

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 5-A-05-UR                      **Related File Number:**  
**Application Filed:** 3/15/2005              **Date of Revision:**  
**Applicant:** CMH PARKS, INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side N. Campbell Station Rd., east of Newcomb Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 107                      **Jurisdiction:** County  
**Size of Tract:** 22.5 acres  
**Accessibility:** Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 20' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Mobile home park  
**Surrounding Land Use:**  
**Proposed Use:** Revision to development plans for mobile home park                      **Density:** 5.47 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Urban Growth Area (Farragut)  
**Neighborhood Context:** The site is located in a transition area of N. Campbell Station Rd. just north of I-40 that has a mix of commercial and residential uses.

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

**Street:** 908 N Campbell Station Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 117 Mobile home lots/spaces, subject to 13 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Compliance with the conditions of the variances granted by the Knox County Board of Zoning Appeals (BZA). The site plan shall be revised to list the variances as approved by the BZA.
4. Providing bank stabilization and improvements to the drainage infrastructure as required by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Adding the supplemental fencing and vegetation as designated on the plan including a seven foot high wall, fence or hedge along the frontage with N. Campbell Station Rd. (at the required 25' setback) from the entrance to the park to the existing fence on lot 89. This condition shall be completed within six months of the use-on-review approval.
7. Identifying the mobile home park identification sign on the site plan.
8. Revising the site plan to show the fire lane/turnaround areas as being separated from the parking spaces and with all turnarounds being located within 100' of the dead end of the driveways. Fire lane/turnaround areas need to be added to Drives M and N.
9. Revising the site plan to show the mail distribution area as a common area separate from lot 110 and the fenced vehicle storage area separated from lot 79.
10. Revising the site plan to identify the recreational amenities that will be provided for the park.
11. Eliminating lot 109 and combining that area into lots 108 and 111.
12. Eliminating lot 9 and combining that area in with the recreation area of the pool.
13. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). The MPC's Addressing Department is requiring that the park to be readdressed.

With the conditions noted, this plan meets the requirements for approval of a mobile home park within an RB (General Residential) district and the criteria for approval of a use on review.

Comments:

**THE ORIGINAL PARK PLAN:** The applicant is requesting approval of the development plan for an existing mobile home park located on the northeast side of N. Campbell Station Rd., just north of I-40. A use-on-review approval was granted for the park in 1980, for approximately two thirds of the property. There are no records for any type of approval for the southern third of the property that is located at the entrance to the park. The original approved plan included 74 mobile home lots/spaces on approximately 13.75 acres (see attachment A). The plan also identified two recreational areas. The existing park has developed under the original approval (with some modifications) with the southern third of the park having been developed without any approvals (there are approximately 45 additional home sites). The Knox County Codes Department had issued citations for the park requiring them to apply for a use-on-review approval for the entire site.

**THE PROPOSED PARK PLAN:** The applicant has hired Robert G. Campbell & Associates, LP to develop the plan for the park. The site has been surveyed and an as-built drawing/park plan has been submitted to staff (copy attached). The proposed plan includes 119 lots/spaces on a site of 22.5 acres at a density of 5.29 du/ac. Planning Commission and Knox County Codes Staff have been reviewing the detailed plans and have conducted site investigations. As developed, there are a number of areas in which the park does not comply with the Mobile Home Park requirements of the Knox County Zoning Ordinance. The applicant has prepared a matrix to identify where the park is nonconforming (see attachment B). In the proposed plan the applicant has proposed some changes to the park in order to bring the park closer to compliance with the regulations. There are some nonconforming issues that the

applicant presented to the Knox County Board of Zoning Appeals (BZA) on August 24, 2005 for consideration of variances. In order to reduce the impact on existing residents in the park, five of the nine general variances granted by the BZA only applied to the existing mobile homes. The variance approvals granted by the BZA require any replacement mobile homes to be located in compliance with the regulations. Staff will provide a copy of the granted variances to the Planning Commission when it becomes available.

**Required Setbacks:** The front, side and rear yard setback requirements for the mobile home park only apply to the exterior boundary of the park and do not apply to the lot lines for each individual mobile home space unless a lot line is part of the park boundary. All mobile homes in the park are required to be set back 10' from the edge of pavement of the interior access road and driveways. The attached matrix identifies the existing mobile homes and accessory uses that currently do not meet the required setbacks. The variances granted by the BZA regarding required setbacks only apply to existing nonconforming buildings/structures. All replacement structures must comply with the regulations.

Lot 109 needs to be combined into adjoining lots 108 and 111 (see attachment D). While a small unit may be placed on that lot, the combination of the shallow depth of the lot (due to the steep slope at the rear) the parking and handicap accessibility requirements for the home owner on lot 111 at the end of the driveway and the turnaround being provided on the lot make it difficult to create a useable lot. The applicant had also indicated in discussions with Staff that due to the steep bank at the rear of the mobile home on lot 108, a replacement unit on that lot could not meet the 10' setback from the edge of pavement of the driveway (the driveway is being widened to meet the 20' pavement width). By eliminating lot 109 (a vacant lot) a replacement unit on lot 108 can be moved to the southwest allowing compliance with the required setback. Documentation provided by the resident on lot 111 indicates that the existing handicap access ramp extends on to lot 109.

