

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-E-25-DP Related File Number:
Application Filed: 12/3/2024 Date of Revision:
Applicant: DALE AKINS

PROPERTY INFORMATION

General Location: Northern terminus of Willow Point Way, north of Hardin Valley Drive
Other Parcel Info.:
Tax ID Number: 104 01705, 01706 Jurisdiction: County
Size of Tract: 7.5 acres
Accessibility: Access is via Willow Point Way, a private road with a pavement width varying from 25-30 ft within a 39 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Office
Surrounding Land Use:
Proposed Use: Event center and multi-tenant commercial structure Density:
Planning Sector: Northwest County Plan Designation BP (Business Park), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is surrounded by Beaver Creek to the north, east, and west. It is located off of the Hardin Valley Road commercial corridor in an area characterized by industrial, wholesale, and office uses. There are single-family and multi-family uses to the south of Hardin Valley Road.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2620 WILLOW POINT WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2005, part of the subject property was rezoned from A (Agricultural) to PC (Planned Commercial) (case # 1-O-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for an event center, subject to 4 conditions.

Staff Recomm. (Full):
1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3) Meeting all requirements of the Knox County Department of Engineering and Public Works.
4) Any additions to the principal building will remain outside of the FEMA floodway.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

Comments:

The development plan is for a community event center in Hardin Valley. There are two existing structures on the property. One is an open air structure with a metal roof. The other is a small warehouse. Both are located out of the Floodway zone and out of the FEMA floodway and floodplains. The principal building on the property will have a catering kitchen and brew house. Because of the nature of this property, any expansion to the existing building would be required to remain outside of the FEMA floodway per condition #4 and in compliance with the F zone requirements. The existing pavilion will be used to host various events such as markets, festivals, dinners, concerts, and movie screenings, etc. (see submitted plans for other intended uses). The boat launch and rental company will utilize the existing parking lot.

As the FEMA designations and F zone around these subject parcels indicate, this property is prone to flooding. In 2019, the property flooded, washing out most of the soccer fields that had been installed. The turf soccer field north of the pavilion was removed, and this area will be graveled and used as additional parking.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial), F (Floodway) zones:

A. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. The community event center includes a pavilion, brewery, catering facility, and a non-motorized boat launch, all of which meet the intent of the PC zone. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before building permits can be issued (Article 5, Section 5.33.13.E).

B. The F zone allows public parks and playgrounds, and outdoor private clubs, including but not limited to, country clubs, swimming clubs and tennis clubs, provided that no principal building is located in the floodway. The catering and brewery building is outside of the Floodway zone.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 3. Encourage infill and redevelopment of underutilized commercial land. - The plan proposes to renovate and use the existing buildings on the property.

B. Implementation Policy 7. Encourage development practices that conserve and connect natural

features and habitat. - The expansion of the brew house and catering kitchen will remain outside of the FEMA floodway.

C. Implementation Policy 22.2. Expand the water trail system. - The plan proposes to establish a new ADA accessible non-motorized boat launch and rentals on the Beaver Creek Water Trail.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as BP (Business Park). Commercial and civic uses are considered secondary uses in the BP place type. This property is within an existing business park.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This proposal does not conflict with any of these stated goals.

Action: Approved with Conditions **Meeting Date:** 1/9/2025

Details of Action:

Summary of Action: Approve the development plan for an event center, subject to 4 conditions.

Date of Approval: 1/9/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**