

# 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](mailto:planning@blounttn.org)  
on-line - [www.blounttn.org/planning/](http://www.blounttn.org/planning/)

**TO:** Blount County Planning Commission

**FROM:** John Lamb

**DATE:** February 18, 2010

**SUBJECT:** Long Range Planning agenda items for the February 25, 2010 meeting.

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

At the meeting in January 2010, the Planning Commission considered two items amending the working version of campground regulations. The first was change of minimum size from 10 acres to 5 acres. The second was addition of road classification criteria as basis for allowing campgrounds. The following is the present working version, with the two changes from the January Meeting highlighted.

**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 (5) 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 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.

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.

Definitions 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.

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

This item comes deferred from the January 2010 meeting. The item is open for possible action to recommend.

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.**

The following comes as a continuation of discussions from the January 2010 meeting. This item comes for discussion and possible action to set public hearing. Public hearing would require 30 days notice, and could be accommodated in the April regular meeting. The following is staff report from last meeting with addition of proposed amendment wording.

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.

The following are proposed as amendments to the Subdivision regulations to simplify the process for minor plats.

A. That a new section 4.03.6 be added as follows:

**Section 4.03.6 Certifications for Minor and One-lot Subdivisions**

For any Minor Subdivision (see Section 4.03.2), One-Lot Subdivisions (see Section 4.03.3) and any One-Lot Subdivisions served by a permanent easement (see Section 4.03.4) the following certifications shall be required on the final plat: Certification of Ownership and Dedication, Certificates for Private Subsurface Septic Disposal Systems, Certificate of Accuracy, and the Certificate of Approval for Recording.

The Certification of the Approval of Utilities (Water), Certification of the Approval of Utilities (Municipal Sewer), Certification of Electrical Utility Service, Certification for the Approval of On-site Public Utility Sewer System shall be waived from the above plats pending confirmation by staff that each of the above have adequate services available to serve all of the proposed lots on the final plat.

The Certification of the Approval of Streets and the Certificate of Approval of Road Names and Property Numbers (E-911) shall be waived. The Planning Department shall provide E-911 with a copy of the final plat for their record keeping and addressing purposes.

Reference **Section 5.03.2(u) for Waiver of Features of Final Plat for Minor and One-Lot Subdivisions.**

B. That a new section 5.03.2(u) be added as follows:

**Section 5.03.2(u) for Waiver of Features of Final Plat for Minor and One-Lot Subdivisions.**

See exceptions in **Section 4.03.6 Certifications for Minor and One-lot Subdivisions** for certifications required for Minor and One-Lot Subdivisions.

C. That the following sections be deleted in their entirety:

**Section 10.11. Certification of Land-Line Telephone Service**  
**Section 10.12. Certification of Cable/Multi-Media Service**

Note that A and B 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. Note that C above is a house keeping amendment since practice has shown that requiring certificates from telephone and cable media services has proven to be not practical.

#### **4. Requests for additional considerations concerning airport regulations.**

The following was sent to the Planning Department by the County Commission office.

John,

FYI – At the County Commission Meeting on January 21, 2010, a request was made by Holden Lail regarding the Airstrips Resolution. He asked to forward to the Planning Commission a request for the Airport Regulations to be included under the Subdivision Regulations and he would like input back for future consideration. Under this same item, Dr. Proffitt made a suggestion to add an addendum in the near future to allow life star to land at the sites. There was no action concerning these two requests.

*Rhonda Pitts CPS/CAP*  
*Office Administrator*  
*Blount County Commission*

#### **5. Staff reports.**

Staff will provide a short update on the previously distributed population analysis.