

Think Quality - Think Future

Blount County Planning Department

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TO: Blount County Planning Commission

FROM: John Lamb

DATE: September 15, 2010

SUBJECT: Long Range Planning agenda items for the September 23, 2010 meeting.

1. Discussion on ridge-top and hillside development regulations.

At the last regular meeting, the Planning Commission requested that staff prepare boundaries for a possible separate ridge-top and hillside zone. Staff has contacted Ray Boswell of the Blount GIS office and a Mr. Boswell can schedule the work to allow for presentation at the October meeting. Staff requests that this item be deferred to the October meeting.

2. Proposed campground regulations – referral from the County Commission.

This item was deferred from the July meeting. The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. The present proposal is enclosed for reference.

At the last meeting, the Planning Commission noted that several County Commissioners had expressed concerns and suggestions regarding the proposed campground regulations. Attached to this memo is a summary of those comments by Commissioner from the April 6, 2010 public hearing. Below is a collated summary by issue. This item is open for discussion and possible action.

Internal road width requirement – present 16 feet – suggested 20 feet

Setback from river and waterways – suggested 50 feet for septic, 15 feet for structures and RV sites – suggested do not allow cabins close to waterways

Minimum area for new campground – present 5 acres – suggested 10 acres

Minimum size for parking spaces – present to accommodate queue – no suggestion

Visual buffer from roads – present none – suggested not specific

Development along scenic roads – present allowed – suggestion delete Wears Valley Road from list and require visual buffer otherwise – place cabins on backside of campground

Buffer from existing houses – present as required by special exception – suggested not specific

Limitation on number of campgrounds – present none – suggested not specific

Limitation on access to roads intersecting specified roads – present not allowed – suggestion none

How many campsites could be accommodated on five acres – general question

Storage of RVs – present allows up to 25 percent of density – suggested not specific

Sale of propane and exclusion of sales outside campground – present may be allowed as accessory – suggestion none

Provision of open space and green space in development – present not required – suggestion none

Campground users tracking over adjacent property – present not addressed – suggestion none

Cabins – present allowed for temporary occupancy – suggestion to delete use from regulations due to possibility that they would become permanent residences – suggestion that cabins appropriate for motorcycle tourism but control how they look – suggestion to tax as commercial

Maximum time for storage of RVs – present no maximum – suggestion none

Off site road width requirement – present 18 foot and 2 foot shoulders – suggestion to specify extent of external road distance away from development for application

Noise – present no regulation – suggestion not specific

Lighting standards – present not specific (by reference only to site plan for commercial use) – suggestion to be more specific

Internal sewer system – present not specified (other present regulations apply) – suggestion none

3. Discussion of regulations for junk on private property.

The Planning Commission asked Roger Fields to provide information on the present regulations concerning junk on private property. The report of Mr. Fields is enclosed separately. This item is open for discussion.

4. Staff reports. Under State Statutes in TCA 13-3-101(j), all Planning Commissioners are required to participate in four hours of training a year, unless the County Commission votes to opt out of the requirements. Staff requests consideration of two special called meetings of two hours each before the end of the year in order to present planning commission orientation from materials prepared by the Local Planning Assistance Office.

Staff may supply other reports at meeting.

Public Hearing on Campground Regulations April 6, 2010 – staff summary of comments

From public comments.

Jim Sculley – need 20 foot road cross section consistent with Townsend Regulation to accommodate two-way traffic; need greater setback from river.

Linda King – need 10 acre minimum to limit campgrounds.

Ms Ross – need 10 acre minimum to accommodate all other permitted uses internal to a campground; need minimum size of parking spaces; need buffer so that campgrounds will not be apparent from roads; need buffers from existing houses; need to limit the number of campgrounds.

From County Commission discussions (summarized by Commissioner).

David Graham – concerns about access on intersecting roads; are campgrounds taxed commercial

Mike Walker – questions about other accessory uses; question about how many camp sites could be accommodated on five acres with all other accessory uses; concern about storage of RVs and proportion of land allocated to that use; question about sale of propane as accessory use and drawing of outside business and how can limitation be enforced; question whether open space or green space was discussed in developing regulations; concern with campground users tracking across adjacent properties to get to river.

Ron French – question on how many RV sites can be accommodated on five acres; concern that cabins can become permanent structure and thus not temporary; concern that cabins could become a loophole for permanent use

Wendy Pitts Reeves – likes 20 foot road minimum internal to campgrounds; concerned about campground development along scenic roads and Wears Valley Road; need visibility buffer along scenic roads; need greater setback from waterways for sewer disposal, 50 feet suggested; need limitation on amount of RV storage allowed; place cabins along backside of campground away from roads; take Wears Valley Road off of list of roads where campgrounds would be permitted; recommends 10 acre minimum for campgrounds

Scott Helton – question about 500 foot depth of development criteria; recommends 10 acre minimum; maximum time for storage of RV's may have been in previous versions

Ken Melton – concern that cabins can become permanent residential structures and suggests that they be taken out of the regulations; concern that cabins will be permanently hooked up to septic and therefore permanent and not temporary

Mark Hasty – suggests that cabins not be on waterways (specify setback); notes that cabins could accommodate motorcycle tourism; we have restrictions on how commercial buildings look, thus why not cabins; cabins should be taxed commercial

Monica Murrell – concerns with storage of RV's that can be stored longer than the maximum occupancy allowed

Steve Hargis – concern about how to apply minimum off-site road criteria of 18 feet – is it just in front of development or for full extent of the road leading to the development

Bob Proffitt – concern with noise, especially motorcycles

Holden Lail – five acre minimum too small given requirements for internal roads and accommodations of other uses; need buffer standards; need lighting standards; concern that internal sewer system not specified

The campground regulations were referred back to the Planning Commission at the May 20, 2010 meeting of the County Commission.