

Think Quality - Think Future

Blount County Planning Department

Blount County Courthouse - 327 Court Street
Maryville, TN 37804-5906
Tel (865) 273-5750 - FAX (865) 273-5759
e-mail - planning@blounttn.org
on-line - www.blounttn.org/planning/

TO: Blount County Planning Commission

FROM: John Lamb

DATE: January 20, 2010

SUBJECT: Long Range Planning agenda items for the January 28, 2010 meeting.

Note that the Planning Commission cancelled its December meeting.

1. Discussion and possible action to recommend amendment to the zoning regulations concerning campgrounds.

At the meeting in October, the Commission discussed several issues and concerns about the proposed campground regulations that have been subject of discussions over the last several months. The Commission came to a consensus to continue discussion at the November meeting, and to specifically address use of road classification criteria for campground and RV park permits, and the possibility of constructing a tourist overlay district to limit permitting to specific areas of the county. The Commission came to a consensus to pursue the road classification option. See attached separate memo by Roger Fields from the October meeting as reference to present proposed regulation wording. The following was prepared in consultation with Roger Fields.

At the October and November meetings, the question was raised whether or not road classifications could be a basis for limiting location of campgrounds. This is a possibility, and has been used for several other commercial types of activities in the County. Generally, a use would be specifically limited in general zoning text to a certain classification of road or segments of classified road as defined in a registered Major Road Plan (refer to proposed revised Major Road Plan map on

web at www.blounttn.org/planning under the meeting button for January 2010). Often, more impactful uses, especially those involving high traffic or specific types of traffic, are limited to arterial classified roads. Other uses that may have less, but still substantial impact could be limited to both arterial and collector classified roads. A selection of roads for a certain purpose may also be appropriate. In addition, the zoning regulations have set a general standard of minimum 18 feet of pavement width and two foot shoulders as a requirement precedent to permitting for special exception regardless of road classification.

Two areas of tourism interest were discussed in past meetings. One was the Townsend and Tuckaleechee cove area and road corridors leading to that area, extending possibly along Hwy 321 past Walland Gap toward Maryville as a gateway to the GSMNP. The other was the Tallassee area extending along Calderwood Highway (Hwy 129) from about Six Mile Road to the Dragon. Both areas have existing campground facilities and have shown recent demand for expansion or new facilities.

The designation of specific roads by appropriate classification would be the simple and most straightforward way to implement, involving only the amendment of proposed zoning text. This would be specific to campgrounds and RV parks and placed within the proposed regulation wording.

The following is a proposal to cover the two general areas identified above, specific to arterial and collector status roads within those areas. This is presented for further discussion and guidance to staff.

Proposed modification to proposed Section B to read (addition and changes in grey highlight):

B. Access and location criteria:

1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 321 corridor leading to Townsend, and the Hwy 129 corridor leading to Tallassee. To further define this area, campgrounds will be limited to direct access on the following arterial and collector status roads: Lamar Alexander Parkway (Hwy 321) from Maryville City Limits to the City Limits of Townsend, Highway 321 from the Townsend City Limits to the Blount/Sevier County line; Old Tuckaleechee Road around the southern boundary of Townsend; Old Walland Highway from intersection with Ellejoy Road to intersection at Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road.

2) Vehicular access to these campgrounds shall be limited to *roads with 18 foot wide pavement with 2 foot shoulders*.

3) 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.

4) 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.

2. Discussion and possible action to recommend amendment to zoning regulations concerning division of land into substandard lots.

The Planning Commission has approved several divisions of land to accommodate existing residential structures where the division results in lots less than minimum size. The Planning Commission has authority to vary its Subdivision Regulations to accommodate the divisions. However, the Planning Commission does not have authority to vary Zoning regulations concerning minimum lot size. Thus, these divisions in the past also have been subject to variance process through the Board of Zoning Appeals. Staff knows of no instance where the BZA has not approved variances to accommodate the divisions. To simplify the process, and in consideration of the primary role of the Planning Commission in division of land, the following is presented by staff for consideration, to allow for division of existing structures onto separate lots without necessity of zoning variance.

That a new Section 7.xx (specific section number to be determined) be added to read as follows:

Notwithstanding any other provision in this resolution concerning minimum lot size in any zone for a single family residential structure, in instances where two single family residential structures exist on an undivided parcel of land, and where such structures were in existence prior to September 2000, and where a division of the parcel to accommodate the residential structures on separate lots is proposed, and where such division would result in a lot or

lots with less than minimum lot size, then the minimum lot size for the zone shall be waived without need for variance under this resolution, provided the following conditions are met:

1. the lots created shall accommodate sufficient land to provide suitable septic disposal as determined by the Blount County Environmental Department and noted as such on any plat of division;
2. the division of land shall create lots with proportions of original tract as equal as practicable;
3. the division of the original parcel into two does not result in a third lot or remainder of land.

3. Discussion on possible amendments to Subdivision Regulations to simplify minor and one lot platting process.

A few recent instances have arisen where the process and requirements for one lot plats and minor plats with four or less lots have been questioned. In particular, the requirements for certificates for such plats is perceived as being superfluous if no new infrastructure is involved. Basically, this is a situation where a parcel is being divided into four or less lots (one lot plat special case of minor plat), along existing county roads with utilities present. Present Subdivision Regulations require that a set of certificates be signed on any plat, including certificates for the Highway Department, and utility service providers such as water. In addition, a certificate for E-911 is included in order to allow the E-911 center to keep an up-to-date record of all lots created in the county. Staff requests discussion on the possibility of amending the Subdivision Regulations along the following lines:

- 1) deletion of the requirement for Highway Department certificate for minor plats (including one lot plats), with substitution of staff confirmation that a county road exists to serve the proposed division;
- 2) deletion of the requirement for utility provider certificate for minor plats (including one lot plats), with substitution of staff confirmation of utility service by direct contact with provider; and
- 3) deletion of the E-911 certificate for minor plats (including one lot plats), with substitution of staff providing a copy of approved plat to E-911 for records.

