



SPECIAL USE REPORT

▶ **FILE #:** 4-C-23-SU

AGENDA ITEM #: 21

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** ANDREW GODWIN

OWNER(S): Bobby Smelcer

TAX ID NUMBER: 109 I A 021.01

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3314 W BLOUNT AVE

▶ **LOCATION:** East side of W. Blount Ave., north of Baldwin Ave.

▶ **APPX. SIZE OF TRACT:** 14.95 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Wrinkle Ave, a private road with a pavement width of 13-ft within a right-of-way width ranging from 29-ft to 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **ZONING:** AG (General Agricultural), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Public Parks, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Campground

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Public parks - OS (Open Space)

South: Agricultural/forestry/vacant, single family residential, public/quasi public land - RN-2 (Single-Family Residential Neighborhood)

East: Office, agricultural/forestry/vacant - RN-3 (General Residential Neighborhood)

West: Public parks - OS (Open Space)

NEIGHBORHOOD CONTEXT: To the north, this site abuts the 85-acre Fort Dickerson Park & Augusta Quarry Lake within Knoxville's Urban Wilderness trail and park system and single family residential uses to the south.

STAFF RECOMMENDATION:

▶ **APPROVE the Special Use for a campground with a maximum of 13 campsites in the locations depicted on the site plan, subject to 7 conditions.**

1. Meeting the requirements of the principal use standards for campgrounds (Article 9.3.C) of the City of Knoxville Zoning Ordinance.

2. 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.

3. Motorhome RVs shall be not be permitted. (Cargo/sprinter vans are permissible.)
4. Meeting the requirements of Article 11 (Off-Street Parking) of the City of Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
6. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
7. 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 13 primitive campsites as shown in the site plan. This proposal is specific to providing the type of camping amenities presented in this application and not to other types of camping, such as motorhome RVs. Access to the site is via Wrinkle Ave, which is a private road.

PRINCIPAL USE STANDARDS

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

1. The minimum area for a campground is three acres. (The site is 17.94 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. There is no water, electric, or food storage. Sewage per portable toilets.)
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. (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.)
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. (No new structures are proposed at this time.)
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. (Alternative Landscape Design has been approved. Existing crushed stone drive within the setback is permitted along northern boundary of site, including a 6-ft tall privacy screen over chain link.)

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- A. The One Year Plan designation for this site is SWMUD-2 (South Waterfront Mixed Use District 2), LDR (Low Density Residential), CI (Civic/Institutional) and HP (Hillside Protection).
- B. The South City Sector Plan designation for this site is LDR (Low Density Residential), CI (Civic/Institutional) and HP (Hillside Protection).
- C. AG zoning that the applicant is requesting to develop under can be considered under the LDR land use designation.
- D. The property is located within the HP (Hillside Protection). The proposed development will require 0.49 acres of land disturbance, which is in compliance with the recommended disturbance of 4.76 acres.
- E. This property is also within the Knoxville South Waterfront Vision Plan. The campground provides recreational uses and access to Augusta Quarry as proposed in the plan.

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.).
- C. The property is within the HP (Hillside Protection) overlay district. The proposed development will require minimal land disturbance and is in compliance with the HP overlay standards.

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 a private road south of the 85-acre Fort Dickerson Park & Augusta

Quarry Lake within Knoxville's Urban Wilderness trail and park system and north of a single-family residential city block along Baldwin Ave.
B. All 13 campsites run along the existing driveway on the north side of the property and border the property line with the quarry. Therefore, the campsites closest to the adjacent city block are over 700-ft from the closest house.
C. The campground will be screened from view of nearby homes using the existing tree canopy.

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 and noises from grilling/campfires but this would not be 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. The site is located on Wrinkle Ave, a private road, so it will not draw substantial additional traffic through residential streets.

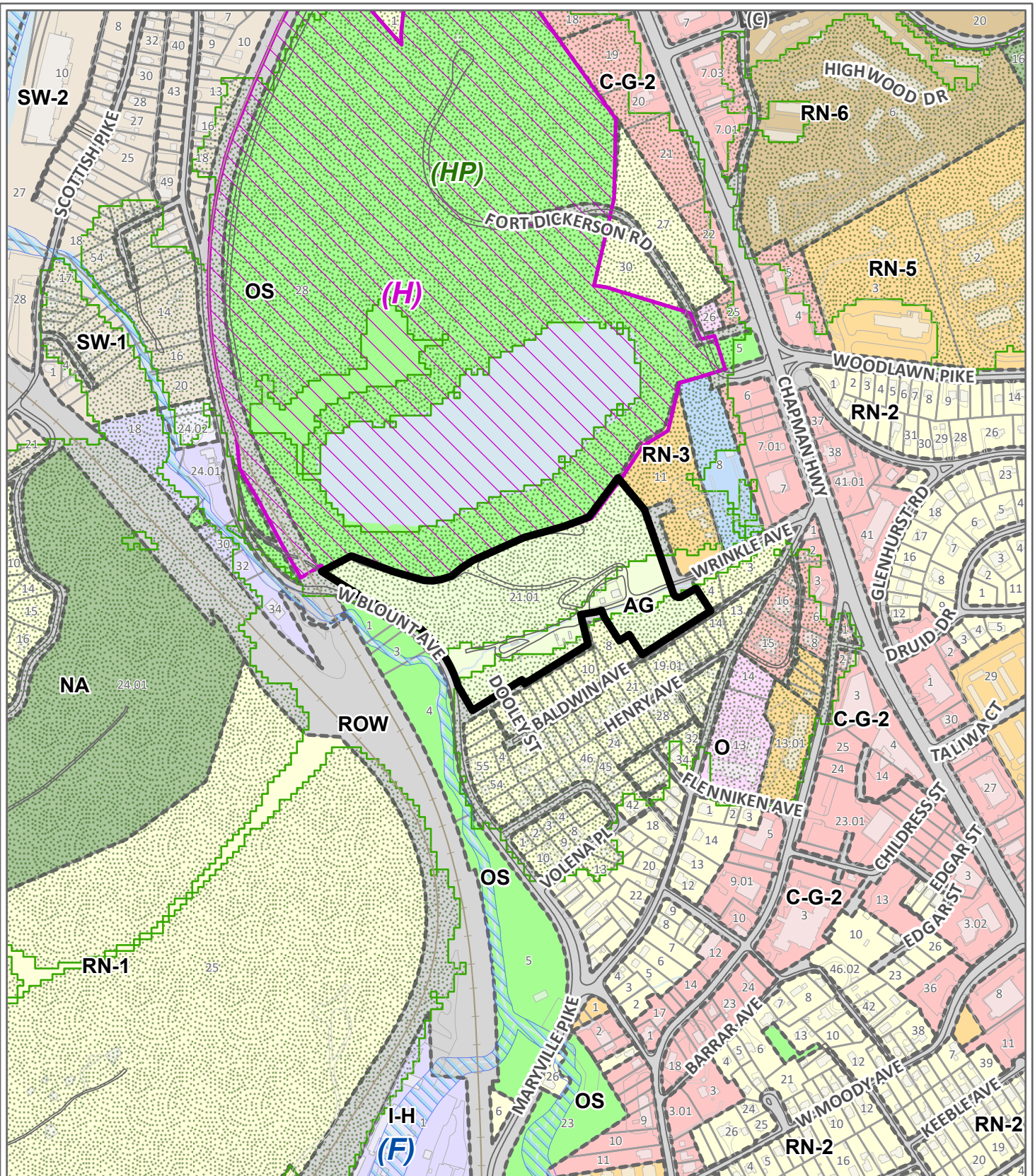
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for future uses on this site.