**Separation of Mobile Homes:** Mobile homes are to be located on each lot/space so that there shall be at least a twenty foot clearance between mobile homes. Mobile homes located end-to-end shall have a clearance of not less than fifteen feet. This is there area as identified on the matrix that has the greatest degree of nonconformity with the minimum standards. The variance granted by the BZA regarding unit separations applied only to the existing mobile homes in the park at the time the variance was granted. Any replacement units must comply with the separation requirements.

**Perimeter Fencing:** Mobile home parks are required to be entirely enclosed at the external boundary by a solid wall, fence or a vegetative hedge not less than seven feet in height. The park does not presently meet this requirement. There are some areas around the perimeter of the park that currently have fencing or a vegetative hedge, however, the majority of the park borders undeveloped wooded property and there is no existing wall, fence or hedge. The BZA granted a variance that waived the requirement in the areas that are bordered by existing woods until the time when the adjoining property is developed. The plan does designate the addition of fencing or vegetation. The applicant is required to provide this wall fence or hedge along the frontage with N. Campbell Station Rd. at the required 25' setback from the entrance to the existing fence on lot 89.

**Signage:** The existing sign for the mobile home park appears to exceed the maximum size of nine square feet. The applicant has requested a variance on the size of the sign from the BZA. This item was postponed until the September meeting.

**Required Parking:** With the proposed 119 lots/spaces, a total of 149 parking spaces are required for the park (for residents and guests). The applicant has identified 238 spaces that meet the minimum parking space requirement of 200 square feet. A parking plan has been included in the packet. Additional spaces and extensions of some existing spaces have been identified on the plan.

**Patios/Decks and Storage:** The regulations require a 200 square foot patio for each mobile home. There are no patios identified within the park. In lieu of patios, decks have been provided for each unit. Due to the topography within the park it would be difficult in most cases to provide a patio. The building official has made the interpretation that a deck can be utilized to meet the requirement of providing a patio. However, there are few decks within the park that meet the size requirement of 200 square feet. The variance granted by the BZA requires that replacement units be provided with a 200 square foot outdoor area that can be either a patio, deck(s) or combination of the two.

**Access Roads and Driveways:** Access roads within a mobile home park are required to have a pavement width of 24'. There is one main access street within the park (identified as Road 1 on the plan). The applicant is proposing to bring those few sections of the road that do not meet the 24' requirement into compliance.

All mobile home lots/spaces must abut upon the road or a driveway of not less than twenty feet in width. There are 13 driveways within the park (identified as Drives B through N on the plan). The majority of the driveways do not comply with the minimum 20' pavement width. The applicant is

proposing to add additional pavement to bring all driveways into compliance.

All dead-end driveways shall include adequate vehicular turning space or cul-de-sac. The applicant has designated fire lane areas for driveways serving more than two mobile homes as a vehicle turning space. Staff is recommending a condition that the fire lane/ turnaround areas be separated from parking spaces and that they be located within 50' of the dead end of the driveways.

Recreation Areas and Community Areas: Based on 119 mobile home spaces, a recreation area of at least 17,850 square feet is required for the park. All recreation areas must be consolidated into useable space with minimum dimensions of not less than 30'. The park plan must identify the recreational amenities that area being provided. The access to the recreation area behind lots 52 and 119 needs to be revised. The access is shown crossing parking spaces. You need to provide at least a 10' wide access strip separate from the lots.

Staff is recommending that lot 9 be eliminated as a mobile home site (presently vacant) and the area be combined with the pool site as a recreation area (see attachment C). The area of Lots 9, 10, 118 and the pool were all part of the recreation area depicted on the original 1980 mobile home park plan. The applicant has greatly reduced the original recreation area by the addition of mobile home sites that have had no approval. Using this vacant lot/space as additional recreation area will be a great benefit to the park.

The applicant has indicated on the plan that the two dumpsters located near the pool are to be moved to the space in front of the pool area. This shifting of the dumpsters frees up two additional parking spaces at the pool. The applicant may want to consider another location that is not so close to this recreational amenity.

Community facility areas must be located in areas separate from the mobile home lots/spaces. The mail distribution area must be shown in a common area separate from lot 110. The fenced vehicle storage area also needs to be separated from lot 79.

Addressing: The Metropolitan Planning Commission's Addressing Department is recommending that the access road and driveways be named and the park be readdressed. The present numbers assigned to mobile homes/lots are not always in sequence which makes it difficult to locate the homes in the park. While the applicant has added signs at the end of each driveway to identify the units on that driveway, there is no logical sequence to the numbering system to help you find a unit. For example, one eight unit sequence is numbered as follows: 55, 78, 117, 56, 116, 121, 115 & 87. For safety purposes, the site needs to be readdressed.

The numbers designating each mobile home need to be 4" high and located at a height on the mobile home that is visible from the street and not blocked by vegetation or vehicles. The signs located at the end of the driveways identifying unit numbers/or street names need to be marked on both sides.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/8/2005

**Details of MPC action:**

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2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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**Summary of MPC action:** APPROVE the development plan for up to 117 Mobile home lots/spaces, subject to 13 conditions.

**Date of MPC Approval:** 9/8/2005

**Date of Denial:**

**Postponements:** 5/12,6/9&8/11/2005

**Date of Withdrawal:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**