



SPECIAL USE REPORT

▶ **FILE #:** 9-C-21-SU

AGENDA ITEM #: 27

AGENDA DATE: 9/9/2021

▶ **APPLICANT:** STEPHANIE WALTHER

OWNER(S): Stephanie Walther

TAX ID NUMBER: 92 06002

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2413 Chimney Ridge Rd.

▶ **LOCATION:** West side of Amherst Road, due north of Chimney Ridge Road

▶ **APPX. SIZE OF TRACT:** 10.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Chimney Ridge Rd., a local street with 26-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **ZONING:** AG (Agricultural) & HP (Hillside Protection)

▶ **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/Vacant Land)

▶ **PROPOSED USE:** Campground

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agricultural, vacant land -- I (Industrial) and A (Agricultural)

South: Residences -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection)

East: Railroad, mobile home park -- RN-3 (General Residential Neighborhood)

West: Agricultural, vacant land, residences -- A (Agricultural), RN-1 (Single-Family Residential Neighborhood), and HP (Hillside Protection)

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.

STAFF RECOMMENDATION:

▶ **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.**

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 Tentr 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 Hunter 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.

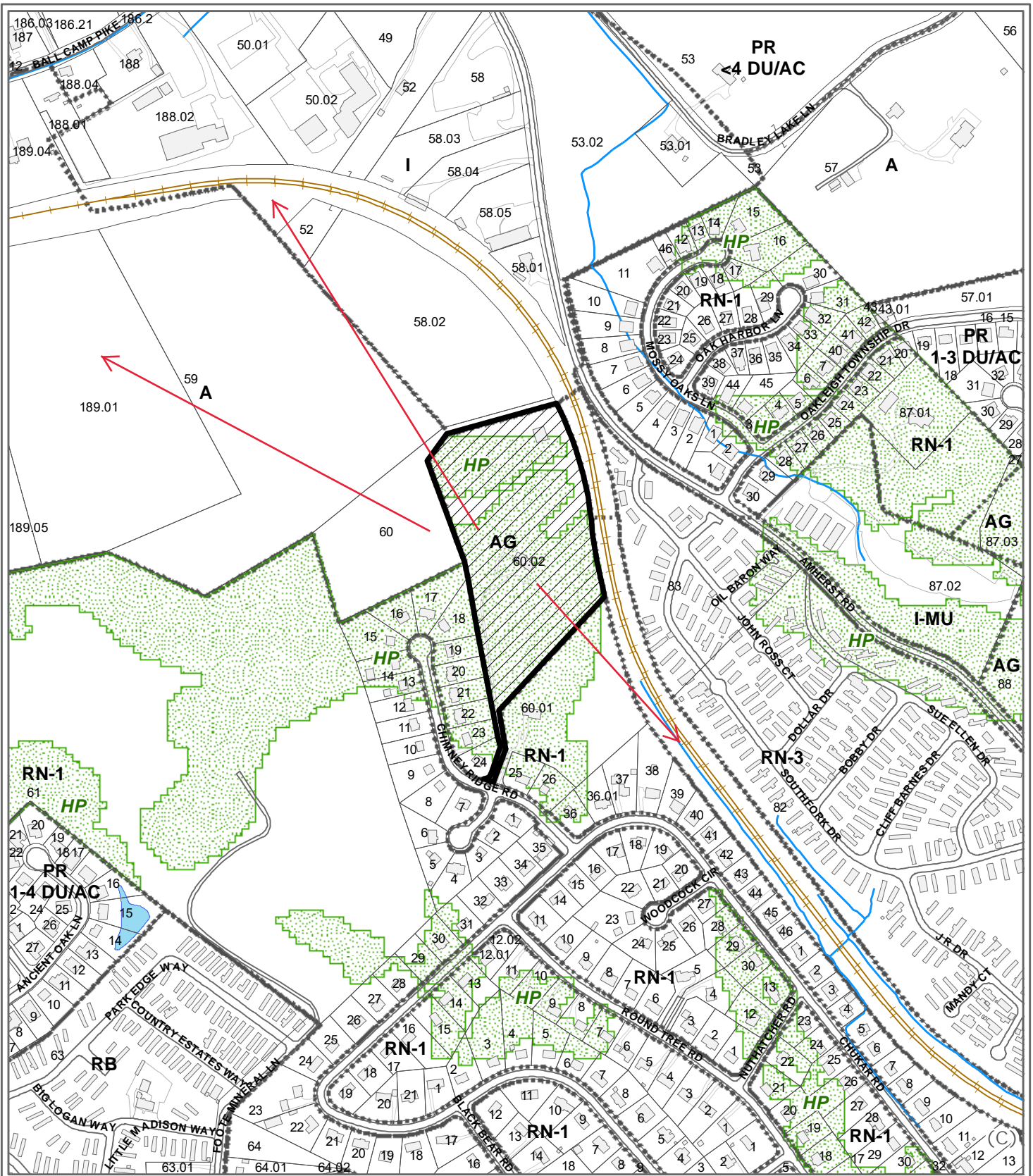
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
 - A. According to the operating plan provided by the applicant, campers will be limited to 1 vehicle per campsite. With only 3 campsites, the number of vehicle trips added to the neighborhood 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**9-C-21-SU
SPECIAL USE**

