

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-A-22-UR **Related File Number:**
Application Filed: 8/24/2022 **Date of Revision:**
Applicant: ARMOR OUTDOORS, LLC DBA PREDATOR ARMORY

PROPERTY INFORMATION

General Location: Southeast side of Williams Rd and Williams Bend Rd.
Other Parcel Info.:
Tax ID Number: 102 002 **Jurisdiction:** County
Size of Tract: 106.88 acres
Accessibility: Access is via Williams Rd, a local street with 18 ft of pavement within 40 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Outdoor paintball/airsoft range **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural, single-family, and rural residential uses developed in the A zone. Melton Hill Park is approximately .7 miles to the north.

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

Street: 2925 Williams Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)
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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the request for an 11-acre outdoor paintball/airsoft field per the attached "Operating Plan" and reduction of the minimum buffer zone between the playing field and the southern property line from 200ft to 160ft as shown in Exhibit E of the Operating Plan, subject to 7 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of Article 4.97 (Standards for the approval of indoor and outdoor paintball/airsoft ranges) of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Operating the paintball/airsoft range in accordance with the attached operating plan, including the location of the playing field, staging area, and parking area as shown.
- 4) Installation of lighting for the outdoor range shall not have any fixtures pointing toward adjacent properties and shall be operated during business hours only, except for those needed for safety and security purposes. During nighttime use, the playing, staging, tune-up, and spectator areas are required to be lighted per Article 4.97 of the Knox County Zoning Ordinance.
- 5) Lighting installed for the parking and staging area must utilize full cut-off fixtures with the light source not visible from adjacent properties. If the paintball/airsoft range is lighted for night play, a lighting and photometric plan must be provided to Planning staff for review and approval demonstrating that the light sources will not be visible from adjacent properties and the light level at the property line does not exceed 0.05 footcandles. Additionally, all lights must be turned off when the paintball/airsoft range is not in use. Lighting that is required for safety purposes may remain on, or if possible, on a motion sensor.
- 6) Night time play shall be limited to Friday and Saturday only, with gameplay ending no later than 9 pm.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval on an outdoor and indoor paintball/airsoft range in the A (Agricultural) district and the criteria for approval of a Use on Review.

Comments:

This request is for an outdoor paintball/airsoft range in the A (Agricultural) zone that is approximately 11 acres of a 106-acre property. Paintball/airsoft ranges are listed as a Use Permitted on Review in the A zone and must meet the supplemental regulations in Article 4.97 (Standards for the approval of indoor and outdoor paintball/airsoft ranges).

Access to the site is from the southern point of the Williams Road frontage. Williams Road is listed as a minor collector in the Major Road Plan. It has a paved width of approximately 18 ft and a center stripe. Patrons will come to the site via E. Gallaher Ferry Road to Williams Road, or Couch Mill Road to Williams Bend Road to Williams Road. These roads are all minor or major collectors. Williams Bend Road is also approximately 18 ft wide with a center stripe. Knox County Parks and Recreation has plans for improvements to Melton Hill Park, including improving Williams Bend Road to improve access. The extent of those road improvements is not yet known.

SIZE, SETBACK, AND BUFFER STANDARDS – Specific to outdoor ranges

- 1) Minimum size: 10 acres. -- The proposed playing range is approximately 11 acres of a 106-acre property.
- 2) Minimum setback to existing residential district: 500 ft. – The surrounding properties are zoned A (Agricultural). The A zone is not considered a residential zone, so the 500 ft setback does not apply.
- 3) Minimum buffer zone between the property line and the playing range: 200 ft – A small portion of the playing field is approximately 160 ft to the southeastern lot line. The Planning Commission may approve a reduction of the buffer zone width when a fence, wall, or nylon mesh screen, or combination thereof, is installed and in the opinion of the Planning Commission, the proposed buffer and screening will protect adjacent properties and public right-of-way for fired projectiles. The applicant does not propose any new/additional screening, however, the remaining buffer is heavily forested with mature trees. The effective range of paintball/airsoft guns differs by type, but the typical guns will fire a

projectile between 100-200 ft. The forested area is actually wider than 200 ft but a portion of it will be used as part of the playing range.

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 Northwest County Sector Plan designates this property for AG (Agricultural) uses. The property is zoned A (Agricultural).

B. The property is almost entirely within the HP (Hillside Protection) area. The applicant does not intend to disturb the property with the exception of the parking area which is partially outside of the HP area.

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

A. This A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

B. The paintball/airsoft range meets the minimum standards in Article 4.97 with the exception of the 200 ft buffer to the southeastern property line. The applicant is requesting to reduce the buffer to 160 ft and lists the densely forested area as an adequate buffer. Staff is recommending approval of the requested reduction because the mature trees in the buffer will provide a more significant buffer than an alternative of a 20-ft tall mesh fence.

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 surrounding area is developed with single-family houses on large lots and agricultural uses. The existing residences on the opposite side of Williams Road will be the most impacted by this proposal because the parking and staging area will be visible from the road and their properties. There is existing vegetation between the parking and staging area and the road that will provide some screening.

B. The playing field will be screened from the parking and staging area by a row of existing trees and two 20-ft tall mesh screens that are installed a minimum of 5 ft apart.

C. The applicant proposes to operate 7 days a week with playing times between 10 am and 4 pm, and 4 night games per month. The operating plan does not specify days and times for night games. Staff is recommending that night games be allowed on Friday and Saturday only and conclude by 9 pm.

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

A. The proposed days and hours of operation provide flexibility for the operator but they do not intend to be open all those days and times, especially when they initially open. There will be some additional noise, traffic, and potentially light impacts on nearby properties because the property is currently forested and has light agricultural use.

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

A. The roads used to access the site are listed as minor or major collector streets on the Major Road Plan.

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 use.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action:

Approve the request for an 11-acre outdoor paintball/airsoft field per the attached "Operating Plan" and reduction of the minimum buffer zone between the playing field and the southern property line from 200ft to 160ft as shown in Exhibit E of the Operating Plan, subject to 7 conditions.

Date of Approval: 10/6/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: