



Memorandum

To: City Council
From: Bill Mettee, Planning and Zoning Administrator
Date: June 10, 2020
Subject: Amendment Relating to Camping

City Council Members:

As we inch closer to the 2020 racing season and Knoxville Nationals, my office has seen its usual uptick in calls about camping/camping hookups throughout the City. In fact, five in the last two months has triggered internal discussion regarding the City's position and code regulations on camping within City limits.

As City Officials, we notice the progress being made and the momentum shifting to so many good things in the Community – hospital and Library expansions, new Middle School and upgrades to existing facilities, shift to solar energy, new homes and most importantly local control of the Veterans Affairs Campus.

With these great things happening, the City is of the opinion that we need to take a harder and closer look at regulations governing camping and camping hookups. Knoxville Nationals is a different animal than many other racing communities such as Oskaloosa, Newton and Brandon, South Dakota. I've spoken with officials from all three communities who stated that camping is not a permitted use within their City limits. While we permit two weeks of loose freedom during the Nationals, there are some things that we can do to curb the constant influx of folks looking to make quick money and adding camping hookups all over town.

The City is proposing three options/solutions:

1. Remove camping as a Special Use from the C-2 General Commercial District. It's currently not a permitted use in residential or industrial districts.
2. Move the camping regulations to an allowable use in any Agricultural zoning district and up the acreage required to a minimum of five acres.
3. Deny all electrical permits for any new camping hookups unless they meet the proposed Agricultural district standards.



I mentioned four instances where I've been approached about new camping locations. They are the following:

1. 406 N Kent – Owned by Logan Van Zante - Zoned C-1 Residential-Commercial. Proposed roughly six new hookups.
2. 204 N Roche – Family Video – zoned C-2 General Commercial. Proposed 4-6 hookups with capabilities for 6-12 hookups.
3. 601 N Sherman – Co-Op – Zoned M-1 Light Industrial. Proposed 60-100 new camping spaces plus hookups during the first year with capabilities of 150-200 afterwards.
4. 1214 W Jackson – Owned by the Sprint Car Hall of Fame – Zoned C-2 General Commercial - previous owner proposed lot split subdivision of 0.80 acres to buy back in order to store and park campers with hookups.
5. 1413 N Lincoln – Owned by AJ Mottet – Zoned R-1 Single-Family Residential – Insider information that the owner wants to put dozens of electrical hookups on the lot. I'm guessing, but probably 100+ could fit. In an ideal world, that lot could be subdivided for two new single-family homes

At some point, the City needs to take a tougher stance on this. It's only gotten worse in my four years here and will continue to worsen. The time is now to revisit this problem.

Regards,

Bill Mettee
Planning & Zoning Administrator