

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 9-C-21-SU **Related File Number:**
Application Filed: 7/26/2021 **Date of Revision:**
Applicant: STEPHANIE WALTHER

PROPERTY INFORMATION

General Location: West side of Amherst Road, due north of Chimney Ridge Road
Other Parcel Info.:
Tax ID Number: 92 06002 **Jurisdiction:** City
Size of Tract: 10.4 acres
Accessibility: Access is via Chimney Ridge Rd., a local street with 26-ft of pavement width within 50-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Campground **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: N/A
Neighborhood Context: This property is accessed through the Hunting Hills subdivision in northwest Knoxville, west of Amherst Road. The area is developed with single-family houses to the south and west, agricultural uses to the west and north, and a railroad line and mobile home park to the east.

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

Street: 2413 Chimney Ridge Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (Agricultural) & HP (Hillside Protection)
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:

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 a campground with a maximum of three (3) campsites in the locations depicted on the site plan and tent structures as proposed, subject to 11 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. Providing a detailed landscape plan to Planning Commission staff 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. All new structures or improvements to the grounds that are used to support the campground operation must be reviewed and approved by Planning Commission staff. If staff determines that the proposal does not meet the intent of this approval, a new Special Use application may be required.

4. Operating the campsite as proposed by the applicant and outlined below, unless otherwise required by state and city regulations:

The min/max stays will be from 2-10 days.

Main amenities included are a privacy tent, metal grill with 3 legs, a picnic table and chairs, a trash can, and a toilet for use with a bag.

All items are stored inside 10'x12 tent and/or the 12'x16' wooden platform except for the table and chairs and grill.

Campers are limited to one vehicle per campsite (max 3 campsites).

Campers will park in the designated parking area and walk to their campsite.

Campers are responsible to leave the campsite in the condition found and are required to take their trash with them unless they prepay a trash disposal fee.

5. Motorhome RVs and trailer campers shall be not be permitted.

6. No access to the site shall be provided from Amherst Road via the adjacent properties to the north that are also owned by the applicant (parcels 092-06002 and 092-060), unless the access is improved as required by Knox County Engineering and Public Works and the railroad company that owns the rail line that the current driveway crosses.

7. Meeting the requirements of Article 11 (Off-Street Parking) of the City of Knoxville Zoning Ordinance.

8. Providing a passing area at approximately the midway point of the driveway and a stabilized apron at the roadway.

9. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.

10. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

11. 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 3 campsites with tent structures and amenities that are provided at each site as depicted in the attached Tenttr Signature CampKit informational packet. This proposal is specific to

providing the type of camping amenities presented in this applicant and not to other types of camping, such as motorhome RVs or trailer campers. Access to the site is via Chimney Ridge Road which is a residential street in the Hunting Hills West subdivision. The applicant owns two parcels to the north of the subject site that have a driveway access to Amherst Road, however, this access crosses a railroad track and traverses a steep grade between the road and railroad tracks.

PRINCIPAL USE STANDARDS

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

1. The minimum area for a campground is three acres. (The subject site is approximately 3 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. Each campsite includes a camp toilet. Waste is disposed in the trash.)
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 structure is intended to be retained as the residence of the campground operator. No new structures are proposed at this time.)
4. Storage of equipment must be within enclosed structures. (No new structures are proposed at this time but there are existing structures on the site that could be utilized to store equipment.)
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 can be used by the owner of the campground.)
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 POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The property is located in the LDR (low density residential) and HP (Hillside Protection) sector plan and One Year Plan land use classification. The current AG (General Agricultural) zone is not a recommended zone in LDR.

B. The property was rezoned from I (Industrial) to A (Agricultural) in 1988 (2-A-88-RZ) and was later annexed into the City in 1992. The Agricultural zoning was consistent with the sector plan when the property was rezoned in 1988.

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

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.)

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 the edge of a residential subdivision to the south and large

agricultural and forested property to the north.

B. The northwest campsite is the location closest to an adjacent house at a distance of approximately 415-ft. The southeast campsite is approximately 500-ft from the closest house.

C. The campsite, common campground use area, and parking area, will be screened from view of nearby homes using existing and new vegetation.

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. The campsites are not proposed to have electrical service so lights and amplified noise should not impact adjacent properties.

B. The vehicular traffic to the campground should be minimal on a daily basis since only one car is allowed per campsite.

C. There may be odors from grilling or campfires but this would be periodic and not uncommon in a residential setting.

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

A. According to the operating plan provided by the applicant, campers will be limited to 1 vehicle per campsite. With only 3 campsites, the number of vehicle trips added to the neighborhood streets on a daily basis will be very little.

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 is a railroad track along the eastern boundary of the property. If this is properly fenced to discourage visitors from traversing the tracks on foot or with a motor vehicle, this should pose no potential hazard to the proposed use.

Action: Approved

Meeting Date: 9/9/2021

Details of Action:

Summary of Action: Approve the request for a campground with a maximum of three (3) campsites in the locations depicted on the site plan and tent structures as proposed, subject to 11 conditions.

Date of Approval: 9/9/2021

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: