USE ON REVIEW REPORT

FILE #: 3-J-20-UR

APPLICANT: TOM BOYD
OWNER(S): Boyd Hollow Resorts Inc.

TAX ID NUMBER: 124 12704, 12705, 185 & 18508
JURISDICTION: County Commission District 9
STREET ADDRESS: 529 & 0 Nixon Rd., 0 John Norton Rd.

LOCATION: North & south side of Nixon Road at the intersection of Sevierville Pike, west side of John Norton Road.

APPROX. SIZE OF TRACT: 41.45 acres
SECTOR PLAN: South County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Sevierville Pike, a major collector street with a 19’ pavement width within a 50’ right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Septic

WATERSHED: Holston and French Broad, Burnett Creek and Stock Creek

ZONING: A (Agricultural)
EXISTING LAND USE: Residence and Vacant Land
PROPOSED USE: Rural Retreat

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
North: Residences - A (Agricultural)
South: Residences and vacant land - A (Agricultural)
East: Residences and vacant land - A (Agricultural) and RA (Low Density Residential)
West: Vacant land - Ag (Agricultural)

NEIGHBORHOOD CONTEXT: The immediate area is a mix of residential, agricultural, vacant and forested lands.

STAFF RECOMMENDATION:

APPROVE the development plan for the rural retreat with an event facility (temporary event tent) with approximately 3,200 square feet for up to 300 guests and a maximum of 9 overnight accommodations, subject to 8 conditions.

1. Meeting all applicable requirements of the Knox County Health Department and/or utility provider.
2. Installation of all weather surface driveways and parking for the facility or as otherwise permitted by Knox County Department of Engineering and Public Works and the Knox County Fire Prevention Bureau during...
permitting.
3. Adding the required number of accessible parking spaces to the plan in compliance with Americans with Disabilities Act (ADA) standards.
4. Providing documentation to the Knox County Department of Engineering and Public Works that the sight distance requirements are meet for the proposed driveway off of Sevierville Pike.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
7. Meeting the plan of operations as submitted and revised by the applicant that is a part of this application.
8. 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, as well as other criteria for approval of a use on review.

COMMENTS:

This proposal is for a rural retreat for weddings and special events with an anticipated total of 75 to 150 events per year. The anticipated number of attendees per event is 50-200 with a maximum of 300 guests. The event facility provided for the rural retreat will be a temporary event tent (approximately 40’ x 80’) that will provide a covered event area of approximately 3,200 square feet. The retreat will also include 9 overnight accommodations and an accessory building for an office, restroom, staff support area and storage. There will be a total of 100 parking spaces provided for the facility.

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. There are two properties within 100 feet of one of the parking lots for the facility and the two property owners have signed a setback waiver agreeing to allow the Planning Commission to approve reduced setbacks for the rural retreat uses.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed wedding and special event facility will have minimal impact on local services at this proposed location.
2. The property owners that are within the rural retreat setbacks have signed waivers to allow consideration of the use with reduced setbacks.
3. The rural retreat has direct access to a major collector street (Sevierville Pike) so a Transportation Impact Letter is not required.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed wedding and special event facility meets the standards for development as a rural retreat within an A (Agricultural) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will draw minimal traffic through residential areas since it is located on a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses and hillside protection. A rural retreat can be considered in an Agricultural zone district and with the recommended conditions is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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. Appellants have 30 days to appeal a Planning Commission decision in the County.
SOUTH ADJOINING PROPERTY OWNED BY BOYD HOLLOW RESORT

200 FOOT SETBACK LINE

WATERFALL AND GARDENS FEATURE

(8) ACCOMMODATIONS
VILLAGE TENT
PORTABLE EVENT SPACE

EXISTING DWELLING (2)

ACCOMMODATIONS
DAYLIGHT EXPOSED WALL OF DWELLING APPROX. 200 FEET FROM NON OWNED PROPERTY LINES
UNDERGROUND PORTION OF EXISTING DWELLING TO BE USED FOR OVERNIGHT ACCOMMODATIONS

PROPERTY OF MARGETSON DAVID EARL & NINA LOUISE
Address:
6911 SEVIERVILLE PIKE
Parcel ID:
124 12701
Owner:
ROVETTI CORINNE S
Address:
6925 SEVIERVILLE PIKE
Parcel ID:
124 12

SEE LETTER OF PROPERTY OWNER

90.00°
R 45' - 0"
R 45' - 0"
100' - 0"

HEEL
STOPS
(50)

90 DEG. PARKING SPACES
(50)

LOADING AND TURN AROUND SPACE

SEE NEIGHBOR APPROVAL DOCUMENTATION FOR SETBACK ENCROACHMENT

PARKING AREA 200 FOOT SETBACK FROM NEIGHBORS PROPERTY LINE

10 FOOT WIDE GOLF CART PATH

GRAVEL DRIVE AND PARKING AREA

WEDDING ARBOR LOCATION

STORAGE BUILDING

30' 40' 20'

DUMPSTER

1' 243' 57' 80' 40' 160'

16'

9'

10 FOOT WIDE GOLF CART PATH

26'

26'

26'

26' 26' 9' 16'

20'

1'
RURAL RETREAT APPLICATION

VENUE NAME: Ancient Lore Village at Boyd Hollow
TYPE OF BUSINESS: Wedding and Event Venue with overnight accommodations
LOCATION: 533 Nixon Rd, Knoxville, TN, 37920
ZONED: Agricultural
SIZE OF PROPERTY: PARCEL ID: 124-12704  20.18 Acres
PARCEL ID: 124-12705  11.79 Acres
PARCEL ID: 124-185  7.48 Acres
PARCEL ID: 124 18508  2.0 Acres
TOTAL ACREAGE: 41.45 Acres