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



SPECIAL USE

4-C-23-SU

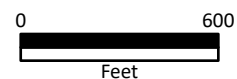
Petitioner: Andrew Godwin

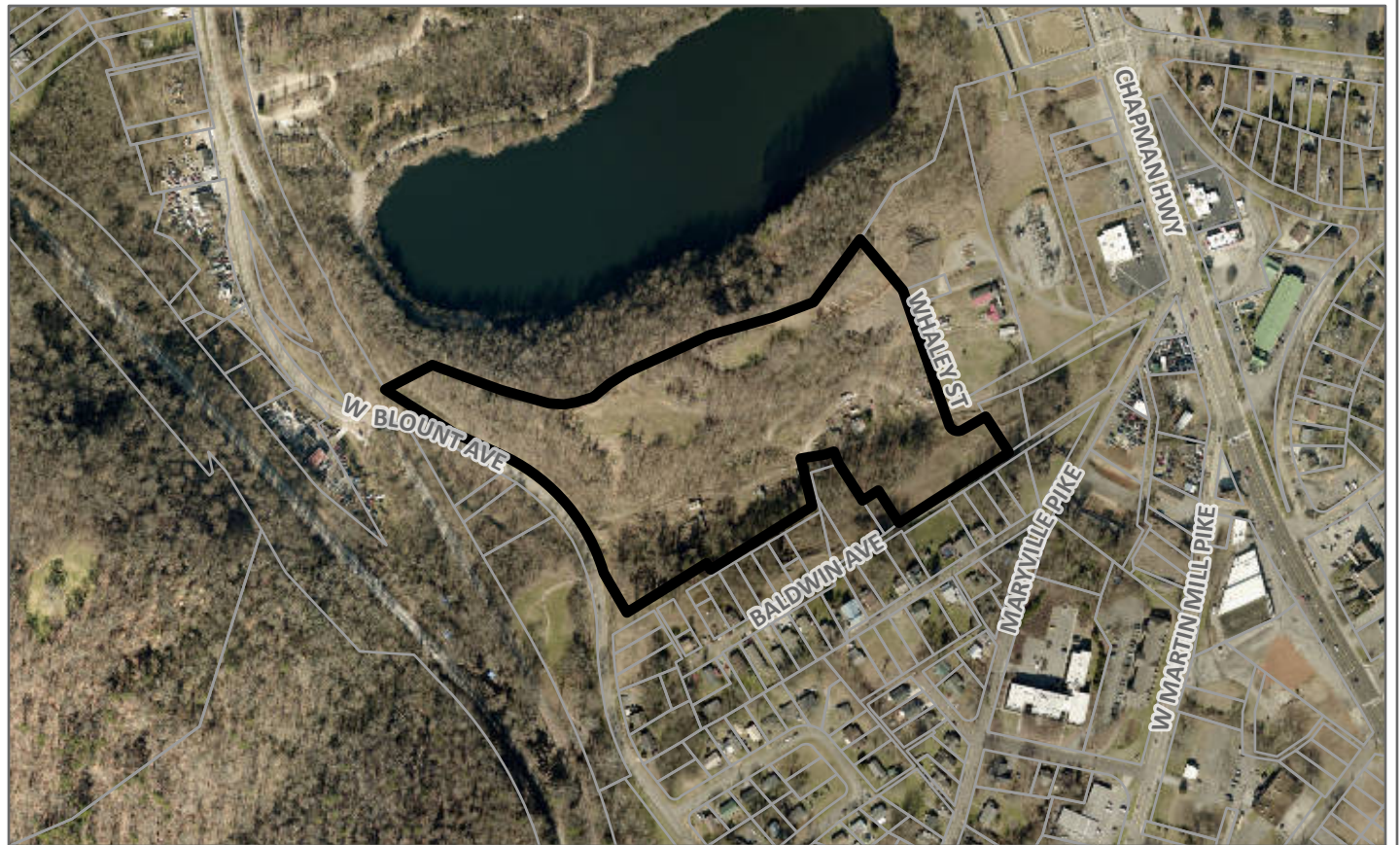


Campground in AG (General Agricultural), HP (Hillside Protection Overlay)

Map No: 109
Jurisdiction: City

Original Print Date: 4/4/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Existing Land Use and Aerial Maps

4-C-23-SU



Case boundary



QUARRY TRAILS CAMPGROUND

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GENERAL NOTES

IN ALL CASES: IN THE EVENT OF A DISCREPANCY, CONTACT THE DESIGNER IN WRITING TO RECEIVE A WRITTEN CLARIFICATION PRIOR TO PROCEEDING.

GENERAL

- 1 THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN COMPLIANCE WITH ALL CURRENT GOVERNING CODES, ORDINANCES, AND REGULATIONS APPLICABLE TO THE PROJECT, AND SHALL FILE AND OBTAIN ALL NECESSARY PERMIT(S), LICENSE(S), INSPECTION(S), AND CERTIFICATE(S) OF OCCUPANCY AND/OR COMPLETION TO COMMENCE, PERFORM, AND COMPLETE THE WORK, INCLUDING PAYMENT OF APPLICABLE FEES.
- 2 THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATES OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE AS REQUIRED BY LAW OR ORDER.
- 3 DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FACE OF STUD, FACE OF EXISTING WALL, AND FACE OF CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS CLEAR (CLR) ARE FROM FINISH FACE TO FINISH FACE. DIMENSIONS NOTED AS CENTER (CTR OR CL) ARE CENTER LINE TO CENTER LINE.
- 4 ALL WORK IS NEW UNLESS SPECIFICALLY INDICATED AS EXISTING.

COORDINATION

- 1 THE CONTRACTOR SHALL COORDINATE ALL TRADES AND ALL WORK WITH ALL CONTRACT DOCUMENTS, INCLUDING A COMPLETE SET OF DRAWINGS, A COMPLETE PROJECT MANUAL, AND ALL ADDENDA, REVISIONS, AND OTHER CHANGES ISSUED BY THE DESIGNER.
- 2 THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DOCUMENTS AND VERIFY FIELD CONDITIONS, DIMENSIONS, SPOT ELEVATIONS, AND REQUIRED CLEARANCES PRIOR TO COMMENCEMENT TO CONFIRM THAT THE WORK IS ABLE TO BE EXECUTED AS SHOWN. NO EXTRA PAYMENTS WILL BE ALLOWED TO THE CONTRACTOR OR SUBCONTRACTORS FOR WORK CAUSED BY CONDITIONS WHICH CAN BE DETERMINED BY EXAMINING THE SITE AND DOCUMENTS. UTILIZE TN-ONE-CALL. ENSURE ALL UTILITIES ARE LOCATED PRIOR TO COMMENCEMENT.
- 3 THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO CONFIRM: SCHEDULE, SEQUENCE, PHASING, COORDINATION, STAGING AND MOVEMENT OF MATERIALS, PROTECTION OF EXISTING CONSTRUCTION, SALVAGE MATERIALS, CONSTRUCTION UTILITIES, TEMPORARY SANITARY FACILITIES, TEMPORARY BARRIERS AND PROTECTIONS, MAINTAINING EXITS AND EGRESS WIDTHS REQUIRED BY CODE DURING ALL PHASES OF CONSTRUCTION, MINIMIZING DISRUPTIONS OF THE FACILITY'S FUNCTIONS DURING CONSTRUCTION, DAILY CLEANUP AND FINAL CLEANING. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER REGARDING ANY REQUIRED DISRUPTION IN BUILDING SERVICES OR ACCESS THAT MIGHT AFFECT BUILDING TENANTS. PROVIDE TEMPORARY ENCLOSURE(S) AS REQUIRED TO ENSURE SPACES OCCUPIED BY OWNER REMAIN WITHIN NORMAL INDOOR TEMPERATURE AND HUMIDITY RANGES.
- 4 THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW ALL SHOP DRAWINGS/SUBMITTALS AND NOTE ALL ITEMS WHICH DEVIATE FROM THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. NO SUBSTITUTIONS OR DEVIATIONS WILL BE ALLOWED UNLESS NOTED AND REVIEWED AND APPROVED BY THE OWNER AND DESIGN TEAM.

DEMOLITION AND CONSTRUCTION

- 1 ONE FULLY APPROVED SET OF DOCUMENTS ARE TO REMAIN ON SITE AND AVAILABLE FOR USE BY DESIGNER, OWNER, AND AUTHORITIES HAVING JURISDICTION AT ALL TIMES.
- 2 THE CONTRACTOR IS RESPONSIBLE FOR: MEANS, METHODS, AND TECHNIQUES OF CONSTRUCTION; FOR TEMPORARY SHORING, BRACING, AND OTHER SUPPORTS REQUIRED TO COMPLETE THE WORK; FOR INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK; AND FOR THE ACTS, ERRORS, AND OMISSIONS OF ALL SUBCONTRACTORS. THE CONTRACTOR SHALL PROVIDE ALL MEASURES TO PROTECT WORK, WORKERS, AND THE PUBLIC DURING CONSTRUCTION. PROVIDE DIRECTIONAL SIGNAGE, BARRIERS, AND OTHER TEMPORARY PROTECTIONS AS REQUIRED FOR SAFETY. IF, DURING THE COURSE OF WORK, THE CONTRACTOR OBSERVES AN EXISTING CONDITION THAT APPEARS UNSAFE OR UNDESIRABLE, CONTACT THE DESIGNER IMMEDIATELY.
- 3 THE CONTRACTOR AND SUBCONTRACTORS SHALL BE SKILLED AND EXPERIENCED IN WORK OF A SIMILAR SIZE, SCOPE, AND COMPLEXITY. WORK SHALL BE EXECUTED TO MEET INDUSTRY-STANDARD REFERENCE STANDARDS WHETHER SPECIFICALLY INDICATED OR NOT.
- 4 ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, INCLUDING MOCKUPS. COMPLETE INSTALLATION AS SUCH, INCLUDING ACCESSORIES, IS INCLUDED IN THE CONTRACT. ALL WORK IMPACTING EXISTING CONSTRUCTION, INCLUDING ROOFING, SHALL NOT REDUCE WARRANT(IES) IN EFFECT PRIOR TO CONSTRUCTION.
- 5 THIS SITE MUST BE TREATED WITH RESPECT. ALL WORK SHALL BE COMPLETED WITH CARE. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ELEMENTS TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY THE WORK OF THE CONTRACTOR AND ALL SUBCONTRACTORS. ALL EXISTING CONSTRUCTION DISTURBED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE PATCHED TO MATCH THE EXISTING FINISHES.
- 6 REPAIR OF EXISTING-TO-REMAIN ELEMENTS (CONSTRUCTION, FIXTURES, FINISHES, EQUIPMENT, ETC) DUE TO DAMAGE CAUSED BY FACILITATION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR, IS INCLUDED IN THE CONTRACT, AND DOES NOT CONSTITUTE ADDITIONAL PAYMENT. REMOVAL AND REINSTALLATION OF ANY EXISTING-TO-REMAIN ELEMENTS NECESSARY TO FACILITATE THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR, IS INCLUDED IN THE CONTRACT, AND DOES NOT CONSTITUTE ADDITIONAL PAYMENT.
- 7 WHERE DEMOLITION IS INDICATED, THE DRAWINGS SHOW THE GENERAL CONCEPT OF THE DEMOLITION TO BE PERFORMED, AND ARE NOT INTENDED TO BE WHOLLY INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS TO MEET DEMOLITION REQUIREMENTS. WHERE DEMOLISHED IN PART OR IN WHOLE, SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED OR TERMINATED IN ACCORDANCE WITH THE APPROVED RULES AND REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY.
- 8 DO NOT CUT AND PATCH IN A MANNER THAT RESULTS IN VISUAL EVIDENCE OF CUTTING AND PATCHING. AS PART OF THE CONTRACT, EXTEND INDICATED SCOPE AREAS AS REQUIRED TO ENSURE CUTTING AND PATCHING IS SEAMLESSLY INCORPORATED INTO EXISTING CONDITIONS.
- 9 THE CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN A CLEAR PATH TO ALL EXITS SERVING THE BUILDING, INCLUDING FIRE STAIR ACCESS POINTS.
- 10 DISSIMILAR MATERIALS SHALL BE SEPARATED AS RECOMMENDED BY THE MANUFACTURER, OR BY BITUMINOUS COATING OR 60 mil FULLY ADHERED EPDM IF APPROVED BY DESIGNER. DO NOT ALLOW ALUMINUM TO CONTACT PRESSURE TREATED WOOD, CONCRETE, OR MASONRY. ALL WOOD EXPOSED TO WEATHER AND/OR IN CONTACT WITH MASONRY OR CONCRETE AND/OR WITHIN 24" OF GRADE SHALL BE PRESSURE TREATED, EXCEPT AS SPECIFICALLY NOTED.
- 11 WOOD-FRAMED SCOPE AREAS SHALL BE TREATED FOR WOOD-DESTROYING INSECTS.

GENERAL NOTES, CONTINUED

STRUCTURAL

- 1 NO STRUCTURAL SCOPE.

CIVIL / LANDSCAPE

- 1 THE CONTRACTOR SHALL IMPLEMENT ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. FOLLOW THE CITY OF KNOXVILLE STORMWATER ENGINEERING DIVISION BEST MANAGEMENT PRACTICES MANUAL, UNLESS NOTED OTHERWISE. ALL LANDSCAPING SHALL COMPLY WITH CITY OF KNOXVILLE (OR OTHER APPLICABLE) CODE OF ORDINANCE CHAPTER 14: HORTICULTURE (TREE PROTECTION ORDINANCE) AND ZONING CODE ARTICLE 12: LANDSCAPE.

MECHANICAL, ELECTRICAL, PLUMBING, GAS, FIRE PROTECTION, COMMUNICATIONS

- 1 NO MECHANICAL, ELECTRICAL, PLUMBING, GAS, FIRE PROTECTION, OR COMMUNICATIONS SCOPE.

ABBREVIATIONS AND SYMBOLS

ABBREVIATIONS

| | |
|--|--|
| ACT: ACOUSTICAL CEILING TILE & GRID SYSTEM | INSL: INSULATION |
| ADA: AMERICANS WITH DISABILITIES ACT | MAX: MAXIMUM |
| AFA: AUTOMATIC FIRE SPRINKLER DOCS | MECH: MECHANICAL DOCS |
| AHJ: AUTHORITY HAVING JURISDICTION | MFR: MANUFACTURER |
| APPROX. +/-: APPROXIMATELY | MIN: MINIMUM |
| BD: BOARD | MO: MASONRY OPENING |
| BTM: BOTTOM | MTD: MOUNTED |
| C, CL, CTR, c: CENTER LINE, CENTER | MTL: METAL |
| CFA: CLEAR FLOOR AREA PER ADA | OC: ON CENTER |
| CLS: CEILING | OD: OUTSIDE DIAMETER |
| CLR: CLEAR, FACE TO FACE | OH: OPPOSITE HAND |
| D: DEEP, DEPTH | OPG: OPENING |
| DEG: DEGREE(S) | PLMB: PLUMBING DOCS |
| DEMO: DEMOLITION | PT: PRESSURE TREATED |
| DOCS: CONTRACT DOCUMENTS | PTD: PAINTED |
| DIA: DIAMETER | R&S: ROOF AND SHELF |
| DS: DOWNSPOUT | REF: REFER TO, REFERENCE |
| DWG, DWGS: DRAWING, DRAWINGS | REQD: REQUIRED |
| ETC: ET CETERA | RO: ROUGH OPENING |
| ELEC: ELECTRICAL DOCS | SCHED: SCHEDULE |
| ELEV: ELEVATION | SIM: SIMILAR |
| EQ = EQUAL | SPECS: PROJECT MANUAL |
| EXST: EXISTING | STRUCT: STRUCTURAL DOCS |
| FFE: FINISHED FLOOR ELEVATION | SUB: SUBSTITUTION APPROVED BY DESIGNER |
| FIN: FINISHED | T: THICK, THICKNESS |
| FLR: FLOOR | TYP: TYPICAL |
| FRG: FIRE-RATED GLAZING AND FRAME | UNO: UNLESS NOTED OTHERWISE |
| FRT: FIRE-RETARDANT-TREATED | VIF: VERIFY IN FIELD, CONTACT DESIGNER IF DISCREPANCY IS FOUND |
| GALV: GALVANIZED | W: WIDE, WIDTH |
| GYP: GYPSUM BOARD | WD: WOOD |
| H: HEIGHT | *: TEMPERED GLAZING |

SYMBOLS

| | |
|------------------------------|---|
| — — — | CENTER LINE: ALIGN CENTERS OF ITEMS AS SHOWN |
| <XXX | ACCESSORY TAG: REFER TO SCHEDULE OR LEGEND ON SAME SHEET |
| (XXX) | DOOR TAG: REFER TO DOOR SCHEDULE |
| [XX] | KEY NOTE: REFER TO KEY NOTE LEGEND ON SAME SHEET |
| ◇ | OPENING TAG: REFER TO WINDOW SCHEDULE |
| XXX [XXX] | ROOM TAG: NUMERIC VALUE AND/OR ROOM NAME IS REFERENCED IN MULTIPLE LOCATIONS. REFER ALSO TO THE FINISH SCHEDULE |
| ◇ → | WALL TAG: REFER TO WALL SCHEDULE |
| (X AXXX) | ENLARGED PLAN: NUMBER AND SHEET |
| (X AXXX) | SECTION: NUMBER AND SHEET |
| ◇ AXXX | INTERIOR ELEVATION: NUMBER AND SHEET |
| (X AXXX) XXX SCALE: | DRAWING TITLE: NUMBER, SHEET, TITLE, AND SCALE |

DRAWING INDEX

| NO | DESCRIPTION | ISSUE DATE | REVISIONS | REV DATE |
|------|----------------|------------|-----------|------------|
| | COVER SHEET | | | |
| A001 | SITE DIAGRAMS | 2/3/2023 | | |
| A101 | SITE PLAN | | | |
| A102 | LANDSCAPE PLAN | 7/26/2022 | 1 | 10/19/2022 |

2018 INTERNATIONAL FIRE CODE REVIEW

| REFERENCE | TOPIC | REQUIREMENT | DESIGN |
|--------------|---|---|---|
| 3103.2, EX 1 | TEMPORARY TENTS AND MEMBRANE STRUCTURES, APPROVAL REQUIRED, EXCEPTION 1 | TENTS USED EXCLUSIVELY FOR RECREATIONAL CAMPING PURPOSES DO NOT REQUIRE A PERMIT OR APPROVAL FROM THE FIRE CODE OFFICIAL. | |
| 3103.8.1 | ACCESS, LOCATION, AND PARKING - ACCESS | FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 503. | |
| 503.2.1 | FIRE APPARATUS ACCESS ROADS - SPECIFICATIONS - DIMENSIONS | UNOBSTRUCTED WIDTH OF 20 FEET MINIMUM, UNOBSTRUCTED HEIGHT OF 13 FEET 6 INCHES MINIMUM. | Q10 ENGINE TESTED EXISTING SITE ROAD ON AUGUST 11, 2022. COMMENTS: VERTICAL CLEARANCE TO 13 FEET IS REQUIRED (TREE TRIMMING) INSTALL DRAIN TILE AT EXISTING SWALE IN ROAD. NO OTHER COMMENTS. |
| 503.2.4 | FIRE APPARATUS ACCESS ROADS - TURNING RADIUS | DETERMINED BY THE FIRE CODE OFFICIAL. | |
| 503.2.5 | FIRE APPARATUS ACCESS ROADS - DEAD ENDS | DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. | |
| 503.2.7 | FIRE APPARATUS ACCESS ROADS - GRADE | ESTABLISHED BY THE FIRE CODE OFFICIAL. | |
| 503.2.8 | FIRE APPARATUS ACCESS ROADS - ANGLES OF APPROACH AND DEPARTURE | ESTABLISHED BY THE FIRE CODE OFFICIAL. | |

NOTE: OWNER TO MAINTAIN 13 FEET MINIMUM VERTICAL CLEARANCE AT FIRE APPARATUS ACCESS ROAD, INCLUDING TREE TRIMMING.

NOTE: OWNER TO INSTALL DRAIN TILE AT EXISTING SWALE IN FIRE APPARATUS ACCESS ROAD

GENERAL INFORMATION

| | |
|-------------|---|
| ADDRESS | 3314 W BLOUNT AVE KNOXVILLE, TN 37920 |
| DESCRIPTION | 13 CAMPSITES. SCOPE INCLUDES LANDSCAPING (VEGETATION AND GRAVEL). |

REGULATORY REQUIREMENTS

| | |
|------|---|
| 2018 | INTERNATIONAL BUILDING CODE |
| | INTERNATIONAL RESIDENTIAL CODE |
| | INTERNATIONAL EXISTING BUILDING CODE |
| | INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS |
| | INTERNATIONAL ENERGY CONSERVATION CODE |
| | INTERNATIONAL PLUMBING CODE |
| | INTERNATIONAL MECHANICAL CODE |
| | INTERNATIONAL FUEL GAS CODE |
| | INTERNATIONAL SWIMMING POOL AND SPA CODE |
| | INTERNATIONAL PROPERTY MAINTENANCE CODE |
| 2012 | INTERNATIONAL GREEN CONSTRUCTION CODE |
| 2009 | ICC ANSI A117.1 ACCESSIBILITY CODE |
| 2017 | NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS |

ON-SITE CONTACTS

| | |
|---------------|--------------|
| BOBBY SMELCER | 865-250-3924 |
|---------------|--------------|

OWNER
BOBBY C. SMELCER
137 WRINKLE AVENUE
KNOXVILLE, TN 37920

ARCHITECT
SPARKMAN & ASSOCIATES
ARCHITECTS, INC
2908 SEVIER AVENUE
KNOXVILLE, TN 37920
PHONE: (865) 584-9885
SPARKMANARCHITECT.COM

4-C-23-SU
3/6/2023

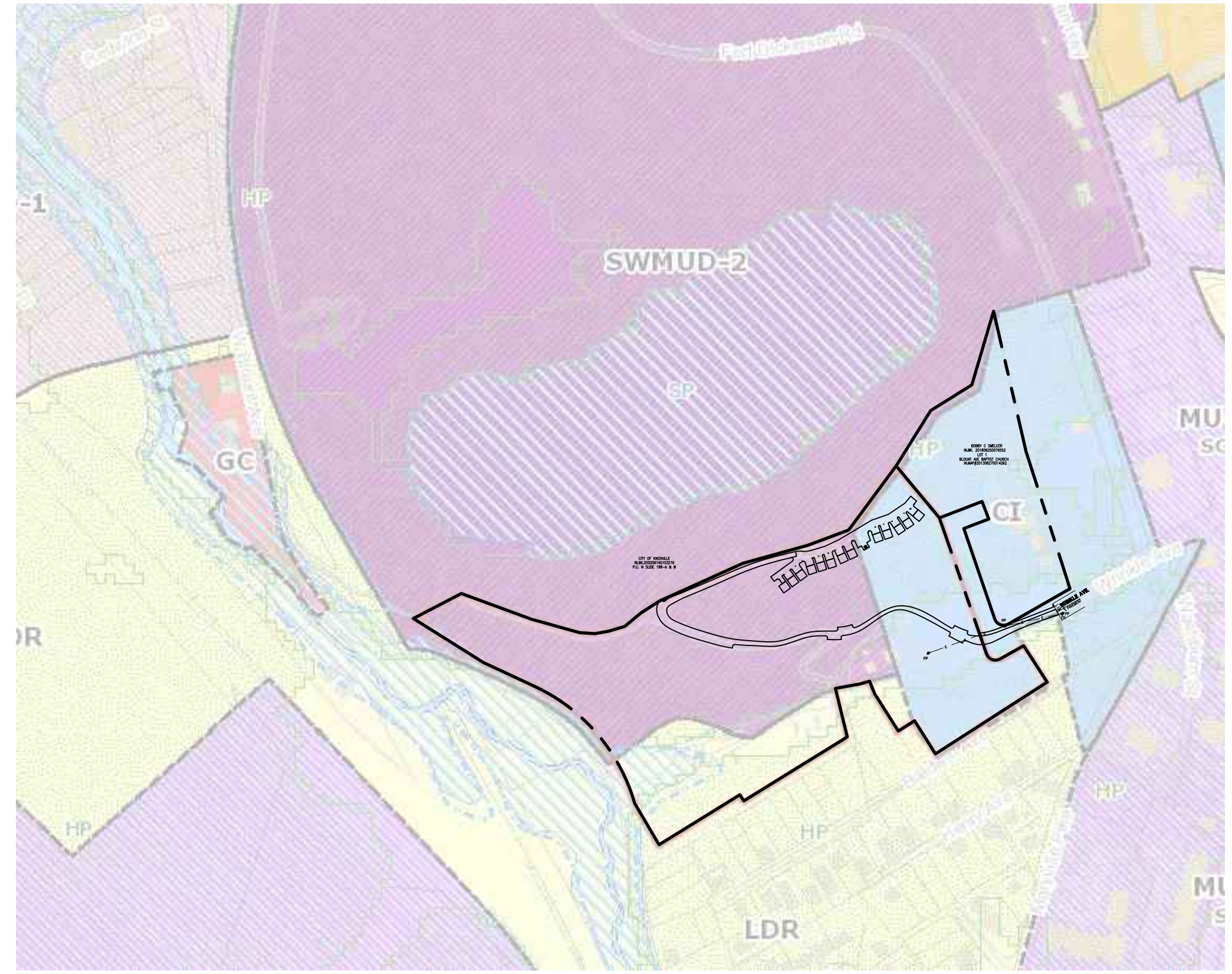
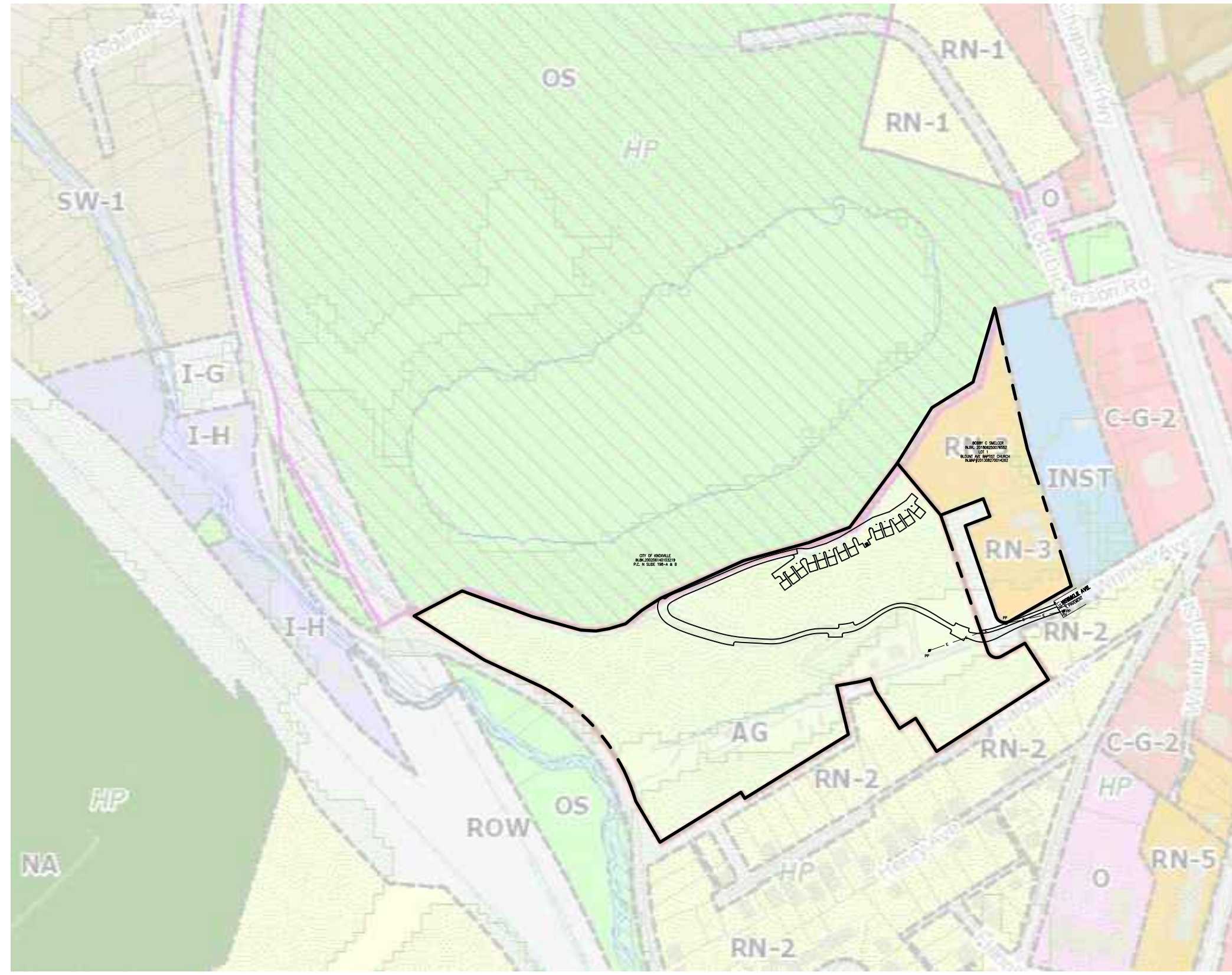
PROJECT
QUARRY TRAILS CAMPGROUND
3314 W BLOUNT AVENUE
KNOXVILLE, TN 37920

S&A #: 2137-22

DRAWN: A. GODWIN
CHECKED: S. TAROVELLA

SD: MAY 2, 2022
SD: MAY 4, 2022
VARIANCE: JUNE 8, 2022
SPECIAL USE: JUNE 15, 2022
SITE VERIFY: JULY 11, 2022
ALD #1: JULY 26, 2022
ALD #2: OCTOBER 19, 2022
UoR: FEBRUARY 3, 2023

COVER SHEET

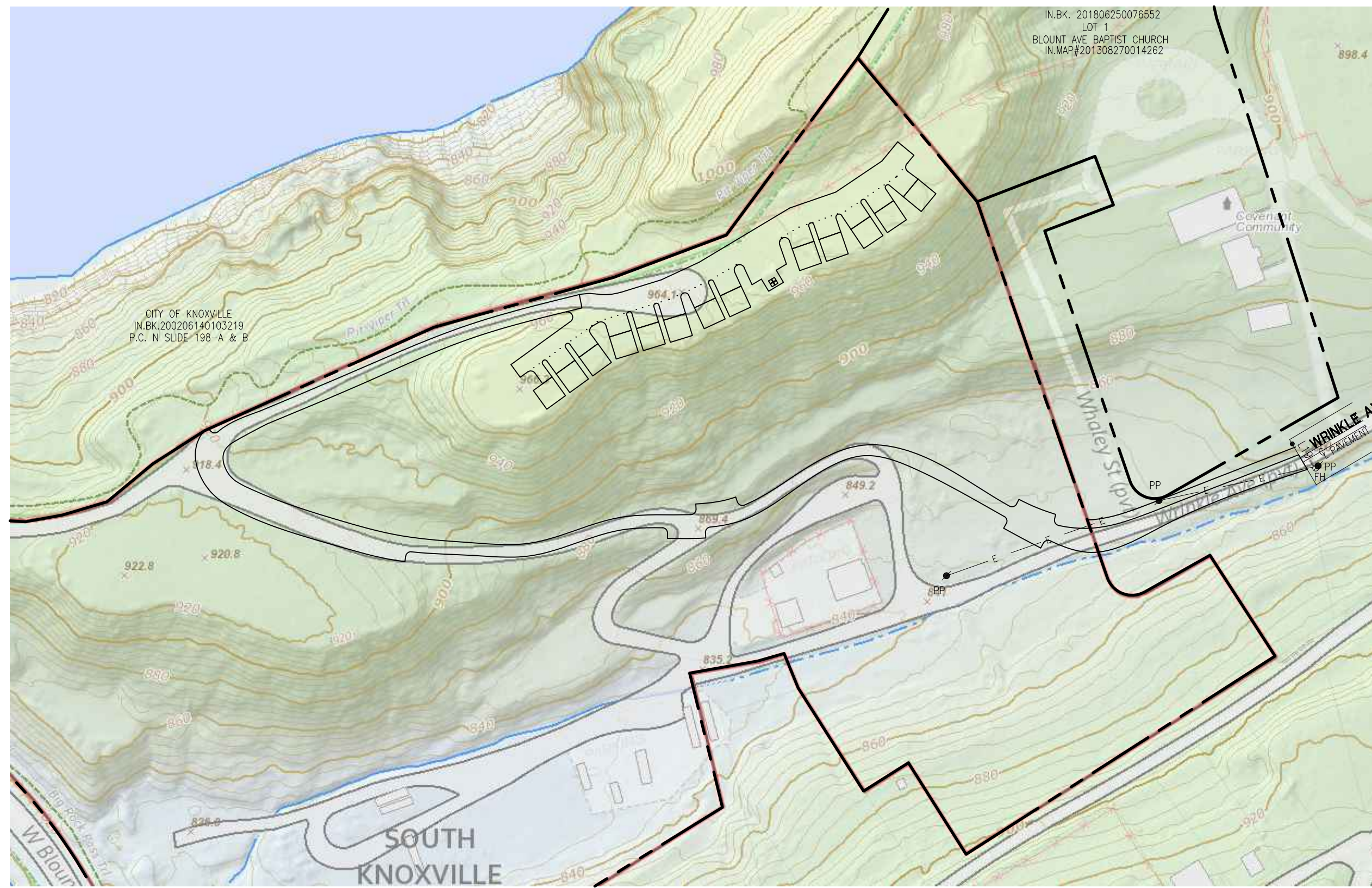


1 EXISTING ZONING
SCALE: APPROX 1" = 300'

AG: GENERAL AGRICULTURAL (+ HILLSIDE PROTECTION)

2 ONE-YEAR PLAN
SCALE: APPROX 1" = 300'

**SWMUD-2: SOUTH WATERFRONT MULTI-USE DISTRICT
CI: CIVIC / INSTITUTIONAL**



3 TOPOGRAPHIC PLAN AS PROVIDED BY KGIS
SCALE: APPROX 1" = 100'

| USE ON REVIEW GENERAL PARAMETERS | |
|---|--|
| REQUIREMENT | DESIGN |
| Be compatible with the character of the neighborhood including the size and location of buildings in the vicinity | PRIMARY PROPERTY IN THE VICINITY IS ZONED OPEN SPACE OWNED BY THE CITY-FORT DICKERSON PARK. THE CHARACTER OF THE SUBJECT PROJECT IS COMPATIBLE WITH THE EXISTING OPEN SPACE. |
| Be consistent with the General Plan, the One Year Plan, Sector Plans, and other adopted plans | CAMPGROUND USE IS CONSISTENT WITH EXISTING AND ADOPTED PLANS. |
| Not significantly injure the value of adjacent properties | CAMPGROUND USE IS LIMITED TO A PORTION OF THE SITE THAT IS PRIMARILY ADJACENT ONLY TO PROPERTY ZONED OPEN SPACE. |
| Not substantially increase the level of traffic into the neighborhood when the project is complete | 13 TOTAL CAMPSITES NOT ANTICIPATED TO UNREASONABLY INCREASE THE LEVEL OF TRAFFIC. |

| USE ON REVIEW APPLICATION REQUIREMENTS | |
|--|---|
| REQUIREMENT | PROVISION AND LOCATION |
| COMPLETED APPLICATION FORM | SUBMITTED |
| REVIEW FEE | REMITTED |
| TEN (10) COPIES OF THE DEVELOPMENT PLAN | EACH COPY MUST CONTAIN: |
| PROPOSED USE | CAMPGROUND IN ACCORDANCE WITH APPENDIX B, ARTICLE 9.3 |
| TOPOGRAPHIC INFORMATION | SEE 3/A001 |
| OFF-STREET PARKING AND LOADING PLAN (INCLUDE TOTAL AREA) | SEE A101 AND A102. NO PROPOSED IMPERVIOUS AREA. TOTAL PARKING AREA: 4,939 SF |
| CIRCULATION DIAGRAM TO INDICATE INGRESS/EGRESS AND THE MOVEMENT OF VEHICLES, GOODS, AND PEOPLE | SEE A101 |
| SPECIES-SPECIFIC LANDSCAPE PLAN | SEE A102 |
| BUILDING FOOTPRINT (INCLUDE FLOOR PLAN) | NOT APPLICABLE. NO BUILDINGS PROPOSED. |
| ARCHITECTURAL ELEVATIONS | NOT APPLICABLE. NO ARCHITECTURAL SCOPE. |
| PROPOSED SIGNAGE | MUTCD SIGNAGE INDICATED ON A101 |
| CONFORMANCE TO REQUIRED BUILDING SETBACKS | NOT APPLICABLE. NO BUILDINGS PROPOSED. |
| PRELIMINARY DRAINAGE PLAN AS REQUIRED BY CITY AND/OR COUNTY ENGINEERING DEPARTMENTS | NO MODIFICATIONS TO EXISTING SITE DRAINAGE ARE PROPOSED. NO NEW IMPERVIOUS AREA PROPOSED. |
| MAIL FACILITY PLAN (IF RESIDENTIAL DEVELOPMENT) | NOT APPLICABLE. |
| AMENITIES PLAN (IF RESIDENTIAL DEVELOPMENT) | NOT APPLICABLE. |
| GARBAGE DUMPSTER LOCATION(S) | CITY OF KNOXVILLE TRASH BIN LOCATIONS INDICATED ON A101. NO PROPOSED DUMPSTER. |
| TRAFFIC IMPACT STUDY (IF PROJECT WILL GENERATE MORE THAN 750 AVERAGE DAILY TRIPS) | NOT APPLICABLE. 13 TOTAL CAMPSITES NOT ANTICIPATED TO GENERATE MORE THAN 750 AVERAGE DAILY TRIPS. |

| ARTICLE 9.3 CAMPGROUND PRINCIPAL USE STANDARDS | |
|---|--|
| REQUIREMENT | DESIGN |
| MINIMUM AREA: 3 ACRES | LOT AREA: 17.94 ACRES |
| COMPLY WITH STATE AND CITY REGULATIONS INCLUDING THOSE GOVERNING: SWIMMING POOLS, WATER SUPPLY, SEWAGE DISPOSAL, FOOD STORAGE AND SERVICES, PLUMBING, STRUCTURES, ELECTRICAL WIRING, AND FIRE PREVENTION. | NO SWIMMING POOL, NO WATER SUPPLY, SEWAGE PER PORTABLE TOILETS, NO FOOD STORAGE, NO PLUMBING, STRUCTURES AS SHOWN, NO ELECTRICAL. SEE IFC REVIEW ON COVER SHEET. |
| NO YEAR-ROUND RESIDENCY OR USE OF CAMPING UNITS OR SITES AS A PRINCIPAL RESIDENCE. | NO YEAR-ROUND RESIDENCY OR USE OF CAMPING UNITS OR SITES AS A PRINCIPAL RESIDENCE. |
| 25-FOOT PERIMETER SETBACK FROM THE LOT LINE OF THE CAMPGROUND. NO STRUCTURES OR CAMPSITES WITHIN THE SETBACK. SETBACK TO BE LANDSCAPED PER THE STANDARDS OF A CLASS B BUFFER YARD PER SECTION 12.8. | NO STRUCTURES OR CAMPSITES WITHIN 25-FOOT PERIMETER. ALTERNATIVE LANDSCAPE DESIGN APPROVED- SEE A102. |

| SECTION 22.5-27 SITE DEVELOPMENT PLAN EXCEPTIONS | |
|---|---|
| REQUIREMENT | DESIGN |
| SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR ANY SITE DEVELOPMENT EXCEPT WHEN: | |
| THE DEVELOPED AREA IS USED FOR GARDENING OR AGRICULTURAL PURPOSES | USE PERMITTED WITHIN AGRICULTURAL ZONING |
| THE PROPOSED WORK DOES NOT, IN THE OPINION OF THE DEPARTMENT OF ENGINEERING, AFFECT THE DRAINAGE ON THE SITE OR THE QUALITY OF STORMWATER RUNOFF FROM THE SITE. | NO PROPOSED GRADING OR ALTERATION TO EXISTING DRAINAGE. |

OWNER
BOBBY C. SMELCER
137 WRINKLE AVENUE
KNOXVILLE, TN 37920

ARCHITECT
SPARKMAN & ASSOCIATES
ARCHITECTS, INC
2908 SEVIER AVENUE
KNOXVILLE, TN 37920
PHONE: (865) 584-9885
SPARKMANARCHITECT.COM

4-C-23-SU
3/6/2023

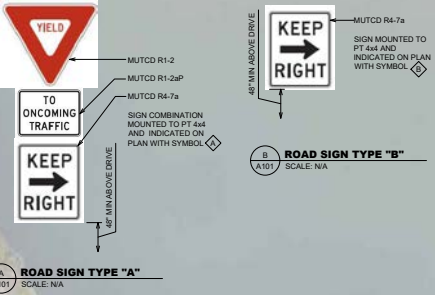
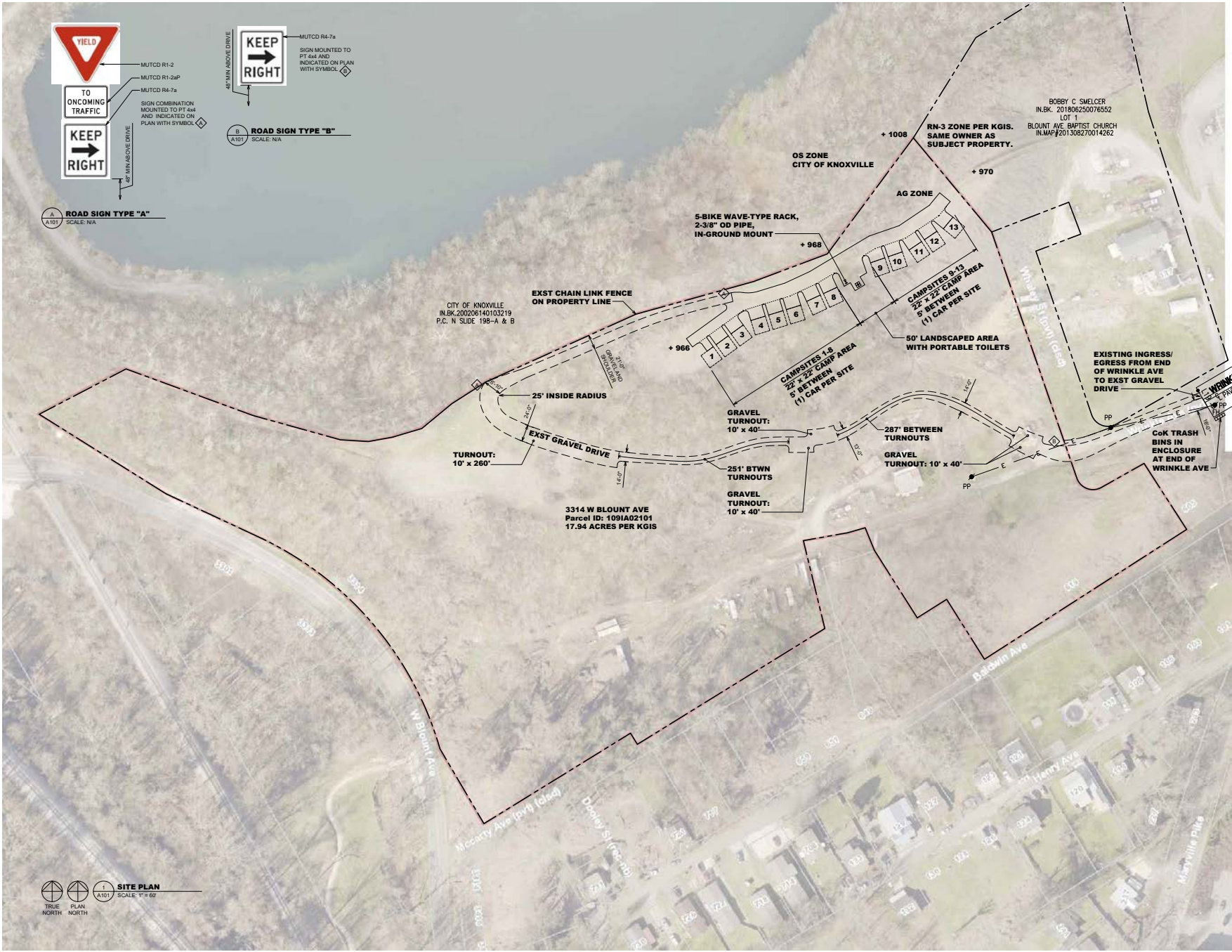
PROJECT
QUARRY TRAILS CAMPGROUND
3314 W BLOUNT AVENUE
KNOXVILLE, TN 37920

S&A #: 2137-22
DRAWN: A. GODWIN
CHECKED: S. TAROVELLA
SD: MAY 2, 2022
SD: MAY 4, 2022
VARIANCE: JUNE 8, 2022
SPECIAL USE: JUNE 15, 2022
SITE VERIFY: JULY 11, 2022
ALD #1: JULY 26, 2022
ALD #2: OCTOBER 19, 2022
UoR: FEBRUARY 3, 2023

SITE DIAGRAMS

A001

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OWNER
BOBBY C. SMELCER
137 WRINKLE AVENUE
KNOXVILLE, TN 37920

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SPARKMAN & ASSOCIATES
ARCHITECTS, INC.
2908 SEVER AVENUE
KNOXVILLE, TN 37920
PHONE: (606) 584-6885
SPARKMANARCHITECT.COM

BOBBY C. SMELCER
IN.BK. 201806250076552
LOT 1
BLOUNT AVE. BAPTIST CHURCH
IN.MAP#201308270014262

OS ZONE
CITY OF KNOXVILLE

AG ZONE

RN-3 ZONE PER KGIS.
SAME OWNER AS
SUBJECT PROPERTY.

5-BIKE WAVE-TYPE RACK,
2-3/8" OD PIPE,
IN-GROUND MOUNT

EXST CHAIN LINK FENCE
ON PROPERTY LINE

CITY OF KNOXVILLE
IN.BK.200206140103219
P.C. N SLIDE 198-A & B

GRAVEL TURNOUT:
10' x 40'

25' BTWN
TURNOUTS

GRAVEL TURNOUT:
10' x 40'

287' BETWEEN
TURNOUTS

GRAVEL TURNOUT:
10' x 40'

25' INSIDE RADIUS

EXST GRAVEL DRIVE

3314 W BLOUNT AVE
Parcel ID: 1091A02101
17.94 ACRES PER KGIS

CAMP SITES 1-8
28' x 22' CAMP AREA
(1) CAR PER SITE

CAMP SITES 9-13
22' x 22' CAMP AREA
(1) CAR PER SITE

50' LANDSCAPED AREA
WITH PORTABLE TOILETS

EXISTING INGRESS/
EGRESS FROM END
OF WRINKLE AVE
TO EXST GRAVEL
DRIVE

CoK TRASH
BINS IN
ENCLOSURE
AT END OF
WRINKLE AVE

WRINKLE AVE

PROJECT
QUARRY TRAILS CAMPGROUND
3314 W BLOUNT AVENUE
KNOXVILLE, TN 37920

S&A #: 2137-22

DRAWN: A. GODWIN
CHECKED: S. TAROVELLA

SD: MAY 2, 2022
SD: MAY 4, 2022

VARIANCE: JUNE 8, 2022
SPECIAL USE: JUNE 15, 2022

SITE VERIFY: JULY 11, 2022
ALD #1: JULY 26, 2022
ALD #2: OCTOBER 19, 2022
UOR: FEBRUARY 3, 2023
UOR 1st RE: MARCH 23, 2023

SITE PLAN

A101

CITY OF KNOXVILLE ZONING CODE REQUIREMENTS ACCORDING TO ARTICLE 9.3, C. "CAMPGROUND"

- The minimum area for a campground is three acres.
 - PROJECT SITE AREA IS >7 ACRES.
- 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.
 - PROJECT WILL COMPLY WITH ALL APPLICABLE STATE AND CITY REGULATIONS. PROJECT DOES NOT INCLUDE ANY OF THE SPECIFIC AREAS OF REGULATION CITED, EXCEPT FOR APPLICABLE FIRE PREVENTION REQUIREMENTS FROM THE CITY OF KNOXVILLE. REFER TO SITE PLAN FOR DRIVE WIDTHS, RADII, AND GRADES.
- 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.
 - NONE OF THESE TYPES OF FACILITIES ARE PROPOSED AT THIS TIME.
- Storage of equipment must be within enclosed structures.
 - EQUIPMENT WILL BE STORED WITHIN ENCLOSED STRUCTURES. NO NEW STRUCTURES ARE PROPOSED AT THIS TIME.
- 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.
 - YEAR-ROUND RESIDENCY AND USE AS A PRINCIPAL RESIDENCE IS NOT PERMITTED.

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.

- 25-FOOT PERIMETER SETBACK IS SHOWN ON THE SITE PLAN. NO STRUCTURES OR CAMPSITES ARE PROPOSED WITHIN THIS SETBACK. THE SETBACK IS LANDSCAPED PER THE STANDARDS OF A CLASS B BUFFER YARD AS FOLLOWS:

INTERIOR SETBACK PERIMETER IS 1,010 FEET. ACCORDING TO 12.8, B, 2, d. Planting locations may be varied, but the total number of trees must be no less than as required in this section.

THEREFORE, SETBACK AREA MUST CONTAIN THE FOLLOWING QUANTITIES, IN VARIED LOCATIONS:

- 1 SHRUB PER 3 FEET: 337 TOTAL (MIN)
- MIN 50% SHRUBS EVERGREEN: 169 (MIN) OF 337
- 1 EVERGREEN TREE PER 20 FEET: 51 MINIMUM
- 1 SHADE TREE PER 30 FEET: 34 MINIMUM

OF THE REMAINING AREA OUTSIDE OF TREE AND SHRUB MASSES:

- 60% MINIMUM TO BE PLANTED IN LIVE GROUND COVER.
- REMAINING AREA AFTER LIVE GROUND COVER (40% MAX) TO BE STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIAL.

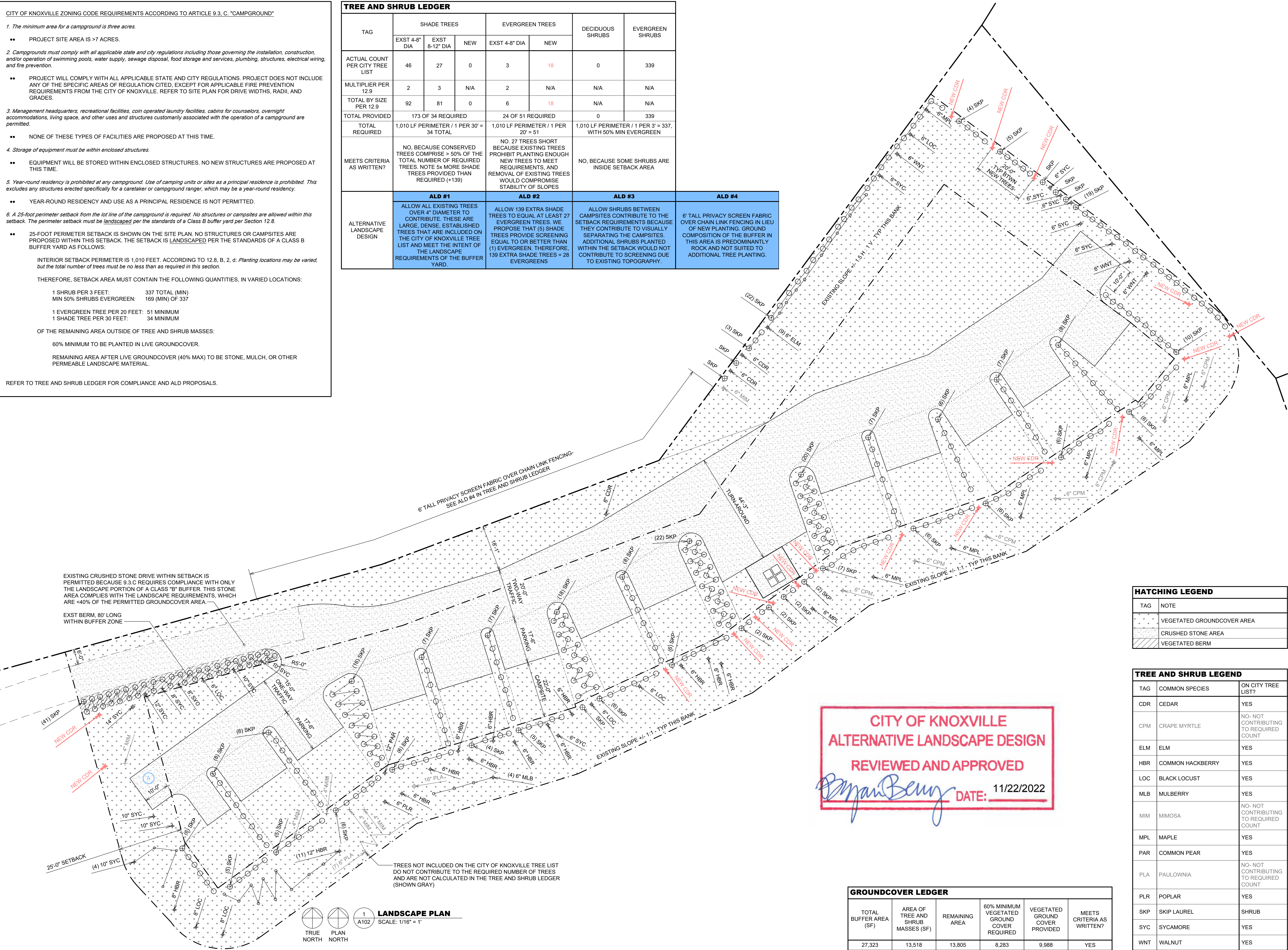
REFER TO TREE AND SHRUB LEDGER FOR COMPLIANCE AND ALD PROPOSALS.

TREE AND SHRUB LEDGER

| TAG | SHADE TREES | | | EVERGREEN TREES | | DECIDUOUS SHRUBS | EVERGREEN SHRUBS |
|---------------------------------|--|----------------|-----|---|-----|---|------------------|
| | EXST 4-8" DIA | EXST 8-12" DIA | NEW | EXST 4-8" DIA | NEW | | |
| ACTUAL COUNT PER CITY TREE LIST | 46 | 27 | 0 | 3 | 18 | 0 | 339 |
| MULTIPLIER PER 12.9 | 2 | 3 | N/A | 2 | N/A | N/A | N/A |
| TOTAL BY SIZE PER 12.9 | 92 | 81 | 0 | 6 | 18 | N/A | N/A |
| TOTAL PROVIDED | 173 OF 34 REQUIRED | | | 24 OF 51 REQUIRED | | 0 | 339 |
| TOTAL REQUIRED | 1,010 LF PERIMETER / 1 PER 30' = 34 TOTAL | | | 1,010 LF PERIMETER / 1 PER 20' = 51 | | 1,010 LF PERIMETER / 1 PER 3' = 337, WITH 50% MIN EVERGREEN | |
| MEETS CRITERIA AS WRITTEN? | NO, BECAUSE CONSERVED TREES COMPRISE > 50% OF THE TOTAL NUMBER OF REQUIRED TREES. NOTE 5x MORE SHADE TREES PROVIDED THAN REQUIRED (+139) | | | NO, 27 TREES SHORT BECAUSE EXISTING TREES PROHIBIT PLANTING ENOUGH NEW TREES TO MEET REQUIREMENTS, AND REMOVAL OF EXISTING TREES WOULD COMPROMISE STABILITY OF SLOPES | | NO, BECAUSE SOME SHRUBS ARE INSIDE SETBACK AREA | |

| ALTERNATIVE LANDSCAPE DESIGN | ALD #1 | ALD #2 | ALD #3 | ALD #4 |
|------------------------------|---|---|--|--|
| | ALLOW ALL EXISTING TREES OVER 4" DIAMETER TO CONTRIBUTE. THESE ARE LARGE, DENSE, ESTABLISHED TREES THAT ARE INCLUDED ON THE CITY OF KNOXVILLE TREE LIST AND MEET THE INTENT OF THE LANDSCAPE REQUIREMENTS OF THE BUFFER YARD. | ALLOW 139 EXTRA SHADE TREES TO EQUAL AT LEAST 27 EVERGREEN TREES. WE PROPOSE THAT (5) SHADE TREES PROVIDE SCREENING EQUAL TO OR BETTER THAN (1) EVERGREEN. THEREFORE, 139 EXTRA SHADE TREES = 28 EVERGREENS | ALLOW SHRUBS BETWEEN CAMPSITES CONTRIBUTE TO THE SETBACK REQUIREMENTS BECAUSE THEY CONTRIBUTE TO VISUALLY SEPARATING THE CAMPSITES. ADDITIONAL SHRUBS PLANTED WITHIN THE SETBACK WOULD NOT CONTRIBUTE TO SCREENING DUE TO EXISTING TOPOGRAPHY. | 6' TALL PRIVACY SCREEN FABRIC OVER CHAIN LINK FENCING IN LIEU OF NEW PLANTING. GROUND COMPOSITION OF THE BUFFER IN THIS AREA IS PREDOMINANTLY ROCK AND NOT SUITED TO ADDITIONAL TREE PLANTING. |

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HATCHING LEGEND

| TAG | NOTE |
|-----------|-----------------------------|
| (Pattern) | VEGETATED GROUND COVER AREA |
| (Pattern) | CRUSHED STONE AREA |
| (Pattern) | VEGETATED BERM |

TREE AND SHRUB LEGEND

| TAG | COMMON SPECIES | ON CITY TREE LIST? |
|-----|------------------|--|
| CDR | CEDAR | YES |
| CPM | CRAPE MYRTLE | NO- NOT CONTRIBUTING TO REQUIRED COUNT |
| ELM | ELM | YES |
| HBR | COMMON HACKBERRY | YES |
| LOC | BLACK LOCUST | YES |
| MLB | MULBERRY | YES |
| MIM | MIMOSA | NO- NOT CONTRIBUTING TO REQUIRED COUNT |
| MPL | MAPLE | YES |
| PAR | COMMON PEAR | YES |
| PLA | PAULOWNIA | NO- NOT CONTRIBUTING TO REQUIRED COUNT |
| PLR | POPLAR | YES |
| SKP | SKIP LAUREL | SHRUB |
| SYC | SYCAMORE | YES |
| WNT | WALNUT | YES |

**CITY OF KNOXVILLE
ALTERNATIVE LANDSCAPE DESIGN**
REVIEWED AND APPROVED
Bryan Benz DATE: 11/22/2022

GROUND COVER LEDGER

| TOTAL BUFFER AREA (SF) | AREA OF TREE AND SHRUB MASSES (SF) | REMAINING AREA | 60% MINIMUM VEGETATED GROUND COVER REQUIRED | VEGETATED GROUND COVER PROVIDED | MEETS CRITERIA AS WRITTEN? |
|------------------------|------------------------------------|----------------|---|---------------------------------|----------------------------|
| 27,323 | 13,518 | 13,805 | 8,283 | 9,988 | YES |

OWNER
BOBBY C. SMELCER
137 WRINKLE AVENUE
KNOXVILLE, TN 37920

ARCHITECT
SPARKMAN & ASSOCIATES
ARCHITECTS, INC.
2908 SEVER AVENUE
KNOXVILLE, TN 37920
PHONE: (865) 584-9885
SPARKMANARCHITECT.COM

4-C-23-SU
3/6/2023

PROJECT
QUARRY TRAILS CAMPGROUND
3314 W BLOUNT AVENUE
KNOXVILLE, TN 37920

S&A #: 2137-22

DRAWN: A. GODWIN
CHECKED: S. TAROVELLA

SD: MAY 2, 2022
SD: MAY 4, 2022
VARIANCE: JUNE 8, 2022
SPECIAL USE: JUNE 15, 2022
SITE VERIFY: JULY 11, 2022
ALD #1: JULY 26, 2022
ALD #2: OCTOBER 19, 2022

LANDSCAPE PLAN

A102



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

Andrew Godwin

Applicant Name

Affiliation

2/23/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-C-23-SU

File Number(s)

CORRESPONDENCE

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

Andrew Godwin Sparkman & Associates Architects, Inc

Name / Company

2908 Sevier Ave Knoxville TN 37920

Address

865-584-9885 / andrew@sparkmanarchitect.com

Phone / Email

CURRENT PROPERTY INFO

Bobby Smelcer

Owner Name (if different)

137 Wrinkle Ave Knoxville TN

Owner Address

865-250-3924 / bobbysmelcer

Owner Phone / Email

3314 W BLOUNT AVE

Property Address

109 I A 021.01

Parcel ID

Part of Parcel (Y/N)?

14.95 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of W. Blount Ave., north of Baldwin Ave.

General Location

City **Council District 1** **AG (General Agricultural), HP (Hillside Protection Overlay)** **Public Parks, Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

South City **PP (Public Parks and Refuges), LDR (Low Density Resident** **N/A (Within City Limits)**

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

| | |
|--|-------------------------------|
| <input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use | Related City Permit Number(s) |
| <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential | |
| Home Occupation (specify) _____ | |
| Other (specify) Campground | |

SUBDIVISION REQUEST

| | |
|--|------------------------------|
| Proposed Subdivision Name | Related Rezoning File Number |
| Unit / Phase Number | |
| Additional Information | Total Number of Lots Created |
| <input type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | |
|---|------------------------------|
| <input type="checkbox"/> Zoning Change | Pending Plat File Number |
| Proposed Zoning | |
| <input type="checkbox"/> Plan Amendment | Proposed Plan Designation(s) |
| Proposed Density (units/acre) Previous Zoning Requests | |
| Additional Information | |

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 | Total |
|-------------------|-------|
| \$1,600.00 | |
| Fee 2 | |
| Fee 3 | |

AUTHORIZATION

Applicant Signature: **Andrew Godwin** Please Print Date: **2/23/2023**

Phone / Email

Property Owner Signature: **Bobby Smelcer** Please Print Date: **2/23/2023**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

Due 2/27 for 4/13 meeting



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

Andrew Godwin for Sparkman & Associates Architects, Inc

Architect

Applicant Name

Affiliation

2/23/2023

April 13, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

4-C-23-9U

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

Andrew Godwin

Sparkman & Associates Architects, Inc

Name

Company

2908 Sevier Avenue

Knoxville

TN

37920

Address

City

State

ZIP

865-584-9885

andrew@sparkmanarchitect.com

Phone

Email

CURRENT PROPERTY INFO

Bobby Smelcer

137 Wrinkle Ave

865-250-3924

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3314 W Blount Ave

109IA02101

Property Address

Parcel ID

N/A

N/A

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Campground in AG zone

SUBDIVISION REQUEST

Proposed Subdivision Name

Combine Parcels
 Divide Parcel
 Unit / Phase Number

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)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

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 |
|-------|-------|
| | |
| Fee 2 | |
| | |
| Fee 3 | |
| | |

AUTHORIZATION

Andrew Godwin
Applicant Signature

Andrew Godwin for Sparkman & Associate
Please Print

2/3/2023
Date

865-584-9885
Phone Number

andrew@sparkmanarchitect.com
Email

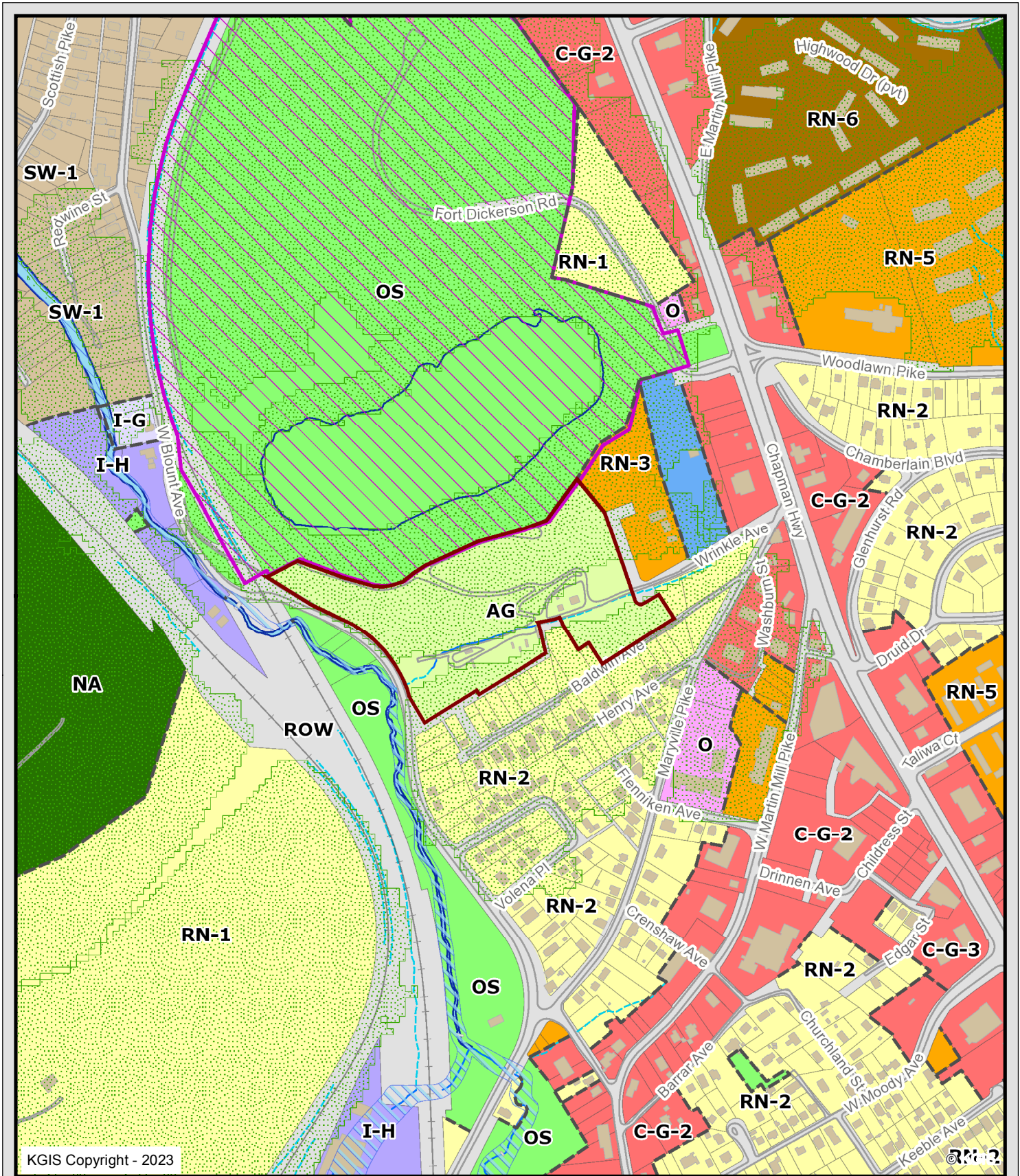
Bobby C Smelker
Property Owner Signature

bobby.c.smelker@gmail.com
Please Print

2/20/2023
Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

pd. 2/23/23 A.K.



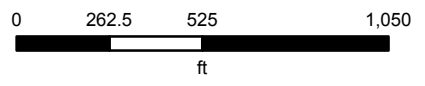
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Zoning Map

Knoxville - Knox County - KUB Geographic Information System

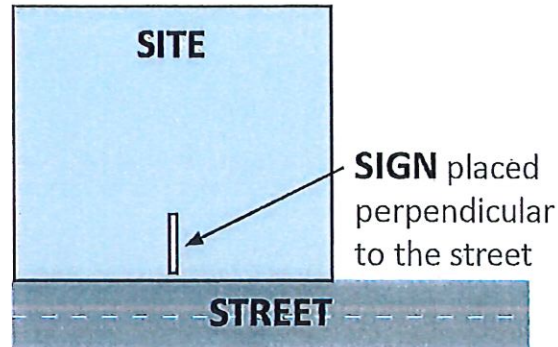


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

March 31st and April 14th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Andrew Godwin

Date: 2/23/23

File Number: 4-C-23-9U

- Sign posted by Staff
- Sign posted by Applicant