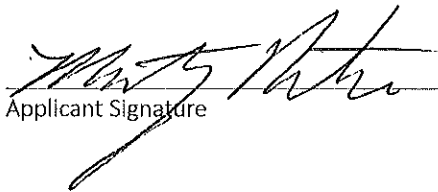
Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date



MARY NOCTOR

5/22/26