

Memo

To: Blount County Planning Commission
From: Roger D. Fields
CC: Other commission members and staff
Date: October 14, 2009
Re: Commercial Campgrounds and Recreational vehicle parks.

At last months meeting you requested that I make changes to proposed section 7.18- 1, and section 7.18- 2B. The change in section 7.17-1 was to increase the minimum lot size from 5 acres to 10 acres. The change in section 7.18-2B was to decrease the number of days a camper unit can remain in a park. These changes have been made and are highlighted below.

That the zoning regulations be amended to add a new Section 7.18 as follows:

Section 7.18 – 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 ten (10) 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, *camping cabins*(**not to exceed 25% of the total camp sites**), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
 - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.

- 2) 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 three hundred and sixty five (365) 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 a designated storage area not to exceed one half of the over all camp ground density, and will not encroach on the primary subsurface sewage disposal system.*
- 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. Mobile homes and mobile home parks.
 - B. 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 thru 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 *have a fifty (50) feet turning radius* 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 *ten (10) percent for gravel roads and thirteen (13) percent for paved roads.*
 - 3) An erosion control plan shall also be required.
 - 4) *All internal roadways shall have a minimum width of no less than (12) feet for one way traffic and no less than (16) feet for two way traffic.*
- D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity 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 guest 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 address provision for fire service with fire hydrants, and adequate access for emergency vehicles within the development.
- H. Any site plan shall 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.

C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.
- 4) Camping cabin sites shall include a minimum of one automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) 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.

Definition to be add to **section 13** of our zoning regulations.

Camping Cabin; *small cabins located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, but no kitchens.*

Commercial Campground; : the area or place (as a field or grove) used for a camp, for camping, or for a camp meeting, and is conducted as a commercial business, or associated with private groups, clubs or churches.

Possible changes in sections 9.1B, 9.2B, and 9.3B that would include commercial campgrounds and recreational vehicle parks as special exceptions.

9.1 B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed

and breakfast accommodations; golf driving range; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

9.2 B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

9.3 B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, and their associated sales or rental offices for the development(see also Section 7.6), family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumber yards; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.