

Think Quality - Think Future

Blount County Planning Department

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TO: Members of the Blount County Planning Commission

FROM: John Lamb

DATE: February 18, 2009

SUBJECT: Items for Long Range Planning for the February 26, 2009 regular meeting

1. Discussion on possible campground regulations.

The Planning Commission expressed interest in developing specific design regulations for campgrounds at past meetings. This item was discussed at the January meeting and deferred for further discussion to include consideration of Kabins. Commissioner Walker agreed to research Kabins and report back to the Commission. This item comes again for discussion and possible action to recommend to the County Commission.

The following is based on regulations from Townsend as developed by Roger Fields, with suggested changes from last meeting in ***bold underlined italics***.

That the zoning regulations be amended to add a new Section 7.15 as follows:

Section 7.15 - Commercial Campground and Recreational Vehicle Parks

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be three (3) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
 - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
 - 1) Recreational vehicles must be certified by manufacturer as complying with RVIA standards, being plumbed and wired to meet utility codes.
 - 2) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.
 - 3) No permanent external appearances such as carports, cabanas, or patios may be attached to any recreational vehicle in a recreational vehicle park.
 - B. **A recreational vehicle shall not remain in a recreational vehicle park for more than ninety (90) days in any one-hundred-and-twenty (120) day period,** except:
 - 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.
 - 2) Storage of unoccupied recreational vehicles may be allowed in designated recreational vehicle campsites. The number of vehicles shall be limited to the number of recreational vehicle campsites available in the campground.
 - C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers.
3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:
 - A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.
4. Prohibited uses and structures:
 - A. RV Park Mobile Homes.
 - B. Mobile homes and mobile home parks.
 - C. Permanent residences, excluding the accessory use of a resident management structure.

5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to the requirements set forth in Section 9.3B (at this time this is the only permissible area for commercial campgrounds).

A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.

B. Access:

- 1) Vehicular access to these campgrounds shall be limited to **roads with 18 foot wide pavement with 2 foot shoulders.**
- 2) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. Entrances and exits shall be designed to allow ingress and egress simultaneously.
- 3) A deceleration lane may be required to entrance of the campground. When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a proposed deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
- 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed eight (8) percent and an erosion control plan shall also be required.
- 3) All internal roadways shall have a minimum width of 16 feet.

D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the capacity for parking for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.

E. Parking for workers and quests. Parking spaces shall be provided for the manager and camp workers. A minimum of one quest parking space shall be provided for every five (5) campsites.

- F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.
- G. Any site plan shall also address provision for fire service with fire hydrants, and adequate access for emergency vehicles within the development.
- H. Any site plan shall also address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.
- I. Fire Pits. Campfires shall only be permitted in designated fire pits.

6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.

A. Recreational Vehicle Campsite.

- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
- 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
- 3) Each campsite shall contain a stabilized vehicular parking pad.
- 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
- 5) Recreational vehicle campsites shall include a minimum of one automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.

B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.

2. Update on Green Infrastructure Planning Process and future activities.

The final “Report of Green Infrastructure Workshops held October 13 to 30, 2008” is available on the Planning Department web page at www.blounttn.org/planning under the Plans button. Additional citizen comments from the January 12 report at

the Public Library were distributed to Planning Commissioners at the January 26 joint worksession and will be placed on the web site soon.

The combined County and City Planning Commissions agreed to hold two workshops, one in January and one in February. The first workshop on January 26 reviewed the citizen workshop results, and conducted a similar map based workshop with Planning Commissioners as participants. The results of that workshop are being compiled at time of this memo.

The February 23 workshop will focus on priorities and implementation strategies.

The goal is to have a complete draft Green Infrastructure Plan for the County by end of March or April. Municipal partners will have a different schedule depending on their own planning processes.

3. Continued discussion on possible ridge-top and hillside development standards.

The Planning Commission will hold a workshop at 5:00 PM just prior to the January 22 regular meeting to continue discussions on possible ridge-top and hillside development standards. This item is open during the regular meeting to continue that discussion if the Commission so desires.

4. Membership of ad hoc committee on junk and junk cars.

Last year, the Planning Commission formed an ad hoc committee on junk and junk cars. Since that time, there have been several changes in Commission membership, including members of the ad hoc committee. The Commission needs to consider reconstituting the membership of the ad hoc committee.

5. Comprehensive Planning Process.

At a prior meeting, staff noted that the goal was to complete a comprehensive plan by August to meet certain deadlines for Three Star certification this year. Three Star is a State program that can benefit communities who reach certain benchmarks, with certification resulting in percentage decrease in local matching fund requirements for some grants.

Staff has been informed that meeting deadline for increase in certification status is not as crucial this year due to limited funds as result of the economic downturn and state budget problems, and due also to difficulties in meeting other benchmarks within this year. Thus, the Comprehensive Planning process may take a more reasonable amount of time to complete.

Staff suggests that the Planning Commission commit to completion of a Comprehensive Plan by March or April of next year in order to be in favorable position for next year's Three Star certification cycle. If this is acceptable, staff will present a suggested timeline at the next regular meeting.

6. Presentation of population trends and projections for comprehensive planning process.

Staff will make a short 15 to 20 minute presentation on basic population trends as part of the Comprehensive Planning process.

7. Staff reports.

Staff may present miscellaneous reports at the meeting.