Petitioner: Walther, Stephanie



Campground in AG (Agricultural) & HP (Hillside Protection)

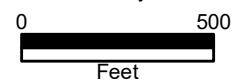
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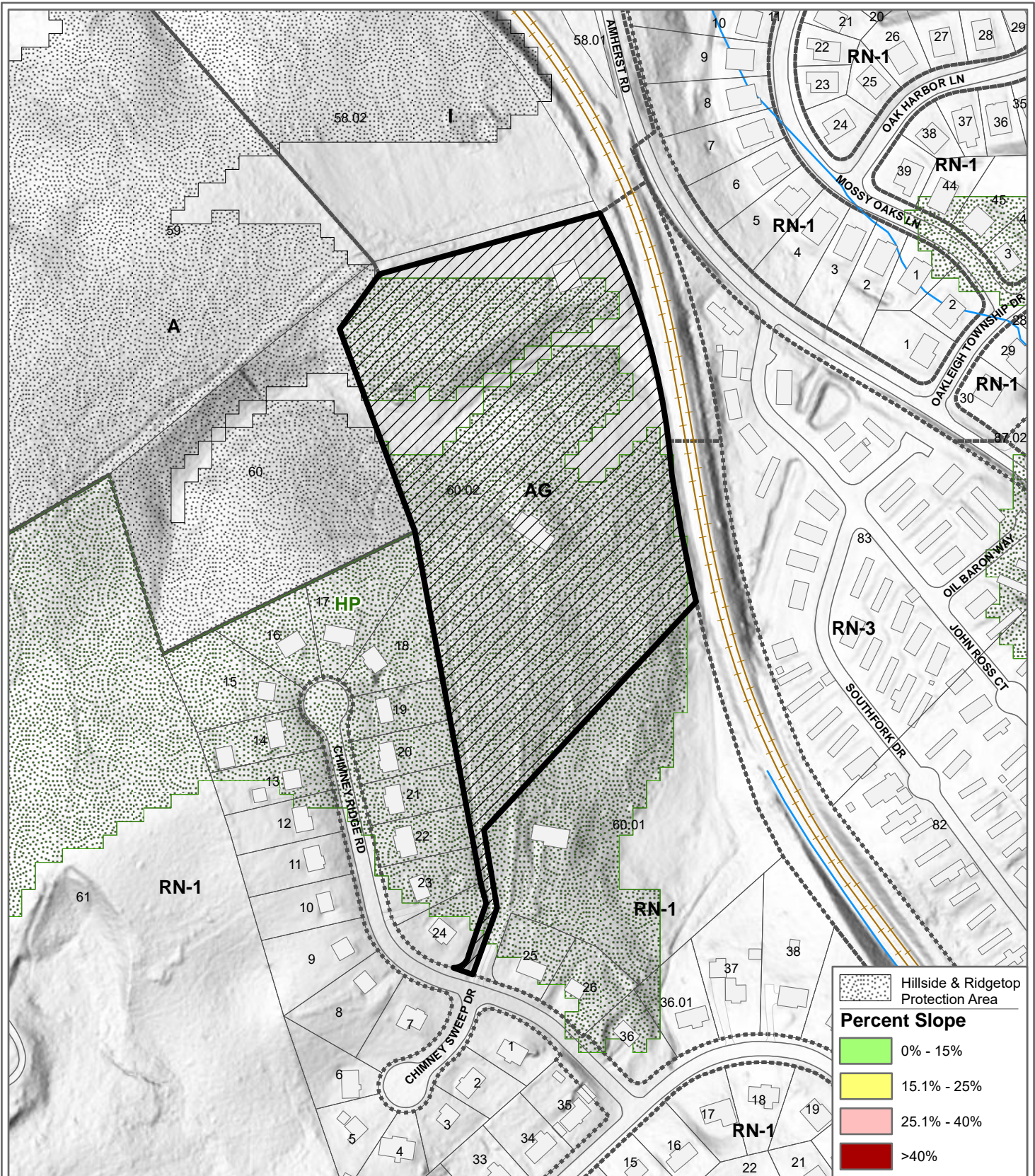
Jurisdiction: City

