



# USE ON REVIEW REPORT

▶ **FILE #:** 9-B-22-UR

**AGENDA ITEM #:** 28

**AGENDA DATE:** 9/8/2022

▶ **APPLICANT:** ROBERT G. CAMPBELL & ASSOCIATES

OWNER(S): Terry Webb

TAX ID NUMBER: 48 045.02 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3117 MYNATT RD

▶ **LOCATION:** North side of Mynatt Road, west of Bowling Lane

▶ **APPX. SIZE OF TRACT:** 8.6 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mynatt Road, a major collector street with a 22-ft pavement width within a 57-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural), RB (General Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Mobile home park with 31 spaces

HISTORY OF ZONING: A to PR (12-B-08-RZ) (Withdrawn)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agricultural)

South: Agriculture/forestry/vacant, rural residential - RB (General Residential), A (Agricultural)

East: Multifamily, agriculture/forestry/vacant - RB (General Residential)

West: Agriculture/forestry/vacant - RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of mobile home neighborhoods, single family homes on large lots and detached single family home subdivisions.

## STAFF RECOMMENDATION:

▶ **Approve the use permitted on review for the proposed mobile home park, subject to 5 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream located east of and under the proposed Road A. If it is determined that there is a stream, the required stream buffers must be provided and mobile home spaces may have to be eliminated. Changes to the location of mobile home spaces or the internal road system may require

a new Use on Review by the Planning Commission.

4) Providing all required fencing, landscaping and parking layout plans for review and approval by Planning Commission staff before permits are issued.

5) Any aspect of the mobile home park standards (Sec. 4.20 of the Knox County Zoning Ordinance) that are not explicitly shown on the plan must be verified during permitting with review and approval by Planning Commission staff. These include, but are not limited to, guest parking spaces, location of lighting standards, and external boundary enclosure (wall, fence or hedge).

With the conditions noted, this plan meets the requirements for approval of a mobile home park in the RB district, and the criteria for approval of a use on review.

**COMMENTS:**

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)**

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The subject property has an MDR (Medium Density Residential) land use designation. The North County Sector Plan defines MDR as a designation primarily intended for residential densities between 6 and 12 dwelling unit per acre (du/ac), and it explicitly allows mobile home parks as a residential form.

B. The site plan includes 39 mobile home spaces on an 8.6-acre lot, which equates to ~4.5 du/ac. Although this density is lower than the MDR threshold, it provides space for beneficial amenities such as a large community recreation area and ample yards for each home. The mobile home park use is consistent with the sector plan.

C. The proposed mobile home park is not in conflict with the General Plan, the Growth Policy Plan or any other adopted plans.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The mobile home park use is permissible in the RB (General Residential) zone, and the site plan does not conflict with zoning ordinance regulations pertaining to a mobile home park as described in Sec. 4.20.

**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 proposed mobile home park is adjacent to several long-standing mobile home communities both north and south of Mynatt Road. The use and site plan conform well with the residential dimensions and character of the area where it is located.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.**

A. A stream determination study is pending and will be required before a building permit is issued. If there is a stream, the site plan will need to be adjusted to accommodate a 50-ft stream buffer as well as adequate stormwater management to avoid impacts to downstream properties. This unknown factor further supports the site plan's lower residential density to make room for potential environmental considerations.

B. The mobile home park is not anticipated to injure the value of adjacent properties.

**5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.**

A. Mynatt Road is a major collector street that leads to a commercial node and a major arterial street a short distance to the east. The proposed development is not anticipated to draw undue traffic into residential areas.

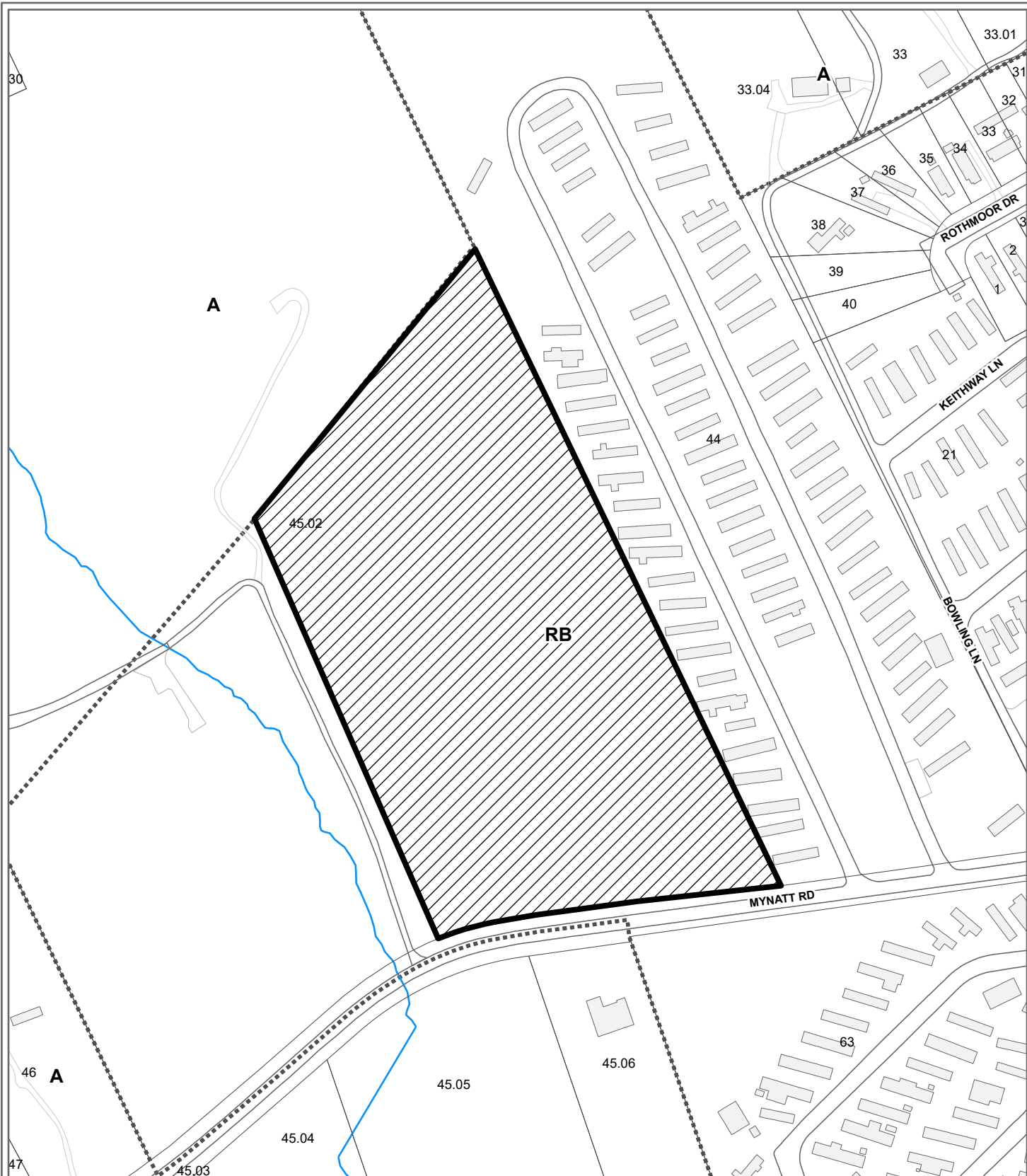
**6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.**

A. The proposed residential development is intentionally focused on a portion of the property that is outside the Hillside Protection (HP) area to the north. Conserving the steeper-sloped area of the property will help mitigate environmental impacts to the proposed development such as erosion and excessive stormwater runoff.

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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**9-B-22-UR  
USE ON REVIEW**

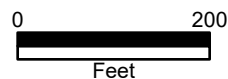


Mobile home park with 31 spaces in A (Agricultural), RB (General Residential)

Original Print Date: 8/23/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Robert G. Campbell & Associates

Map No: 48  
Jurisdiction: County



NORTH  
MAYNATT ROAD

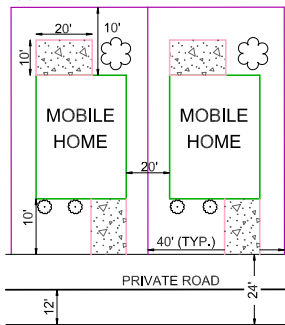
**ENGINEER:**  
ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
(865) 947-5996

**DEVELOPER:**  
KNOXVILLE EXCAVATING  
SHERMAN WIRES  
6326 MAYNARDVILLE PIKE  
KNOXVILLE, TN 37938  
(865) 679 3704

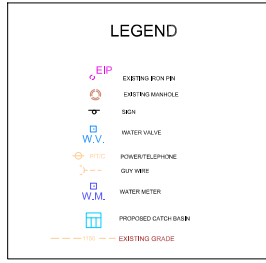
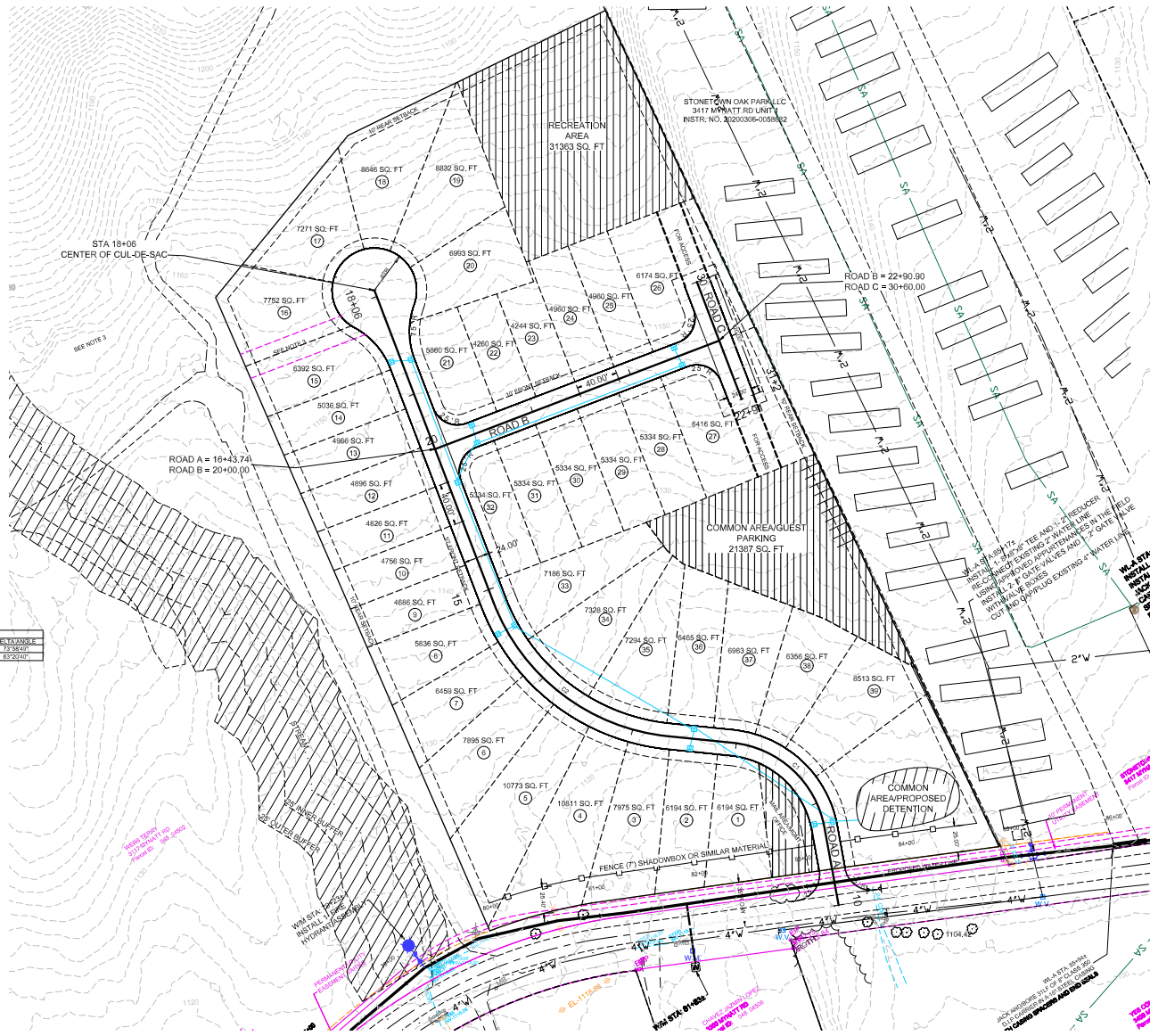
**Certification of Concept Plan.**  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee, I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been identified and described in a report filed with the Metropolitan Planning Commission.  
Registered Engineer  
Tennessee Certificate No. \_\_\_\_\_

CURVE TABLE					
CURVE	STATION	ARC LENGTH	CHORD BEARS	CHORD BEARINGS	DELTAS
C1	100.00'	126.17'	126.32'	8 47 27.60" E	73.9400°
C2	200.00'	225.11'	210.02'	N 50° 34' 45" W	67.2340°

SETBACKS:  
25' FRONT  
10' REAR  
10' SIDE



9-B-22-UR 8/24/2022



- NOTES:**
- EXISTING CONTOURS BASED ON STATE LIDAR DATA
  - ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - 25' ACCESS EASEMENT PROVIDED FOR ACCESSING GRAVEL ROAD TO TOWER.
  - FENCING WILL BE PROVIDED ALONG FRONTAGE OF MYNATT ROAD, THE REMAINING DEVELOPMENT WILL BE FENCED/LANDSCAPED.
  - STREAM MAY BE PRESENT WITHIN DEVELOPMENT BOUNDARY.
  - COMMON AREAS MAY CONTAIN STORAGE FACILITIES & PARK/OTHER AMENITIES.
  - EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
  - EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
  - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY, EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - WATER & SEWER PROVIDERS: HPUD

TOTAL AREA: +/- 42.08 ACRES  
AREA ZONED RB: +/- 16.8 ACRES  
NUMBER OF MOBILE HOME SPACES: 39  
CLT MAP: 48  
PARCELS: 45.02  
DEED REFERENCE: 201802200049203  
ZONING: RB  
PLANNING FILE NUMBER: 9-B-22-UR

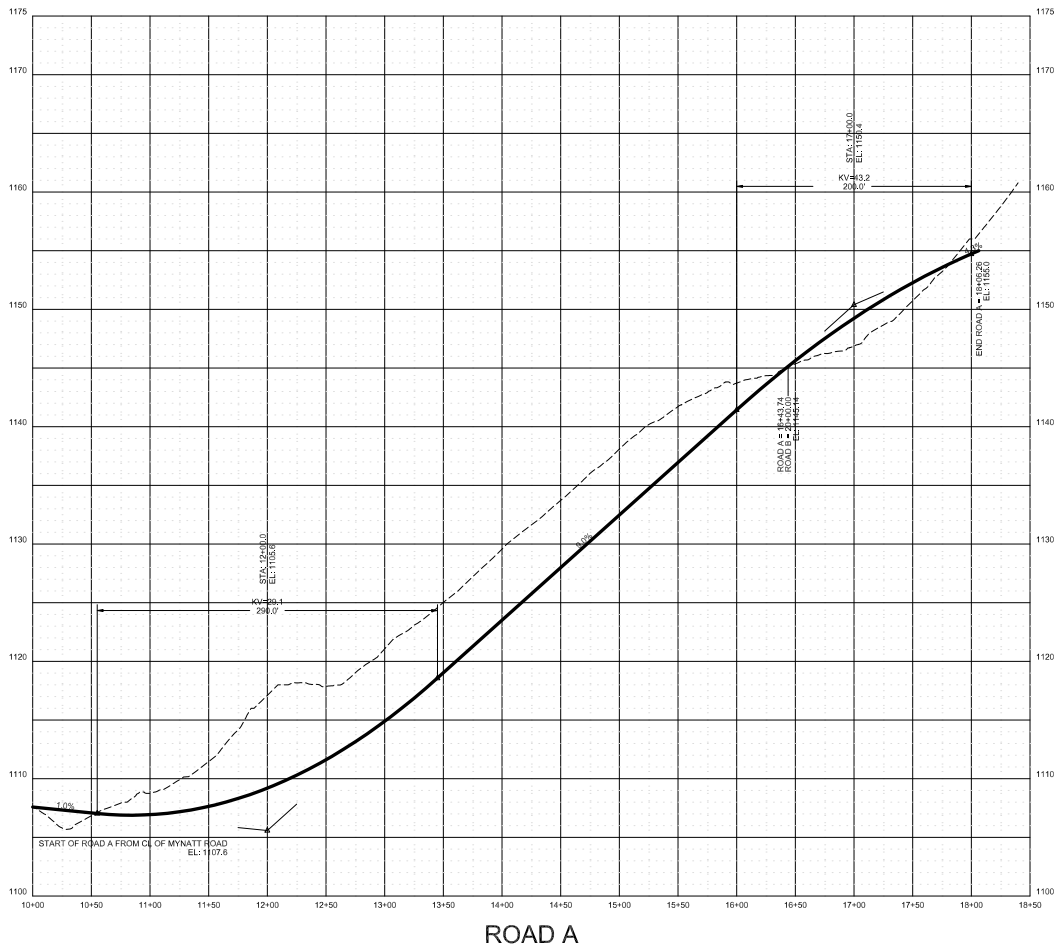


DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 1
DRAWN BY AJJ	DATE 7/25/2022	FILE NO. 21340	OF 2 SHEETS

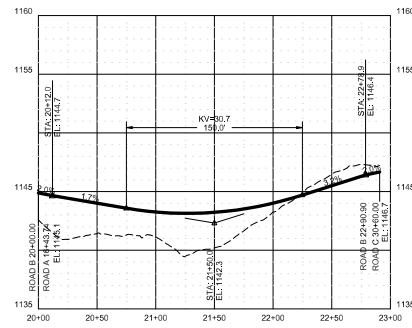
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

CONCEPT PLAN FOR:  
WALLER ESTATES MOBILE HOME PARK

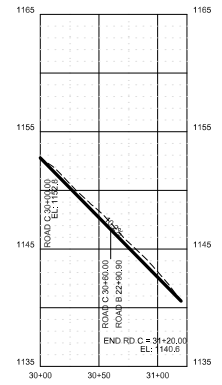
3117 MYNATT ROAD  
KNOX COUNTY



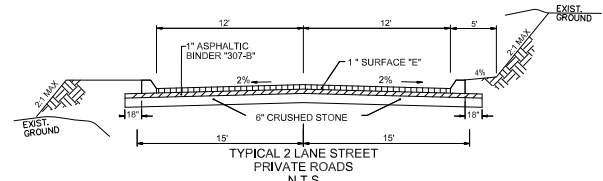
ROAD A



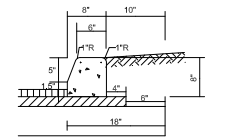
ROAD B



ROAD C



BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM 6999) PRIOR TO PLACEMENT OF FILL.  
 FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50, 83, FT.)  
 \*\* 0" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



STANDARD DETAIL 6" EXTRUDED CURB N.T.S.

NO.	REVISIONS

**RG&A** ROBERT G. CAMPBELL & ASSOC., L.P.  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

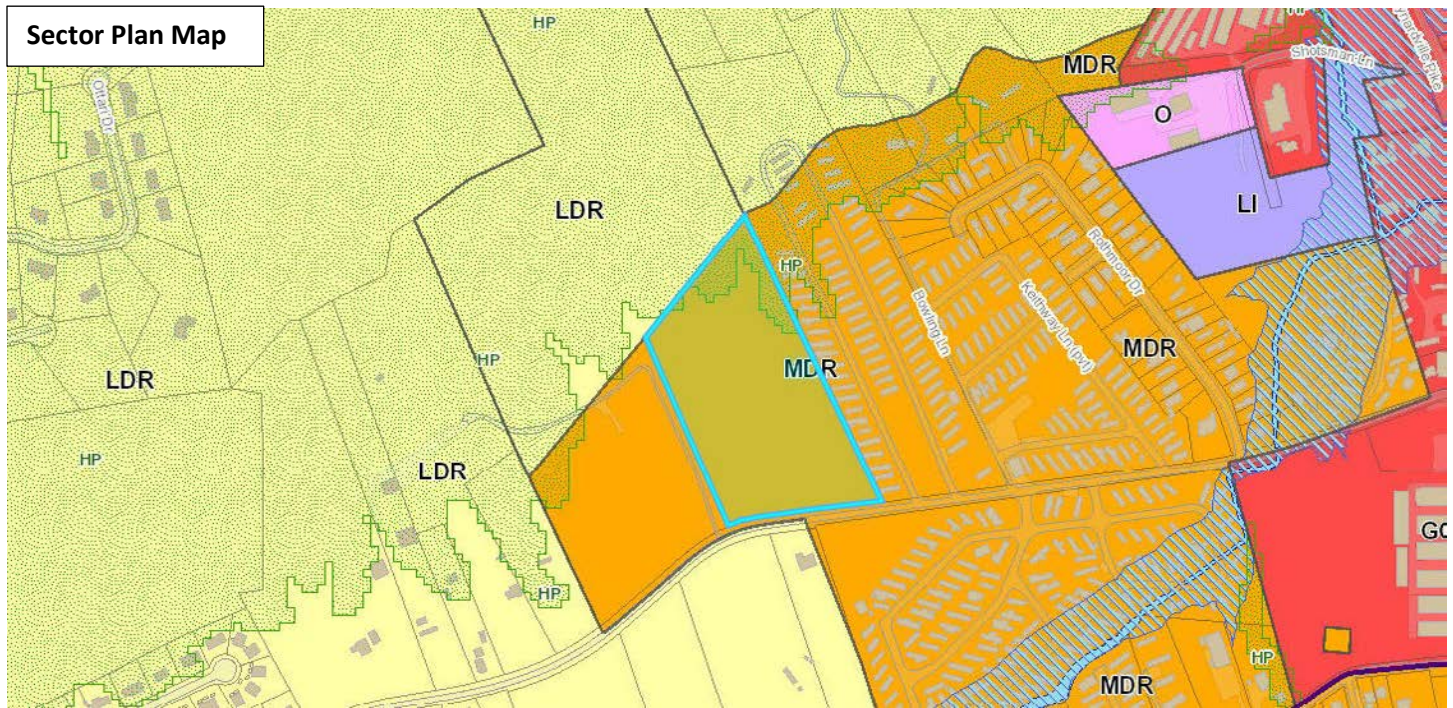
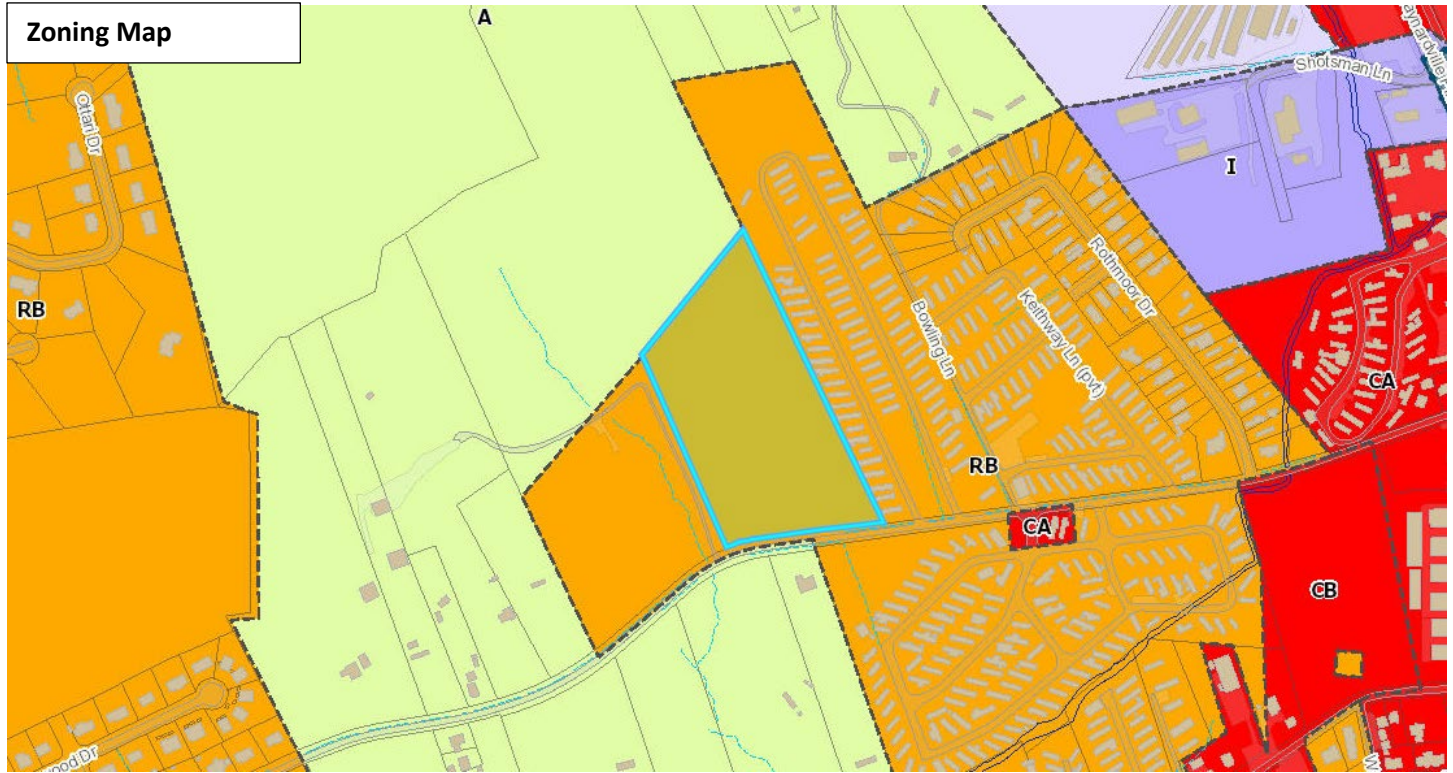
ROAD PROFILES

3117 MYNATT ROAD  
 KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1"=50'	NO. 2
DRAWN BY	DATE	FILE NO.	OF 2 SHEETS
AJJ	7/25/2022	21340	



# Exhibit A. 9-B-22-UR Contextual Images



# Exhibit A. 9-B-22-UR Contextual Images







# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Robert G. Campbell & Associates**

**7/27/2022**

Applicant Name

Date Filed

**9/8/2022**

**(Knox County Board of Zoning Appeals)**

**9-B-22-UR**

Planning Commission Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

## CORRESPONDENCE

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

**Austin Johnson Robert G. Campbell & Associates**

Name / Company

**7523 Taggart Ln Knoxville TN 37938**

Address

**865-947-5996 / austin.johnson@rgc-a.com**

Phone / Email

## CURRENT PROPERTY INFO

**Terry Webb**

**3015 Mynatt Rd. Rd. Knoxville TN 37918**

**865-679-3704**

Owner Name (if different)

Owner Address

Owner Phone / Email

**3117 MYNATT RD**

Property Address

**48 045.02 (part of)**

**8.6 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Hallsdale-Powell Utility District**

**Hallsdale-Powell Utility District**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Mynatt Road, west of Bowling Lane**

General Location

City **Commission District 7 A (Agricultural), RB (General Residential)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**North County**

**LDR (Low Density Residential), MDR (Medium Density Re**

**Planned Growth Area**

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Mobile home park with 31 spaces**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information \_\_\_\_\_

- Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

- Zoning Change

Proposed Zoning

Proposed Density (units/acre)   Previous Zoning Requests

- Plan Amendment Change

Proposed Plan Designation(s)

Additional Information \_\_\_\_\_

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1

**\$1,400.00**

Fee 2

Fee 3

Total

## AUTHORIZATION

*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.*

**Terry Webb, 3015 Mynatt Rd. Rd. Knoxville TN 37918**

**7/27/2022**

Application Authorized By

Affiliation

Date

**865-679-3704**

Phone / Email

Staff Signature

Please Print

Date Paid



# 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

Robert G. Campbell & Associates

Engineer/Surveyor

Applicant Name

Affiliation

~~7/25/2022~~ 7/25/2022

~~9/8/2022~~ 9/8/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

9-B-22-UR

### CORRESPONDENCE

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

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

Austin Johnson

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

austin.johnson@rgc-a.com

Phone

Email

### CURRENT PROPERTY INFO

Terry Webb

3015 Mynatt Road, Knoxville, TN 37918

865-679-3704

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3117 Mynatt Road, Knoxville TN 37918

048 04502 (part of)

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

North side of Mynatt Road, west of Bowling Lane  
~~1990' southwest of the intersection of Maynardville Hwy~~

~~42.08 acres~~ 8.6 acres

General Location

Tract Size

7

RB & A

vacant land

City  County

District

Zoning District

Existing Land Use

North County

MDR & LDR with HP

Planned Growth

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) \_\_\_\_\_  
 Other (specify) Mobile home park with 31 spaces

Related City Permit Number(s)

**SUBDIVISION REQUEST**

~~Walter Estates~~ Walter Estates  
 Proposed Subdivision Name \_\_\_\_\_  
 Combine Parcels   
  Divide Parcel   
 Total Number of Lots Created 31  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements

Related Rezoning File Number  
4-H-22-RZ  
4-B-22-SP

**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	403	UOR (5-10 acres)	<b>\$1,400</b>
Fee 2			
Fee 3			

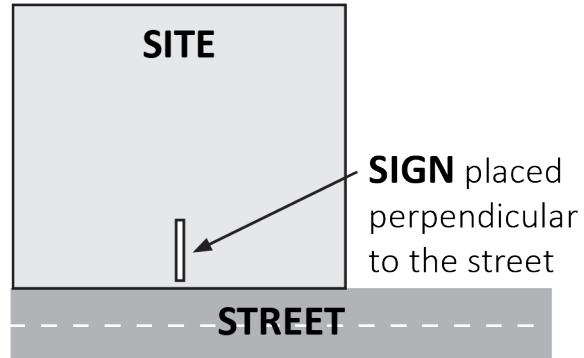
MR

**AUTHORIZATION**

	Robert G. Campbell & Associates	<u>7-25-2022</u>
Applicant Signature	Please Print	Date
865-947-5996	austin.johnson@rgc-a.com	
Phone Number	Email	
	Terry Webb	<u>7-25-2022</u>
Property Owner Signature	Please Print	Date

MR 7/27/2022

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:***

\_\_\_\_\_ and \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**File Number:** \_\_\_\_\_

- Sign posted by Staff
- Sign posted by Applicant