Proposed activities at Ancient Lore Village at Boyd Hollow shall include the following:

Summary of proposed development:
Ancient Lore Village at Boyd Hollow is proposing a wedding and event venue with accommodations. The property will include:

- Overnight accommodations with (1) 2-bedroom cottage and (8) themed guest rooms
- Temporary event tent (approximately 40’ x 80’) to accommodate up to 300 guests
- Storage Building with Office, Back of House Area, Restroom, Storage

1. Number of employees:
   We will have a combination of full-time and part-time employees. Estimated employee counts are as follow:
   - Administration: 4
   - Housekeepers: 4
   - Maintenance: 2
   - Events: 2

2. Hours of operation:
   Overnight accommodations: Daily, check in at 4pm, check out at 10am
   Event tent: The event space will not be accessible to the public without booking a private event or scheduled showing. The duration of weddings or similar events would typically take place between 9am and 9pm and will abide by all Knox County ordinances.

3. Provision of overnight accommodations, duration, etc.:
   Overnight accommodations will include the following
   - (1) 2-bedroom cottage
   - (8) themed guest rooms
   Guests are able to stay from 1 to 7 nights.
4. **Provision of restroom facilities:**
   1. Unisex restroom will be available in the storage building.
   2. Portable restroom facilities may be rented for the event tent.
   3. Each overnight accommodation will have their own private restroom facilities.
   4. All necessary restroom facilities will be built to ADA and Knox County Building specifications.

5. **Proposed lighting:**
   Lighting will include:
   - Minimal pedestrian level path lighting
   - Shielded downlighting on poles at parking areas
   - Temporary event lighting around the portable tent and gathering spaces

6. **Sound amplification to be used:**
   Sound amplification may be used by hired/contracted vendors. All vendors will abide by the ordinances and sound restrictions set by the amendments and confirm sound levels shall not exceed these limits.

7. **Temporary structures, including tents, to be used in association with planned events:**
   Frame tent structure and wedding arbor to be available for events.

8. **Security to be provided (alarm, fence, cameras, lighting, personnel):**
   Security will include:
   - Split rail fence
   - Landscaping buffers to provide privacy
   - Security guard will be present at events as necessary per Knox County regulations

9. **Location of trash receptacles and method of trash removal:**
   - Dumpster will be located by the storage building
   - Trash will be removed following each event and upon check out of each guest room

10. **Traffic management and parking plans:**
    Drive lanes will consist of hard-packed gravel drives and parking areas enough to accommodate 100 spaces including ADA spaces. The entrance driveway will be wide enough to accommodate emergency access equipment.

11. **The expected number of events per year:**
    Estimated number of events include 75 – 150 events per year

12. **The expected number of attendees per event:**
    - Event facilities will be able to accommodate up to 300 guests.
    - Most events will fall between 50 – 200 guests.

13. **Other documentation as deemed necessary by MPC staff.**
DEVELOPMENT REQUEST

DEVELOPMENT
☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment
☐ Rezoning

Tom Boyd
Applicant Name
January 27, 2020
Date Filed

President & CEO
Affiliation

3/12/20
Meeting Date (if applicable)

3-1-20-UR
File Numbers(s)

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

☐ Applicant  ☐ Owner  ☐ Option Holder  ☐ Project Surveyor  ☐ Engineer  ☒ Architect/Landscape Architect

Daniel Levy
Name
DK Levy
Company

3523 Maloney Rd
Address
Knoxville
City
TN
State
37920
Zip

865-474-9264
dlevy@dklevy.com
Phone
Email

CURRENT PROPERTY INFO

Boyd Hollow Resorts, LLC
Owner Name (if different)
7305 John Norton Rd
Owner Address
(865) 806-2134
Owner Phone

529 Nixon Rd; O Nixon Rd; O Jon Norton Rd; O John Norton Rd, Kn; 124-12704; 124-12705; 124-185; 124-18508
Property Address

Intersection of Nixon Rd and Sevierville Pike
Parcel ID

41.45 Acres
Tract Size

Agriculture

South County
Jurisdiction (specify district above)  ☐ City  ☒ County
Zoning District

Vacant
Existing Land Use

Y
N/A
Growth Policy Plan Designation

Knox Chapman
Sewer Provider
Water Provider

Septic (Y/N)
REQUEST

☐ Development Plan   ☐ Use on Review / Special Use
☐ Residential    ☐ Non-Residential
☐ Home Occupation (specify):
☐ Other (specify): Rural Retreat

☐ Proposed Subdivision Name

☐ Parcel Change
☐ Combine Parcels   ☐ Divide Parcel   Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:

☐ Plan Amendment Change:

☐ Proposed Property Use (specify)

☐ Proposed Density (units/acre)

☐ Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE
☐ Staff Review
☐ Planning Commission

ATTACHMENTS
☐ Property Owners / Option Holders
☐ Variance Request

ADDITIONAL REQUIREMENTS
☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1: $1200.00  TOTAL: $1200.00
FEE 2:
FEE 3:

AUTHORIZATION  By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature: [Signature]

(855) 806-2134  tomboyd@ancientlorevillage.com

Phone Number:  Date: 01/27/2020

Staff Signature: [Signature]

Please Print:  Date: 12/27/20
REQUIRED SIGN POSTING AGREEMENT
For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 26 (Wed) and March 13 (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: ___________________________
Printed Name: Daniel Levy
Phone: 865-474-9264 Email: DLevy@DKLEVY.COM
Date: 1-27-20
File Number: 3-J-20-UR

REVISED MARCH 2019