Note that the above would not include plats of four lots or less where either road infrastructure, common driveway infrastructure, or major utility service lines would need to be extended to accommodate the plat. Such plats would be considered as major plats under the Subdivision Regulations, and the process of certifications would remain the same.

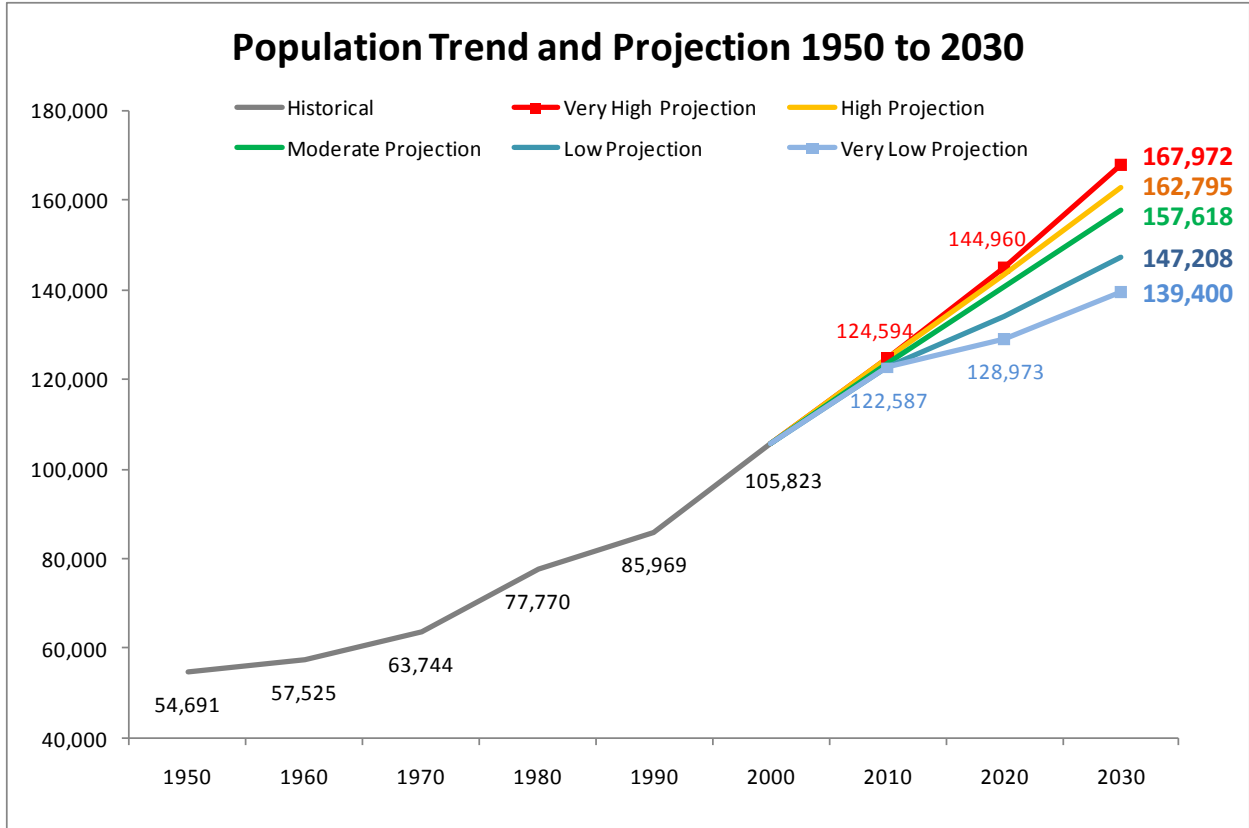
Any amendment to the Subdivision Regulations would require 30 days notice in the newspaper prior to required public hearing.

4. Draft Population Analysis for review and comment.

Staff has been working on a population analysis to be included in the land use and transportation plan which is still in process. Since the draft population analysis is so large (93 pages) with many color graphics, and draft review is proposed prior to finalization, a hard copy will only be provided to Planning Commissioners on request. A copy of the draft is provided at www.blounttn.org/planning under the Plans button. The draft is structured similar to a PowerPoint presentation by staff last year, which utilized graphics to illustrate the dynamics of population growth in the county. In addition, a set of revised projections is provided in the draft. The projections of total population are excerpted in table below and graphic on the following page. Staff welcomes comments from the Planning Commission and the public up to the February regular meeting.

Population Projections to 2030

	Census 2000	2010	2020	2030
Very High Projection	105,823	124,594	144,960	167,972
High Projection	105,823	124,594	143,192	162,795
Moderate Projection	105,823	123,594	140,632	157,618
Low Projection	105,823	122,587	133,973	147,208
Very Low Projection	105,823	122,587	128,973	139,400



5. State of Planning Brochure.

Enclosed is an updated State of Planning in Blount County brochure that the Planning Department provides on a yearly basis for information.