Original Print Date: 8/4/2021

Revised:

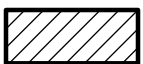
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





**9-C-21-SU
SLOPE ANALYSIS**

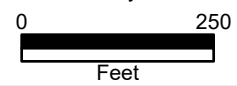
Petitioner: Walther, Stephanie



Campground in AG (Agricultural) & HP (Hillside Protection)

Map No: 92
Jurisdiction: City

Original Print Date: 8/16/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Slope Analysis
9-C-21-SU

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	1.91	100%	1.91
0-15% Slope	4.00	100%	4.00
15-25% Slope	3.45	50%	1.72
25-40% Slope	0.99	20%	0.20
Greater than 40% Slope	0.05	10%	0.01
Subtotal: Sloped Land (Inside HP)	8.49		
Total	10.40		7.835

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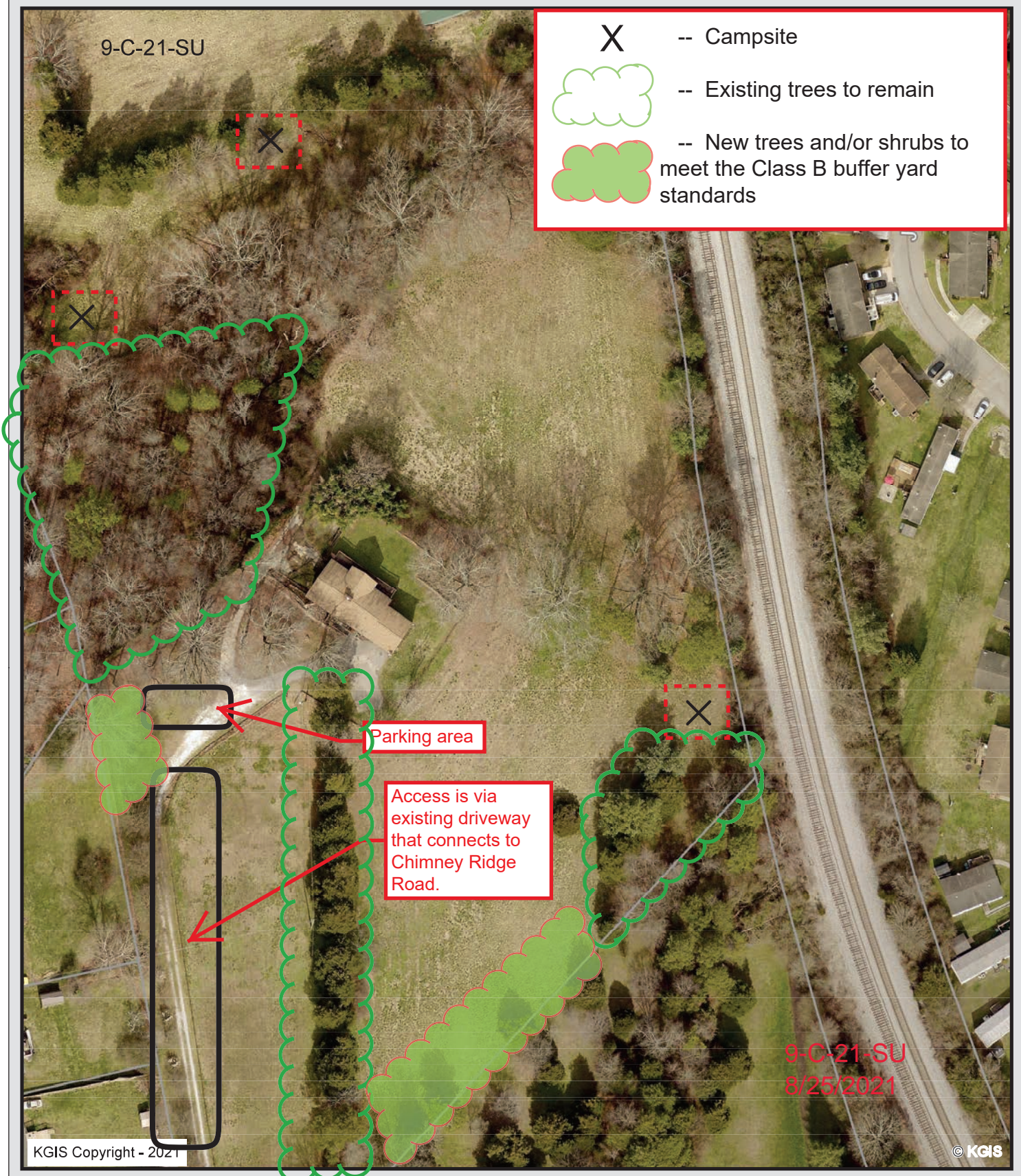
-- Campsite



-- Existing trees to remain



-- New trees and/or shrubs to meet the Class B buffer yard standards



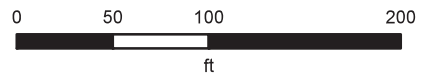
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Campground 9-C-21-SU

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/17/2021 at 11:17:50 AM



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State of Tennessee
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Division of Solid Waste Management
5th Floor, L & C Tower
401 Church Street
Nashville, Tennessee 37243 - 1535
615-532-0780

June 5, 2000

William A Phillips, President
Phillips Environmental Products Inc.
528 North Broadway, Suite A
Bozeman, MT 59715

RE: Portable Field/Disaster-Relief Toilet

Dear Mr. Phillips:

The information you sent concerning the WAGTM Bag Kit was reviewed by Solid Waste Program staff. The used bag system under normal household use may be disposed of under normal municipal solid waste collection and disposal systems in Tennessee. When large numbers of the bags are considered for disposal, however, application for special waste approval may be necessary to determine if any waste restrictions apply. This application is made to one of the eight regional Environmental Assistance Centers located across the State.

If I can be of further help in this matter, please feel free to contact me at (615) 532-0818.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen Pugh".

Glen Pugh
Solid Waste Program Manager
Tennessee Division of Solid Waste Management

GAP/dgl



Signature CampKit

Canvas Wall Tent and Platform

Canvas Wall Tent

10'x12' white safari-style canvas tent

Marine-grade, Sun-forged, Grade A 15.5oz Polyblend Army Duck Fire Resistant canvas

Windproof / Water resistant

Peak Height: 7' 11"

Ropes and metal rope tighteners

Steel Stakes and all storage bags

3 screened windows

Reinforced corners and seams

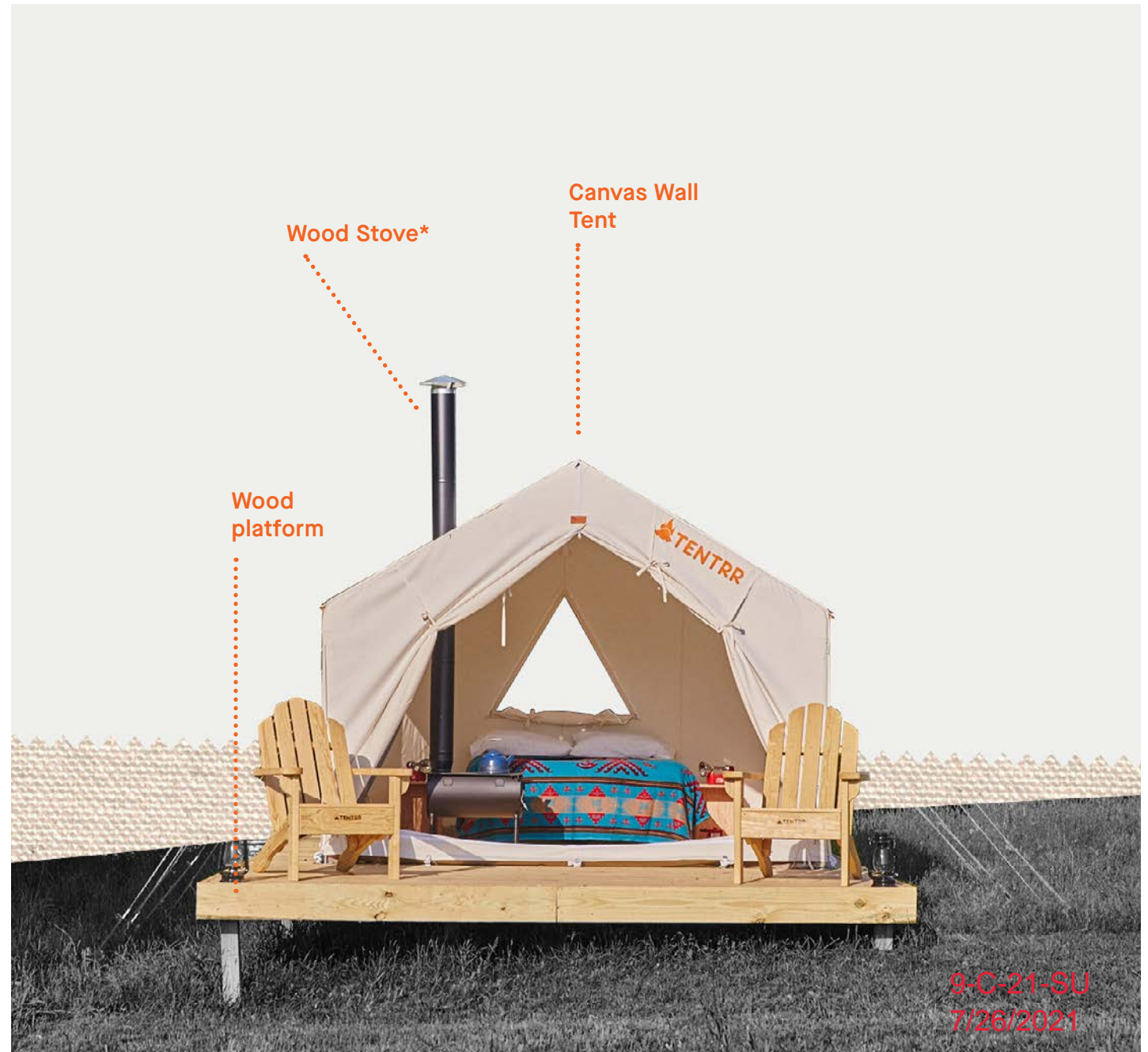
Weight: 44 lbs

Custom-made for Tentrr

Wood platform

12'x16' wood platform

Pressure treated wood



*Inquire how to upgrade to a wood stove

The Tentrr Bed and Side Tables

Queen size bed

Sturdy metal frame

Stands 14" tall

Adds valuable storage space

Supports up to 2,400lbs

Mattress and Mattress Protector

5" Memory foam mattress

100% Polyester

Made with Bio Foam, to help
keep your mattress fresh

Waterproof mattress protector

Two Side table

Side tables made from pine

9.5" x 12.5" x 18"



Queen size bed



Mattress with
Waterproof mattress protector



Side table

Side table

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Adirondack Chairs and Fire Pit

Fire pit and Metal Grill

Durable steel construction

2-in-1 design for heating or
grilling

12" deep bowl

Coated with high temperature
paint for longer life

Built in metal grill

Safety ring surrounds the pit

Includes mesh cover and
poker

Two Adirondack Chairs

Tentrr branded

Hand crafted from durable
pine



Fire pit with built in grill

Adirondack chair

Adirondack chair

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The Tentrr Table, DryBox and Benches

Tentrr Table and Benches

Made with cedar, ipe and pressure treated lumber.

Assembled on-site for extra durability

Table: 30" x 48"

Bench: 18" x 48"



DryBox

Storage solution for non perishable goods

Built in food prep station

Made with cedar, ipe and pressure treated lumber.

