

# CASE SUMMARY

**APPLICATION TYPE: OTHER BUSINESS**

**SIMILAR USE DETERMINATION**



**File Number:** 6-A-25-OB **Related File Number:**

**Application Filed:** 4/28/2025 **Date of Revision:**

**Applicant:** DANIEL A. SANDERS

## PROPERTY INFORMATION

**General Location:** East side of Berry Rd, East of Maryville Pike

**Other Parcel Info.:**

**Tax ID Number:** 135 C D 002 **Jurisdiction:** County

**Size of Tract:** 29.03 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Industrial (Manufacturing)

**Surrounding Land Use:**

**Proposed Use:** **Density:**

**Planning Sector:** South County **Plan Designation:** BP (Business Park), HP (Hillside Ridgeway Protection)

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:**

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

**Street:** 2306 MARYVILLE PIKE

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:** Similar Use Determination for an RV campground in the I (Industrial) zone.

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), RB (General Residential), I (Industrial)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

## 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.: Similar Use Determination for an RV campground in the I (Industrial) zone.

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve an RV Campground as a use permitted on review in the I (Industrial) zone because it is similar in nature to other uses permitted on review in the I zone, and it could provide temporary workforce housing for industrial purposes.

Staff Recomm. (Full):

Comments: The applicant is proposing to develop a 25 to 50-site RV campground on the I-zoned portion of 2306 Maryville Pike.  
This use is already stipulated in the Knox County Zoning Ordinance as a permitted use in the F (Floodway) zone (Article 5.70.02.A.4). It is described as follows: "Recreational camp, campgrounds, and camp trailer parks, provided that restroom facilities shall be located and constructed in accordance with the health department requirements." If approved, this is how the RV campground use would be specified in the I zone.

Staff Analysis:

While the Industrial zone is generally intended for intensive manufacturing and assembly activities that may not be suitable near a residential environment, it includes several more human-centric uses that can be permitted through use on review by the Planning Commission. These uses include an adult day care center, a child day care center and an outdoor paintball range. Like an RV campground, these uses provide for a temporary, person-centered development. An RV campground may specifically be useful on industrial properties to provide temporary workforce lodging for short-term industrial projects. The safety and suitability of an RV campground in the context of surrounding land uses would be evaluated by the Planning Commission before being permitted, just as a child care center would be. For these reasons staff recommend approval of the RV campground as a use permitted on review in the I zone.

Action: Approved

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve an RV Campground as a use permitted on review in the I (Industrial) zone because it is similar in nature to other uses permitted on review in the I zone, and it could provide temporary workforce housing for industrial purposes.

Date of Approval: 6/12/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: