

▶ **FILE #:** 3-E-10-UR **AGENDA ITEM #** 29

POSTPONEMENT(S): 3/11/2010-5/13/2010 **AGENDA DATE:** 6/10/2010

▶ **APPLICANT:** THE PAVILION AT HUNTER VALLEY FARM, LLC

OWNER(S): HUNTER VALLEY, LLC

TAX ID NUMBER: 155 PORTION OF 044.06 MAP ON FILE AT MPC

JURISDICTION: County Commission District 4

▶ **LOCATION:** Northwest side Hunter Valley Ln., northeast of Keller Bend Rd.

▶ **APPX. SIZE OF TRACT:** 3.42 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hunter Valley Ln., a local street with a 23' pavement width located within the right-of-way of Interstate 140.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: Septic System

WATERSHED: Tennessee River

▶ **ZONING:** T (Transition) with conditions, A (Agricultural) & F (Floodway)

▶ **EXISTING LAND USE:** Event facility/pavilion, equestrian facility/horse farm and parking lot

▶ **PROPOSED USE:** Event facility/pavilion, equestrian facility/horse farm and parking lot
 NA

HISTORY OF ZONING: Portion of the property (3.42 acres) rezoned T (Transition) with conditions by Knox County Commission on 10/26/2009.

SURROUNDING LAND USE AND ZONING: North: Bluegrass Lake and commercial uses / F (Floodway) & CA (General Business)

South: Equestrian facility/horse farm and Interstate 140 / A (Agricultural) & OS-1 (Open Space)

East: Equestrian facility/horse farm and residences / A (Agricultural)

West: Residence / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural residential and agricultural uses under A zoning. Some commercial uses are located within view of the site to the north across Bluegrass Lake, zoned CA, along S. Northshore Dr.

STAFF RECOMMENDATION:

▶ **POSTPONE until the August 12, 2010 MPC meeting as requested by the applicant, subject to the following 3 conditions**

1. Submitting a revised development plan to Planning Commission Staff by June 28, 2010 addressing the comments outlined in Staff's discussion points memo dated February 23, 2010.
2. Providing an overall site plan that identifies both the event facility/pavilion and associated parking, and the equestrian facility. The site plan shall clearly identify the access drives for both facilities.
3. Submitting a rezoning application by the June 28, 2010 standard deadline for the August 12, 2010 MPC

meeting that would expand the T (Transition) zone to include all the property that would be utilized for the event facility/pavilion and associated parking.

COMMENTS:

The applicant is requesting approval of an event facility/pavilion on a site located on the north side of Hunter Valley Ln. east of Keller Bend Rd. The 51.16 acre site includes an existing equestrian facility/horse farm located within the A (Agricultural) zoning district and an existing 6000 square foot pavilion located on a 3.42 acre portion of the site that is zoned T (Transition).

The Planning Commission recommended approval of the rezoning of 3.42 acre portion of the site to T (Transition) on September 10, 2009 (5-A-09-RZ). The Knox County Commission approved the rezoning on October 26, 2009 conditioned to limited use as an event facility, subject to a use determination and use on review development plan approval of the facility by the Planning Commission.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC'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. Appellants have 30 days to appeal an MPC decision in the County.