Assembled on-site for extra durability

DryBox: 30" x 24" x 36"

Tentrr DryBox



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Pop-up Tent, Tentrr Loo and Privacy Tent

Pop-up tent

Holds up to 5 adults

Easy to set up

Floor size: 8' x 8'

Interior peak: 7'

Offers additional space for campers

Tentrr Loo & CleanWaste Bags

Custom Tentrr design

Finished wood toilet seat and cover

18" x 21" x 15"

50 CleanWaste Loo Bags

Easy to use and NO clean up

CleanWaste bags approved across the United States

Inquire for State issued approval letter

Privacy Tent

Easy pop up technology

Floor size: 18" x 18"

Interior peak: 72"



5 person pop up tent



Tentrr Loo



CleanWaste Bag



Privacy Tent

9-C-21-SU
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Durable Goods

Propane Heater

6,000 to 18,000 BTU

For use with propane gas

Heats up to 450 sq. ft.

Runs for 69 hours on low; 23 hours on high

Accidental tip-over safety

3 heat settings



Propane Heater



Solar Shower

Solar shower

5.8 gallon / 22 liter capacity

7 foot neoprene sprayer hose with spray nozzle

Sits securely on the ground

Pressurized by a foot pump

7-10 minutes of continuous, steady water pressure

Heats up in direct sunlight



5 Gallon water Container



45 Gallon Trash Can



Fire Extinguisher

Water container

Holds ice for up to 3 days

Push-button spigot is recessed and angled for easy, leak-free dispensing

Reinforced handles

Pressure-fit lid, won't trap dirt or mold

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7/26/2021

The Whole Kit and Kaboodle

- 1 Tentrr Tent
- 1 Tentrr Platform
- 2 Tentrr Adirondack Chairs
- 1 Tentrr Table
- 2 Tentrr Bench
- 1 Tentrr Loo (CleanWaste)
- 1 Tentrr Dry Box
- 1 Tentrr Heater Buddy
- 2 Tentrr Side Tables
- 1 Tentrr Bed
- 1 Mattress (5 inch)
- 1 Mattress Protector
- 1 Privacy Loo Tent
- 1 Pop-Up Tent
- 1 Water Container
- 1 Sun Shower
- 1 Garbage Can
- 1 Fire Extinguisher
- 50 Loo Bags
- 1 Fire Pit
- 1 Grill



9-C-21-SU
7/26/2021



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Stephanie Walther

Applicant Name

Affiliation

7/26/21

9/9/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

9-C-21-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Stephanie Walther

Name

Company

2413 Chimney Ridge Road

Knoxville

TN

37923

Address

City

State

ZIP

865-771-2886

sjwalther@hotmail.com

Phone

Email

CURRENT PROPERTY INFO

Stephanie Walther

2413 Chimney Ridge Road, Knoxville, TN 37 865-771-2886

Owner Name (if different)

Owner Address

Owner Phone

2413 Chimney Ridge Road, Knoxville, TN 37923

092 06002

Property Address

Parcel ID

KUB

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Amhurst Road, due North of Chimney Ridge Road

092 05802

General Location

Tract Size

City County

3rd
District

I (A pending)

Zoning District

AgForVac

Existing Land Use

Northwest County

LDR

Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Adding 2-3 small tents to property as detailed in attached

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____ Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0405	1,300.00	
Fee 2		\$1,300.00
Fee 3		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Stephanie Walther

7/26/21

Applicant Signature

Please Print

Date

865-771-2886

sjwalther@hotmail.com

Phone Number

Email

Marc Payne

swm 7/26/2021

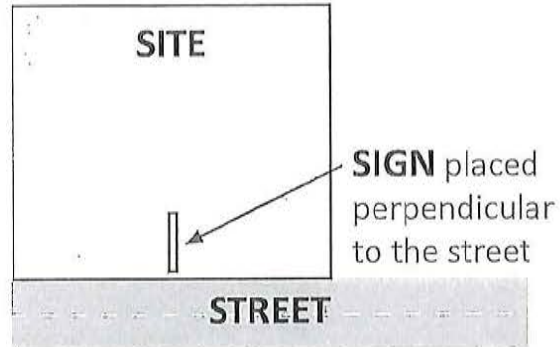


Staff Signature

Please Print

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Aug 25 (Wed) and Sept 10 (Fri)
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Stephanie Walther

Date: 7/26/21

File Number: 9-C-21-SU

- Sign posted by Staff
- Sign posted by Applicant