

- **Likelihood of future expansion** - this proposal is just a foot in the door for expanding the use of this space into a fully fledged campsite. The owner also owns lot 58-02 (in the county) which adjoins to this property. She has already succeeded in having the planning commission approve the change from Industrial to Agricultural for that property (File 6-A-21-RZ). It is naive and short-sighted to believe that the intention is anything other than an expansion of this plan to include more campsites, possible RV hook-ups, etc. on both properties.
  - Knox Planning has informed me that the entrance to lot 58-02 on Amherst Rd. would not be permitted to be used to increased traffic for a campsite and that all ingress and egress would have to be on Chimney Ridge (in our neighborhood).
- **AirBnB Rules for Knoxville** - since the Tentr structures are not plumbed/electrified, I have been informed that they do not fall under the AirBnB rules that govern other rentals within Knoxville city limits. Therefore, we have no guarantees that the owner of 2413 will be present on the property with renters there, the lengths of stay will be enforced, etc. And, without those rules, we have little recourse.
- **Safety** - This neighborhood is home to many young children, who play safely in their yards and on the cul-de-sac where a 25mph speed limit exists. Adding an element of unknown, transient visitors to our neighborhood jeopardizes the safety of these children.
- **Noise** - Many of the neighborhood residents chose this neighborhood due to its seclusion from noise and bustle. Listening to visitors have campfires, drink, yell, play music, etc. during their stay will disrupt the peace and quiet of our street.
- **Poor access from major roads** - From both 640 and I40, it is a minimum of 5 miles to the address, at least 2.5 of those through neighborhoods
  - **Neighborhood roads** - those neighborhood streets are narrow, hilly, and are often one way due to residents parking their cars along the curb. These are not roads that are suitable for added traffic.
- **This proposal does not meet multiple of the minimum standards set forth in article 4.104. - Standards for the use on review approval of rural retreats.**
  - **Road access.** The site shall have direct access to an arterial or collector street, (NOT EVEN CLOSE) as classified by the Major Road Plan for Knoxville & Knox County, Tennessee. Access drives to local streets or private easements will not be permitted. Exceptions to this requirement may be considered by MPC, if a traffic analysis is provided with the use on review application. (No traffic analysis exists in the given review application.) This traffic analysis must be reviewed and approved by MPC and Knox County Engineering staff. Any recommendations for road improvements must be incorporated into the overall development plan.
  - **Minimum parcel size.** The minimum area of the subject parcel should be ten (10) acres. (THEY DON'T MAKE OVERNIGHT STAY REQUIREMENTS BELOW.)
    - 4.104.03. Criteria for larger scale retreats.
    - If the rural retreat includes overnight camping/lodging accommodations, the following criteria shall apply:
    - The minimum parcel size shall be twenty (20) acres.
  - Rural retreats are subject to the parking requirements for "Theaters, Auditoriums and places of assembly without fixed seats", contained in [article](#)

**3, subsection 3.50.10 of the Knox County Zoning Ordinance. All required parking areas must be provided on an all-weather driving surface.** Gravel and other types of driving surfaces may be permitted on a case-by-case basis per request, but must be reviewed and approved by MPC and Knox County Engineering staff.

- **Noise generated by the use, as measured at any property line, shall not exceed forty (40) decibels (dB) between the hours of 9:00 p.m. and 9:00 a.m., and shall not exceed fifty (50) decibels (dB) at any other time. (What recourse exists for enforcement of this by the various neighbors if the landowner is not on property to enforce this?)**
- **Proof of the availability of potable water and proper treatment and disposal of wastewater shall be provided, based on the occupancy of the buildings(s), subject to approval by the Knox County Health Department. (THESE DON'T EXIST IN THE PLANS, AND WOULD PRESUMABLY REQUIRE PERMANENT PLUMBING.)**
- **Why would anyone want to camp here?** The foothills of the Smoky Mountains are beautiful. That's why many of us choose to live here. However, there are MANY better and more accessible campsites all over East Tennessee. What's the point of this? There is no hiking nearby, no scenic overlook, no river or waterfall. (Indeed, it only overlooks a train railway.) Will these "campers" be hiking our suburban neighborhood, disrupting our pets and children?