

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 4-E-23-SU **Related File Number:**
Application Filed: 2/28/2023 **Date of Revision:**
Applicant: CARTER MILLER

PROPERTY INFORMATION

General Location: South side of Sevierville Pike, east of E. Red Bud Rd
Other Parcel Info.:
Tax ID Number: 109 L D 006 **Jurisdiction:** City
Size of Tract: 15.67 acres
Accessibility: Access is via Sevierville Pike, a major collector road with a pavement width of 20-ft within a right-of-way width of 44-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Campground **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is apart of Knoxville's Urban Wilderness trail and park system and abuts parks to the east, north, and south sides of the property and single family residential uses along the northern and western boundaries.

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

Street: 4507 SEVIERVILLE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2021, this property was rezoned from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to AG (Agricultural) / HP (Hillside Protection Overlay).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), 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: Whitney Warner

Staff Recomm. (Abbr.): APPROVE the Special Use for a campground with a maximum of 11 campsites, 6 cabins, bath house and pavilion structures in the locations depicted on the site plan, subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting the requirements of the principal use standards for campgrounds (Article 9.3.C) of the City of Knoxville Zoning Ordinance.
2. Obtaining Alternative Landscape Design approval before permits are issued that shows the location and species of existing and proposed trees that will be used to meet the required Class B buffer yard per Section 12.8.
3. Motorhome RVs shall be not be permitted. (Cargo/sprinter vans are permissible.)
4. Meeting the requirements of Article 11 (Off-Street Parking) of the City of Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
6. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
7. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements of the AG zone, the principal use standards for campgrounds, and the criteria for approval of a special use.

Comments: This is for a maximum of 11 campsites, 6 cabins, pavilion and bath house as shown in the site plan. This proposal is specific to providing the type of camping and cabin amenities presented in this application and not to other types of camping, such as motorhome RVs. Access to the site is via Sevierville Pike, which is a major collector road. The campground also has direct access to the Urban Wilderness with multi-use natural trails covering the southern portion of the property.

PRINCIPAL USE STANARDS

The principal use standards for campgrounds (Article 9.3.C) includes the following. (Staff notes in parenthesis.)

1. The minimum area for a campground is three acres. (The site is approximately 15.6 acres.)
2. Campgrounds must comply with all applicable state and city regulations including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention. (Proof of compliance is required during permitting. Bath house will have water, sewer, electric, and food storage. Cabins have electric.)
3. Management headquarters, recreational facilities, coin operated laundry facilities, cabins for counselors, overnight accommodations, living space, and other uses and structures customarily associated with the operation of a campground are permitted. (The existing house on the property is being used for storage and office space.)
4. Storage of equipment must be within enclosed structures. (The existing house on the site will be utilized for storage.)
5. Year-round residency is prohibited at any campground. Use of camping units or sites as a principal residence is prohibited. This excludes any structures erected specifically for a caretaker or campground ranger, which may be a year-round residency. (The existing house on the property will be used for office management and storage space. There are no other proposed structures for year round residency.)
6. A 25-foot perimeter setback from the lot line of the campground is required. No structures or campsites are allowed within this setback. The perimeter setback must be landscaped per the standards of a Class B buffer yard per Section 12.8. (Existing and new vegetation can be used to meet the buffer yard standard. The buffer is required between any campsite, common campground use area, and parking area, and adjacent property lines as depicted on the attached site plan.)

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and South City Sector Plan designation for this site is LDR (Low Density Residential) and HP (Hillside Protection).

B. AG zoning that the applicant is requesting to develop under can be considered under the LDR land use designation.

C. The property is located within the HP (Hillside Protection). The proposed development will require 2.66 acres of land disturbance, which is in compliance with the recommended disturbance of 4 acres.

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

A. The AG (General Agricultural) zoning district is intended to provide for agricultural uses that comprise an important part of the economy of Knoxville. The intent is to permit lands best suited for agriculture to be used for agriculture purposes, and prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations.

B. A campground is permitted as a special use in the AG zone and must meet the principal use standards of (Article 9.3.C.) as outlined above and the standards for evaluating a special use (Article 16.2.F.2.) This proposal is in compliance, but must obtain Alternative Landscape Design approval to use the existing vegetation.

C. The property is within the HP (Hillside Protection) overlay district. The proposed development will require minimal land disturbance and is in compliance with the HP overlay standards.

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 subject property is located on a major collector road within Knoxville's Urban Wilderness park/trail system to the east, north, and south and single family residential uses along the northern and western boundaries.

B. The campsite loop "B" is the location closest to the adjacent house at a distance of approximately 190-ft to the west and 375-ft from the closest house to the northwest.

C. The campground will be screened from view of nearby homes using the existing tree canopy.

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

A. Lights should not impact the adjacent properties. The exterior light fixture that is closest to a property line is the cabin porch light, which is approximately 130-ft from the property line at the road, and approximately 138-ft from the west property line, which includes the 20-ft vegetated buffer. Additionally, building finishes are browns and black, which will not reflect the lights.

B. Vehicular traffic should be minimal on a daily basis as there are only 1.5 motor vehicle parking spaces per campsite/cabin.

C. There may be odors and noises from people grilling and being around campfires but this would not be uncommon in a residential setting.

D. Future Phase 2 Driveway is noted in this plan. Phase 2 development plans will have to approved by Planning Commission staff under a new Special Use application.

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

A. Motor vehicular access to the site is via Sevierville Pike, a major collector street, so it will not draw substantial additional traffic through residential streets.

B. This site is within the School Parental Responsibility zone. The city will waive the sidewalk construction requirement, as this will not be a residential development. The driveway will be built to ADA sidewalk requirements, if in the future sidewalks are required along this property.

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 future uses on this site.

Action: Approved with Conditions

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: APPROVE the Special Use for a campground with a maximum of 11 campsites, 6 cabins, bath house and pavilion structures in the locations depicted on the site plan, subject to 7 conditions.

Date of Approval: 4/13/2023

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Not applicable

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: