

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

July 21, 2022

RESOLUTION #1 - To Consider the Waiver of Rules for the following zoning amendments (map or text).
motion by:

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	02/8/2022	Randall & Virginia Rhea	none	yes	yes	Bristol	B-1/R-1 (currently split zoned)	R-1	5th	4th
2	5/9/2022	John and Dana Longo	yes	yes	yes	Sullivan County	R-1	A-1	8th	5th
3	May 19, 2022	ZTA - Appendix D - Recreational Zones Updates to Create ARV and RRC Districts	n/a	yes	yes	all three Planning Commissions		A-RV and RRC		all

Voting Summary:

Name	Case Order	yes	no	pass	absent	Approved (yes or no)
Rhea	1					
Longo	2					
ZTA	3					
footnote:	ZTA =					

To create a unique district for Park Model Recreational Vehicles (A-RV) and to create a unique district for Rural Retreat-Cabin Development Districts (RRC) - separate from the all-encompassing Recreational District (AR)

To amend Appendix D of the Various Types of Recreational Zones as well as the corresponding codification in Article III, to create the two new districts (3-101.2 part 4; 3-102A Use Table; 3-101A Lot Size Table; 3-103B Bulk Regs Table; and 3-103C Accessory Structure Table to add ARV and RRC districts)

* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing on **Thursday, July 21, 2022 at 6:00PM** within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. The Public Hearing will consider the following rezoning requests from individual property owners: **1) Randall & Virginia Rhea** have requested their property to be rezoned from B-1 (Neighborhood Business) to R-1 (single-family residential) located at 4195 Island Road, Bristol, being Tax map 035, Part of Parcel 151.10 as the property is currently split-zoned being in the 5th Civil District and; **2) John and Dana Longo** have requested their property to be rezoned from R-1 (Single-Family Residential) to A-1 (General Agricultural/Residential) at 2160 Enterprise Road, Piney Flats, being Tax Map 110, Parcel 001.08 in the 8th Civil District. In addition, the Planning Commission has recommended a Zoning Text Amendment to create two new recreational zones: A-RV to allow for a Park Model RV District and RRC to allow for a Rural Resort Cabin Development District. The Zoning Text Amendments will affect Appendix D and Article III of the Zoning Resolution code book. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at planning@sullivancountyttn.gov . Copies of these amendments are filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 01/28/2022

Property Owner: Randall V. & Virginia Rhea

Address: 4199 Island Road, Bristol, TN 37620

Phone number: (423) 968-1297

Email:

Property Identification

Tax Map: 35

Group:

Parcel: 151.10 (Part of)

Zoning Map: 8

Zoning District: B-1

Proposed District: R-1

Civil District: 05

Property Location: 4195 Island Road, Bristol, TN 37620

Commission District: 4

Purpose of Rezoning: To reconfigure parcel for residential development

Meetings

Planning Commission:

Place: Slater Center 325 Mc Dowell Street
Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: June 20, 2022

Time: 6 PM

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers!3411 Highway 126!Blountville, TN

Date: July 21, 2022

Time: 6:00 PM

Approved: Denied: _____

Approved 18 Yes, 6 Absent

DEED RESTRICTIONS

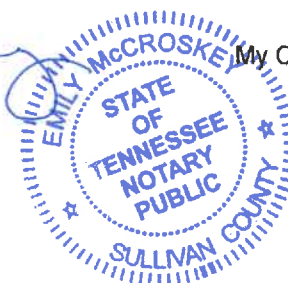
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: Randall V. + Virginia Rhea

Date: 2-8-2022

Notary Public: Emily McCroskey



My Commission Expires: 3-1-2023



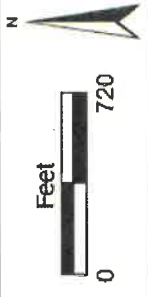
Address Data Source:
 Sullivan County: Soil Co 911
 Kingsport: Kof GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

NOTICE

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and for location of lot lines.

Thoroughfares
 Arterial
 Collector

Randall & Virginia Rhea Property



Filed in accordance with Rule 206 of the FRAC 2007
 Legend:
 - Parcel: Assessor's Parcel ID (APN)
 - Parcel: Assessor's Parcel ID (APN)
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 - Parcel: Assessor's Parcel ID (APN)



Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:

Sullivan County, Staff Co 911
Kingston, TN GIS
Johnson City, TN GIS
Greer, Bristol 911

Notice:

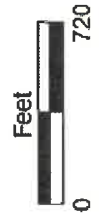
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Thoroughfares

- Arterial
- Collector



Randall & Virginia Rhea Property



Sullivan County, TN
Planning and Codes Dept.

Address Data Source:

Sullivan County, Tenn GIS
 Kingsport, Tenn GIS
 Johnson City, TN GIS
 Bristol, Bristol TN

Notice:

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Thoroughfares

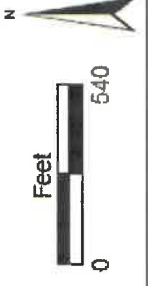
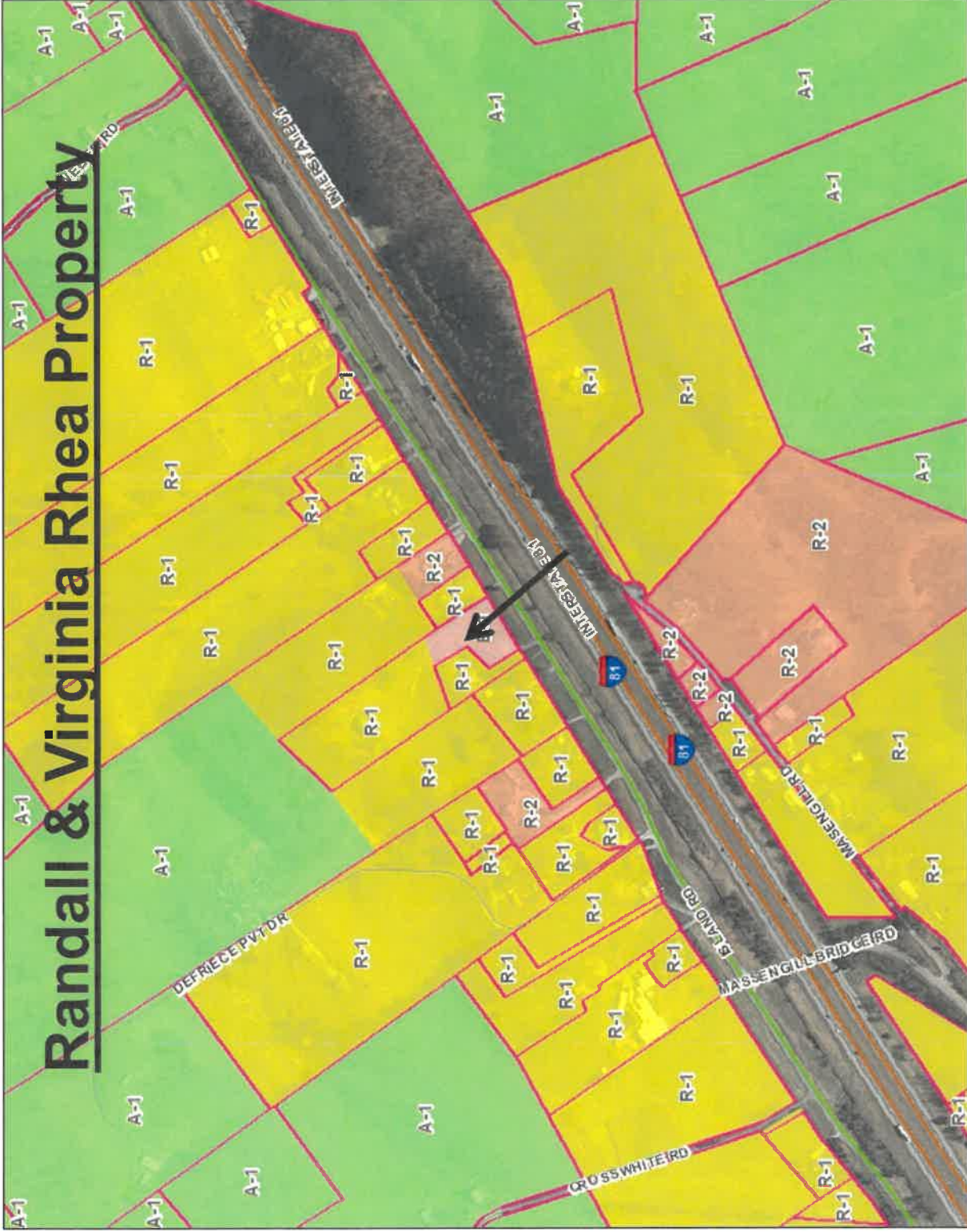
Arterial

Collector

Sullivan County Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water

Randall & Virginia Rhea Property

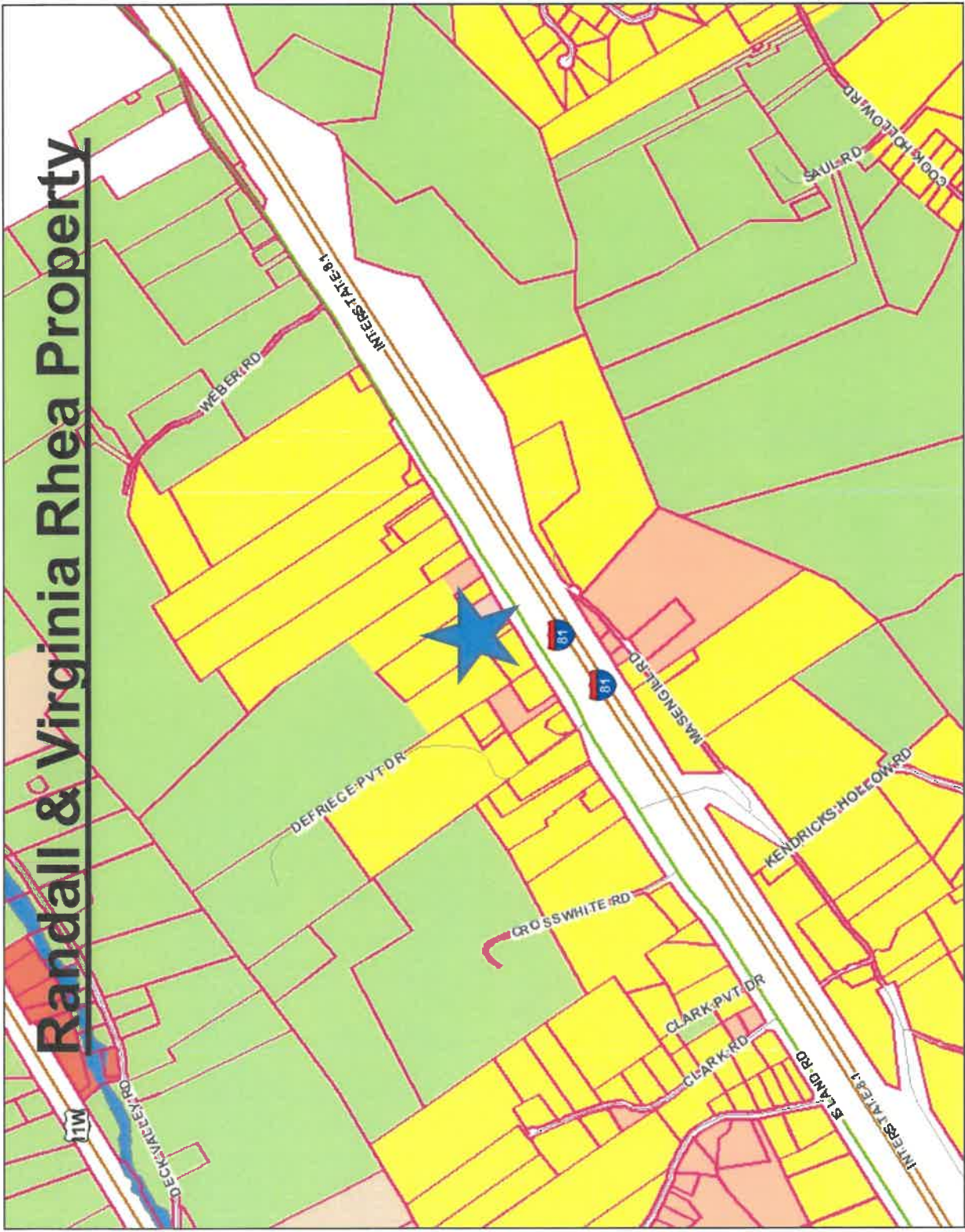


Printed in accordance with Rule 0600-02-0107
 1. Sullivan County Planning and Codes Dept.
 2. Date of Map: 08/11/2017
 3. Date of Data: 08/11/2017
 4. Date of Print: 08/11/2017
 5. Date of Issue: 08/11/2017

Sullivan County, TN
 Planning and Codes Dept.



Randall & Virginia Rhea Property



Address Data Source:
 Sullivan County, Tenn. Co 911
 Geographers: Kirt GIS
 Johnson City, NC GIS
 Brandt: Bristol 911

Notice:

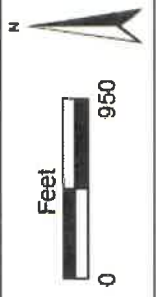
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Thoroughfares

- Arterial
- Collector

Sullivan County Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



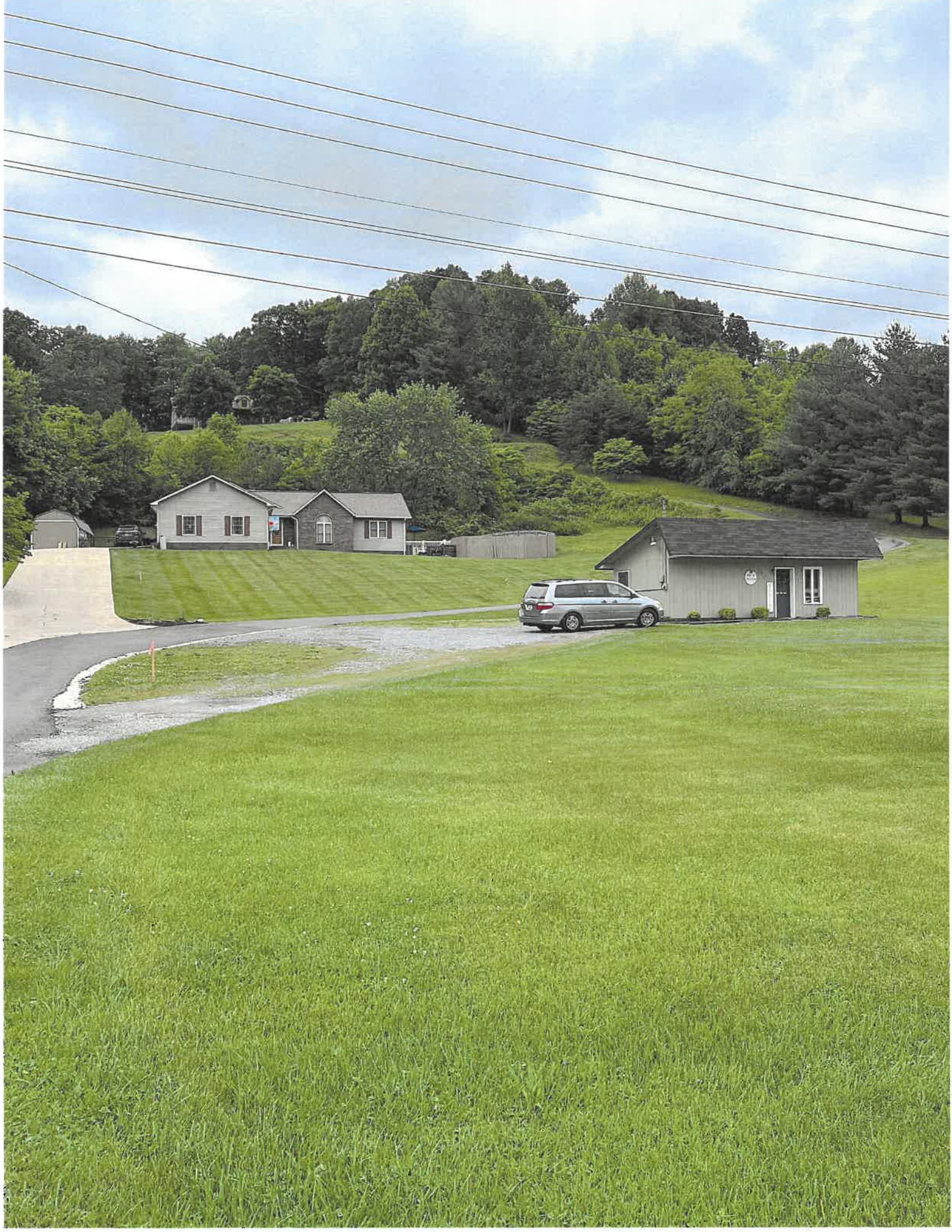
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Sullivan County, TN
 Planning and Codes Dept.











SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

May 23, 2022

Dear Property Owner:

Please be advised Randall & Virginia Rhea have applied to Sullivan County to rezone property located on 4195 Island Road from B-1 (Convenience Neighborhood Business District) to R-1 (Low Density/Single-Family Residential District) for the purpose residential use

Bristol Regional Planning Commission – 6:00 PM on June 20, 2022 (Monday night)

County Commission public hearing – 6:00 PM on July 21, 2022 (Thursday night)

The Bristol Planning Commission will meet in the Slater Center 325 McDowell Street Bristol Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Bristol Planner know if you need any special assistance for these public meetings at 423-989-5549.

Regards,

Ambre M. Torbett, AICP
Director Planning & Codes

mh

REPORT TO THE PLANNING COMMISSION
COUNTY REZONING RECOMMENDATION
Case# RZZ22-05



Request: Rezoning Recommendation within the Urban Growth Boundary from B-1 to R-1

Applicants/Owners: Randall and Virginia Rhea

Location: 4195 Island Road
(Urban Growth Boundary)

Tax ID: Tax Map 35, Part of Parcel 151.10

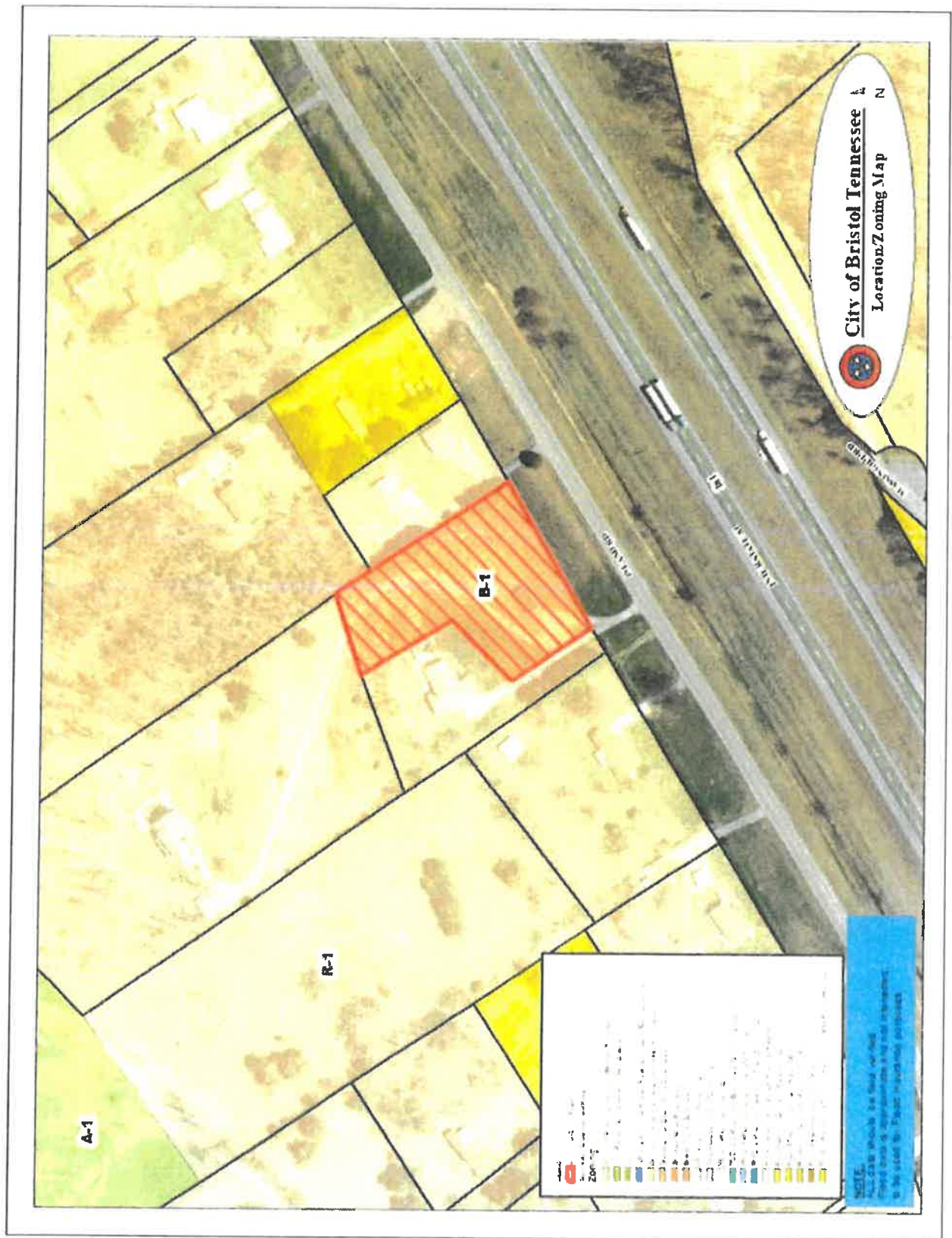
Zoning: B-1 (Convenience Neighborhood Business District)
R-1 (Low Density/Single-Family Residential District) to

Meeting Date: June 20, 2022

Background

Property owners Randall and Virginia Rhea have requested that part of their property, located on Island Road in Sullivan County, Tennessee, be rezoned from B-1 (Convenience Neighborhood Business District) to R-1 (Low Density/Single-Family Residential District). The purpose of the rezoning as stated on the rezoning application is "to reconfigure parcel for residential development". Ambre Torbett, Director of Sullivan County Department of Planning and Codes, verified that Sullivan County staff was in favor of the rezoning. Ms. Torbett provided background on the request. The owners would like to downsize and sell the house located at 4199 Island Road. They plan to build a new home and attach the former beauty shop building to it for storage. Ms. Torbett continued that the County allows one chair, by appointment only, for home-based salons if all within the home and uses less than 500 square feet or 25% of floor area. Owner and applicant Mrs. Rhea further explained through telephone communication that she worked a few hours per week as a hairdresser. She and Mr. Rhea plan to build a house beside the shop and use a carport to blend the two buildings together.

On the next pages, you will find a location and zoning map of the subject parcel along with images of the property.





4195 Island Road,
showing the area currently zoned B-1



4195 Island Road, showing the subject area's beauty shop building
and the adjacent residential property (4187 Island Road) to the north

Specifications

General:

The approximately 1.119 acre parcel fronts on Island Road, just north of Interstate 81. The property is in the southwestern portion of Bristol's urban growth area. The subject site slopes upwards from the front property line along Island Road. The map below includes contour lines at 20-foot intervals. None of the property lies in a Special Flood Hazard Area.



The Engineering Division reviewed the site, and had the following comments:

1. Water is available from the City.
2. Sanitary sewer is not available from the City.

Zoning and Land Use:

The zoning of the subject property, surrounding parcels and existing land uses are shown in the table below.

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, B-1 (<i>Convenience Neighborhood Business District</i>)	<i>Commercial, beauty shop</i>
North	Sullivan County, R-1 (<i>Low Density/Single-Family Residential District</i>)	<i>Residential – Single-family</i>
South	-	<i>Interstate 81</i>
East	Sullivan County, R-1 (<i>Low Density/Single-Family Residential District</i>)	<i>Residential – Single-family</i>
West	Sullivan County, R-1 (<i>Low Density/Single-Family Residential District</i>)	<i>Residential – Single-family</i>

The subject property is zoned B-1. The commercial building on the site was built in 1983 according to State of Tennessee Comptroller of the Treasury Real Estate Assessment Data. Surrounding are

properties with R-1 zoning. The main use of the adjoining parcels is residentially (single-family). Bristol's urban growth area includes surrounding properties to the north, east, and west.

Analysis:

As shown above, the subject property is the sole property with B-1 zoning in the neighborhood. Properties zoned R-1 surround the site, as well as the remainder of Tax Map 35, Parcel 151.10. Staff analysis of the Sullivan County Zoning Resolution showed that Sullivan County's B-1 district has permitted uses that include single-family residential, banking, and professional services. The uses allowed in the Sullivan County R-1 district are similar to those of Bristol's R-1A (Low Density/Single Family Residential District). The main or primary use in Sullivan County R-1 was low-density single-family residential. The R-1 residential district allows single-family detached dwellings as the main or primary residential use.

The planned future residential use of the land with the addition of a home-based business, as described by Sullivan County staff, is in line with uses in Sullivan County R-1 zoning. A comparison of the allowable uses of both zones showed that the list of allowable uses in the proposed R-1 had a shorter list of allowed uses than in the B-1 district. From the allowed use perspective, the rezoning is considered a "downzoning".

Staff also looked at Sullivan County bulk standards, which showed –

The Sullivan County bulk standard, of lot minimum requirements, were compared. The required minimum lot area for each zone is as follows:

	<u>B-1</u>	<u>R-1</u>
Lot minimum –	10,000 sf	20,000 sf

A smaller lot minimum is required in the B-1 district than in the R-1 district. A comparison of lot minimum requirements showed the requested R-1 must have a larger lot area than B-1 for subdivision or development. Moving to R-1 is considered an act of "downzoning" from lot minimums also, requiring a larger lot area for subdivision or development.

Another Sullivan County bulk standard, setback requirements, were also compared, as follows.

Setbacks in Sullivan County B-1 are 30 feet on all sides.

Setbacks for Sullivan County R-1 are:	Front – 30 feet
	Rear – 30 feet
	Sides – 12 feet

B-1 district setbacks were greater than those of R-1. This leads to an additional 18 feet of buildable area on both sides of each lot that would be allowed for building area in the R-1 zone.

In general terms, the rezoning request could be considered an act of "downzoning" from a use perspective and the density perspective of lot size requirements. The allowed uses include a smaller list in the R-1 district than in the B-1 district. Dimensional lot size requirements for general development in the R-1 district are more restrictive

than in the B-1 district, requiring more space for development or the creation of a new lot through subdivision. The density standard of setback requirements would be less restrictive in the R-1 zone than in B-1, with shorter side setbacks.

Land Use Plan and Policy:

The City of Bristol Future Land Use Map indicates that the area will be developed primarily as low-density residential, as shown below. The Future Land Use Map is not intended to be a parcel-by-parcel directive for the specific use of each property in the City and its surrounding grown area, but to serve as a general policy guide for the future development of that area. Staff feels that the requested rezoning agrees with the Land Use Plan and Policy.



Staff Recommendation:

The subject property aligns with the City of Bristol Land Use Plan and staff recommends the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request.

Heather Moore, AICP
Land Use Planner

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Property Owner: Dana and John Longo Date: May 9, 2022
Address: 2160 Enterprise Rd Piney Flats TN 37686
Phone number: 910-916-3459 Email: dana_longo@yahoo.com

Property Identification

Tax Map: 110 Group: _____ Parcel: 001.08
Zoning Map: 26 Zoning District: R-1 Proposed District: A-1 Civil District: 8
Property Location: 2160 Enterprise Rd Piney Flats TN 37686 Commission District: 5
Purpose of Rezoning: Larger track

Meetings

Planning Commission:

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN
Date: June 21, 2022 Time: 6pm
Approved: Denied: _____

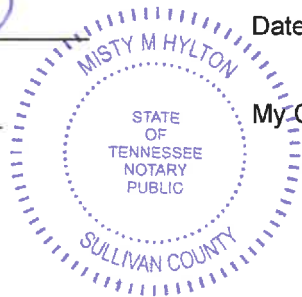
County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers!3411 Highway 126!Blountville, TN
Date: July 21, 2022 Time: 6:00 PM
Failed 7 Yes, 11 No, 6 Absent
Approved: _____ Denied:

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: Dana Longo Date: May 9, 2022
Notary Public: Misty M Hylton My Commission Expires: May 22, 2023



F1. REZONING REQUEST A-1 TO R-1 – LONGO PROPERTY

FINDINGS OF FACT –

Property Owners:	John and Dana Longo
Applicants:	same
Representative:	same
Location:	2160 Enterprise Road, Piney Flats
Mailing Address of Owners:	same
Civil district of rezoning:	8 th
Commission District:	5 th
Parcel ID:	Tax Map 110, Parcel 001/08
Subdivision of Record:	Clinton Steele Property Subdivision Plat Book 52, page 399
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Blountville Utility District
Public Sewer:	n/a
Lot/Tract Acreage:	Lot 3, 4.13 acres
Zoning:	R-1
Surrounding Zoning:	A-1 and R-1
Requested Zoning:	A-1
Existing Land Use:	Single Family Dwelling, Garage, Storage Shed, and gazebo
Surrounding Land Uses:	Single Family Residential and open space
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	Concerns regarding specific purpose of rezoning

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone their property from R-1 to A-1 in order to be able to build another storage shed.
- Currently they own a garage and shed, totaling 852 square feet. The R-1 zoning permits up to 1200 square feet of detached residential accessory structure. The A-1 would permit up to 2400 square feet.
- Staff visited the site to put up the rezoning sign and found that the owners have created berms and tree plantings along the perimeter of the property. Staff received calls from neighbors regarding these berms as they appear to be blocking sight visibility for both the property owners and the neighbors.
- This rezoning request would be appropriate due to the lot size being over an acre and adjacent to other A-1 properties nearby. R-1 zoning is limited to ½ acre lots, typically reserved for traditional subdivision developments.
- While staff is concerned about the recent construction of landscaping berms due to poor visibility along the road, that has no bearing on the rezoning request.

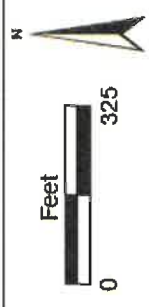
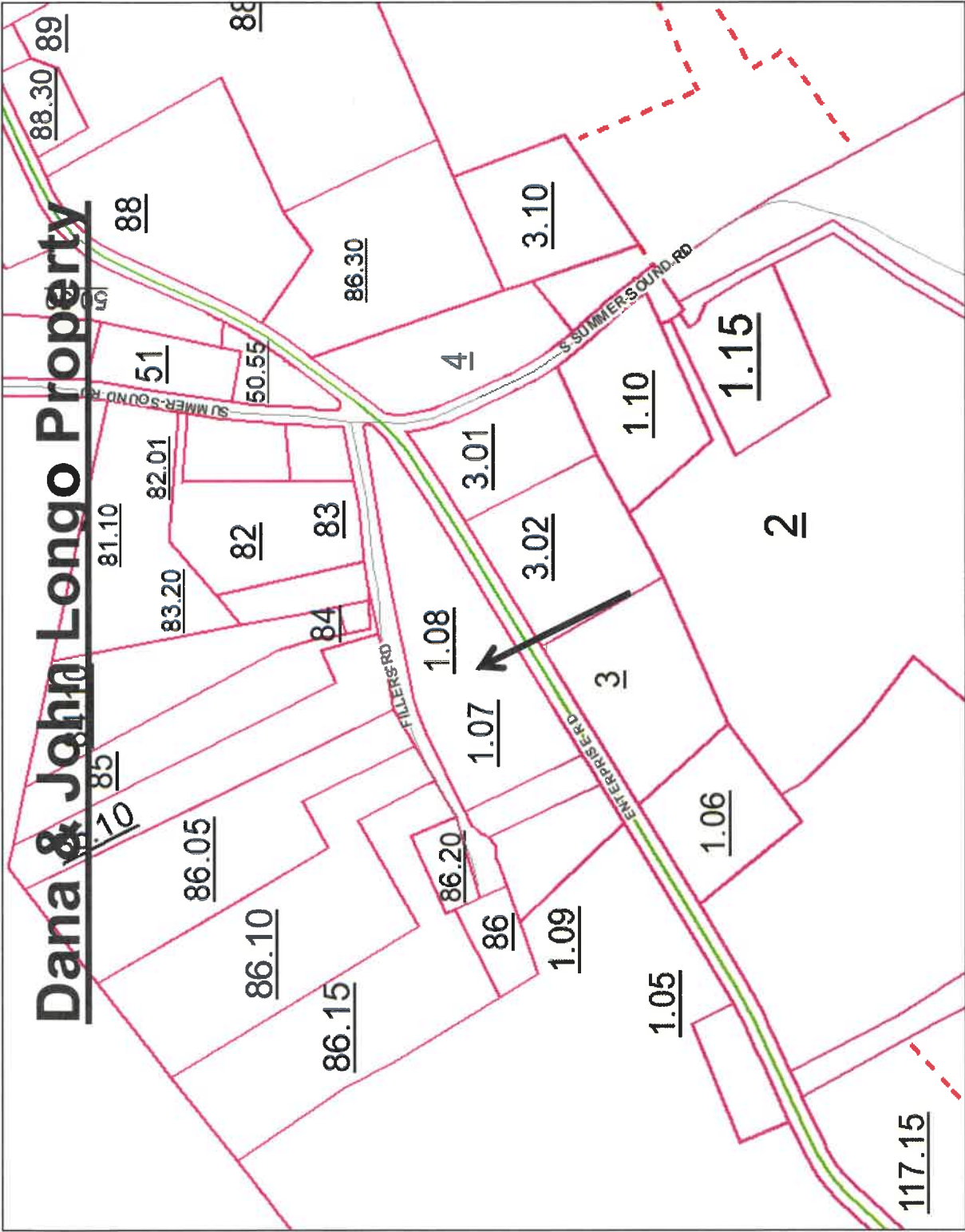
Meeting Notes at Planning Commission:

- Staff read her report and findings. Linda Brittenham asked about the location of the carport that appears to be recently added.
- Staff confirmed per her inspection as illustrated in the pictures, the carport was set up in the front yard, but is so new it has not been picked up by the Property Assessor's office or in the aerial imagery in GIS. Staff explained that ALL detached accessory structures, including portable carport and gazebos would be counted towards the total square footage permitted by zoning district. Staff explained to Mrs. Longo that the carport will need a building permit and relocated to the side or rear yard.
- Discussion followed regarding the assessment of existing building and size of proposed.
- Mrs. Longo stated that she needs a new shed as the existing garage floods every time it rains. It has poor drainage. The new shed will be located next to the gazebo on the left side yard to avoid the drainage issues. Discussion continued. Linda Brittenham stated that as a member of the Board of Zoning Appeals also, she is opposed to the carport in the front yard and recommended the owner work with the Planning & Codes Department to get it permitted and relocated.
- Mary Ann Hager motioned to forward a favorable recommendation to the County Commission for the rezoning request. Commissioner, Darlene Calton seconded the motion and the vote in favor passed unanimously.

Address Data Source:
 Sullivan County: Sull Co 911
 Kingsport: Koi GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:
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Thoroughfares
 Arterial
 Collector
 Lot Lines




 Sullivan County, TN
 Planning and Codes Dept.

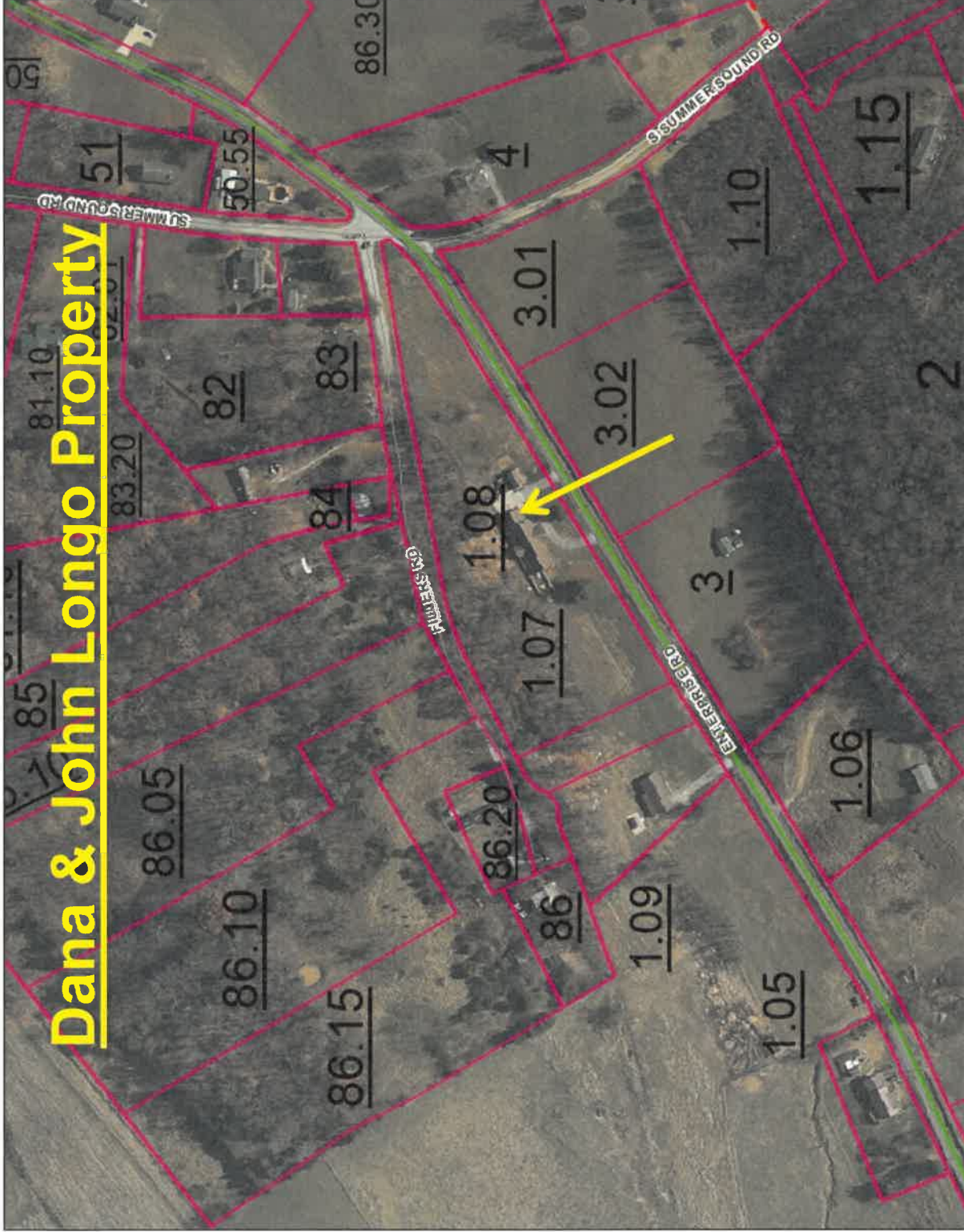
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Thoroughfares

-  Arterial
-  Collector
-  Lot Lines



Dana & John Longo Property
























Sullivan County, TN
 Planning and Codes Dept.

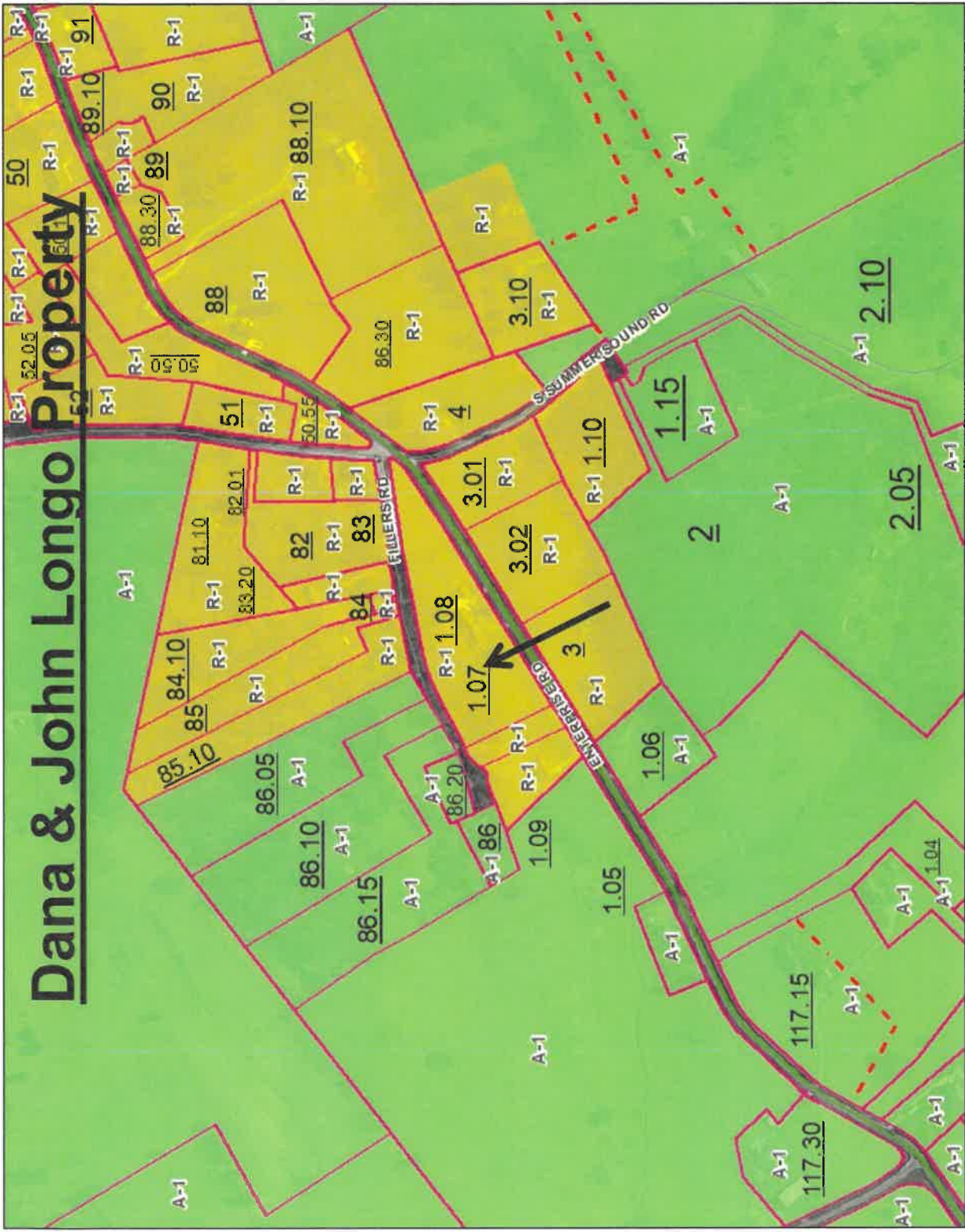
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 Sullivan County, Tenn. Co 911
 Kingwood, Inc GIS
 Johnson City, NC GIS
 Source: Dec 2011

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-  Arterial
-  Collector
-  Lot Lines

Sullivan County Zoning

























-  A-1
-  A-2
-  A-5
-  AR
-  B-1
-  B-2
-  B-3
-  B-4
-  M-1
-  M-2
-  PBD-3
-  PBD/SC
-  PMD-1
-  PMD-2
-  R-1
-  R-2
-  R-2A
-  R-3
-  R-3A
-  R-3B
-  Water

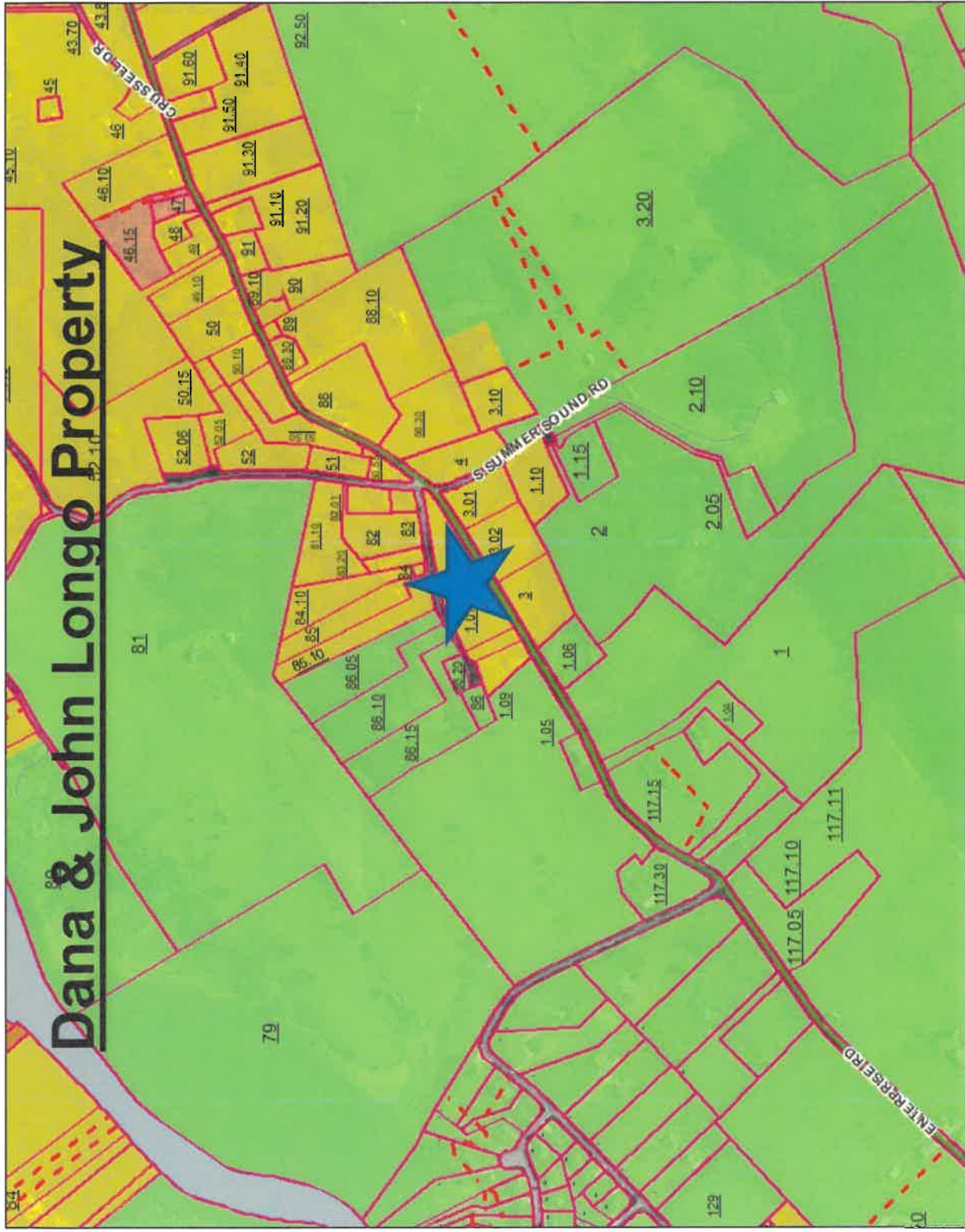



Sullivan County, TN
 Planning and Codes Dept.

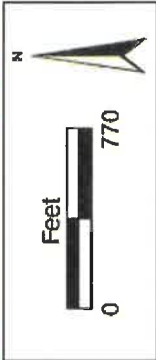
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 Kingsport, Kpt GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

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-  Arterial
-  Collector
-  Lot Lines
- Sullivan County Zoning**
-  A-1
-  A-2
-  A-5
-  AR
-  B-1
-  B-2
-  B-3
-  B-4
-  M-1
-  M-2
-  PBD-3
-  PBD/SC
-  PMD-1
-  PMD-2
-  R-1
-  R-2
-  R-2A
-  R-3
-  R-3A
-  R-3B
-  Water



Dana & John Longo Property



Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

May 23, 2022

Dear Property Owner:

Please be advised Dana & John Longo have applied to Sullivan County to rezone property located at 2160 Enterprise Road from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District) to for the purpose of an additional residential accessory structure.

Sullivan County Regional Planning Commission – 6:00 PM on June 21, 2022

County Commission – 6:00 PM on July 21, 2022

Both meetings are held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Sullivan County Planner know if you need any special assistance for these public meetings at 423-279-2603.

Regards,

A handwritten signature in blue ink, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

mh





NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
323-6440

ACTIVE
TWOED
350000





3-101.2 District Purposes

1. **A-5, Large Tract Rural Residential and General Agricultural District** – The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. *(Amended 02/20/2020)*
2. **A-2, Rural Agricultural and Open Space District** - These districts are designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an open environment without creating objectionable or undesirable influences that are incompatible with a rural environment. These districts shall also provide for single-family residential detached dwellings, residential accessory structures, customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).
3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.
4. **AR, A-RV, & RRC Districts: Agricultural/Rural Residential/Light Recreational (AR) and Agricultural/RV Park Model Resort (A-RV) District and Rural Retreat & Cabin Development District (RRC)** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings, manufactured homes located on individual parcels, and other such structures as are accessory thereto. The intensity of development permitted within these districts is directly related to the availability of public water and transportations systems available to serve these lots. These districts also may include community facilities, public utilities, open space uses which serve specifically the residents of these districts or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts may also provide for light recreational uses, such as camping, aquatic and other outdoor recreational activities defined herein, where adequate public infrastructure is available as reviewed and approved by the Regional Planning Commission (See Appendix D for the various types of Recreational Camping Developments Permitted by Type). These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).
5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

**TABLE 3-102A
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

PRINCIPAL USES AND ACTIVITIES	A-5/A-2 A-1	AR/ A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
I. RESIDENTIAL ACTIVITIES						
A. Permanent						
1. Single-Family Detached Dwelling	P	P	P	P	P/P	P
2. Duplex Dwelling	X	X	X	P	P/X	X
3. Single-Family Attached (condominiums)	X	X	X	X	SUP*	SUP
4. Multi-Family (apartments and townhouses)	X	X	X	X	SUP/X	SUP
5. Manufactured Home (singlewide mobile home)	Farm /P	P	X	P/X	X	P
6. Manufactured Home Park (2 or more singlewides)	X	X	X	X	X	PC
7. Open Space Residential Development Plan	X	PC	PC	PC	PC	X
<i>* R-3B Districts shall only allow single-family attached and single-family detached homes on an owner-occupied basis.</i>						
B. Semi-Transient						
1. Lodge/Cabin	X	X (RRC only)	X	X	X	X
2. Boarding House	X	X	X	X	X	X
II. COMMUNITY FACILITIES ACTIVITIES						
A. Administrative Services						
1. Government Offices	P	P	P	P	P	P
2. Civil Defense Facilities	P	P	P	P	P	P
3. Court Buildings	P	P	P	P	P	P
4. Fire Department Facilities	P	P	P	P	P	P
5. Police Department Facilities	P	P	P	P	P	P
6. Post Offices	P	P	P	P	P	P
B. Child Care Facilities (5 or more unrelated children)						
1. Childcare Center (13+)	X	X	X	X	PC	X
2. Family Childcare Home (5-7 -see accessory use)	X	SUP	X	SUP	SUP	X
3. Group Childcare Home (8-12, accessory use)	X	SUP	X	X	X	X
C. Community Assembly						
1. Civic, Social, Fraternal and Philanthropic	SUP	SUP	BZA	BZA	BZA	SUP
2. Private (nonprofit) Clubs, Lodges, Meeting Halls, and Community Centers	SUP	SUP	BZA	BZA	BZA	SUP
D. Cultural and Recreational Services <i>Amended 09 17 07</i> <i>(This section applies to all community services and centers that are non-commercial and owned/managed by a governmental entity, religious or other Not-For-Profit agency/HOA)</i>						
1. Art Galleries (noncommercial)	X	X	X	X	X	X
2. Athletic Associations	X	X	X	X	X	X
3. Libraries (Public/Non-Profit)	P	P	P	P	P	X
4. Museums	P	P	X	X	X	X
5. Parks, Playgrounds and Playfields	SUP	SUP	SUP	SUP	SUP	X
6. Planetariums and Aquariums	SUP	SUP	X	X	X	X
7. Recreation Centers and Gymnasiums (nonprofit)	X	P	X	X	X	X
8. Campgrounds (non-profit)	X	PC	X	X	X	X
9. Swimming Pools, Marinas, and Beaches	SUP	SUP	SUP	SUP	SUP	SUP
10. Yachting Clubs (private)	SUP	SUP	SUP	SUP	SUP	X
11. Zoological and Botanical Gardens (noncommercial)	SUP	SUP	SU P	X	X	X
12. Other Light Recreational Seasonal Uses	X/SUP	SUP in AR only	X	X	X	X
E. Educational Facilities						
1. Public, Parochial and Private Kindergartens, Primary and Secondary Schools	P	P	P	P	P	P

USES Cont.	A-5 & A-2 / A-1	AR/ A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
F. Essential Public Transport, Utility and Communication						
1. Electrical and Gas Distribution Lines	P	P	P	P	P	P
2. Pumping Facilities for Water and Sewer Systems	P	P	P	P	P	P
3. Rights-of-Way for All Modes of Transportation	P	P	P	P	P	P
4. Sewage Collection Lines	P	P	P	P	P	P
G. Extensive Impact Facilities - Limited						
1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device (A-1 and AR only)	X/PC	PC	X	X	X	X
H. Health Care Facilities						
1. Center for Observation and Rehabilitation	X	X	X	X	X	X
2. Hospitals	X	X	X	X	X	X
3. Medical Clinics	X	X	X	X	X	X
I. Intermediate Impact Facilities - Limited						
1. Cemeteries, Columbarium and Mausoleums	P	P	P	P	P	P
2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)	X	X	X	X	X	X
3. Marinas and Yacht Clubs (non-profit)	X	X	X	X	X	X
4. Electrical & Gas Substations (excluding Solar/Wind Farms as amended on 02 17 2022)	SUP	SUP	SU P	SUP	SUP	SUP
5. Golf Courses	PC	PC	PC	PC	PC	X
6. Major Mail Processing Centers	X	X	X	X	X	X
7. Radio, Telephone and Television Towers and Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
8. Water Storage Tanks and Facilities	P	P	P	P	P	P
J. Religious Assembly Facilities						
1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities	SUP	SUP	SU P	SUP	SUP	SUP
III. Commercial/Recreational - Limited – Amended 09 17 07						
A. Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses						
1. Commercial Campgrounds – RVs, Cabins, Campsites SUBJECT to APPENDIX D – By Type	X	PC	X	X	X	X
2. Commercial/Private Golf Courses and accessory uses	P	P	P	P	P	P
3. Commercial Boat Docks, Marinas, and Accessory Boat Rental	X	PC	X	X	X	X
B. Recreational Sport Shooting Range Facilities Indoor and Outdoor Amended 03/15/10 (AR zone only)	X	PC/X/X	X	X	X	X

**TABLE 3-102A (continued)
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

USES Cont.	DISTRICTS					
	A-5/A-2 A-1	AR / A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
ACCESSORY USES AND ACTIVITIES						
Accessory Apartment (amended 2018)	SUP	SUP	SUP	SUP	X	X
Accessory Cargo Shipping Containers (Adaptive Reuse of Steel)	X/X/BZA*	X	X	X	X	X
Accessory Forest Operations	PC	PC	X	X	X	X
Accessory Plant Raising and Animal Care	P	P	SUP	SUP	SUP	SUP
Bed and Breakfast Homestay (Home Occupation – 1 to 3 rooms)	BZA	BZA	X	X	BZA	X
Bed and Breakfast Inn (4 to 12 rooms)	BZA	BZA	X	X	BZA	X
Columbarium/Mausoleum	SUP	SUP	X	X	X	X
Farm Employee Housing	SUP	SUP	X	X	X	X
Family Child Care Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	SUP	SUP	X
Group Child Care Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	X	X	X
Home Occupations (Minor and Major) see appendix for SUP	SUP	SUP	SUP	SUP	SUP	SUP
In-Home Day Care (Minor Home Occupation – less than 4 unrelated children)	SUP	SUP	SUP	SUP	SUP	SUP
Off-Street Parking (depends on road classification and HOA's)	X	P	P	P	P	P
Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
Private Recreation Facilities	P	P	P	P	P	P
Special Public Event on Private Property	BZA	BZA	BZA	BZA	X	X
KEY TO INTERPRETING USE CLASSIFICATIONS						
X = Specifically not permitted. P = Use Permitted by Right Within the District. SUP = Principal Use Permitted with Supplemental Provisions.						
BZA = Subject to approval by the Board of Zoning Appeals PC = subject to the Regional Planning Commission approval of site plan.						
* See Supplemental Design Guidelines in Appendix B-105.2 #7 as amended on 05/16/2011						

3-103 BULK REGULATIONS

3-103.1 General - The minimum lot dimensions, maximum lot coverage, maximum density, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base agricultural or residential district shall be as indicated in TABLE 3-103A, (Bulk Regulations for Agricultural and Residential Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations, such as the Open Space Residential Development provisions, may be specified in this article or other articles of this zoning resolution.

3-103.2 Lot Area

- Basic Requirement** - Within the various agricultural and residential districts, the minimum horizontal area of a lot shall not be less than that indicated TABLE 3-103A, or in the case of multi-family dwellings situated on the same lot, that required by TABLE 3-103B. The minimum lot size is calculated by the buildable area, excluding pipe-stem or flag lot areas or areas within the designated floodway.
- Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots-of-record, shall be reduced in area so that yards, lot area per dwelling unit, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose such as public utility stations, etc.

3-103.3 Lot Dimensions

- Basic Requirement** - No lot shall be created and no building permit or zoning approval shall be issued for any lot that does not meet the minimum dimensional requirements indicated in TABLE 3-103B, unless, otherwise, provided in the preliminary development plan of a planned unit development or OSRD plan as approved.

**TABLE 3-103A
MINIMUM LOT SIZES FOR
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

ZONE DISTRICT	MINIMUM LOT SIZE
I. A-5 & A-2, Rural Agricultural/Residential	
A. A-5 (1 dwelling unit per 5 acres) <i>(Added 02/20/2020)</i>	5 acres
B. A-2 (1 dwelling unit per 2 acres)	2 acres
II. A-1, General Agricultural – Estate Residential Districts	
A. All Lots Served by Public Water Supply (1 dwelling unit per acre)	1 acre
B. All Lots Served by Private Water Supply – min. per dwelling	1 acre
III. AR/A-RV/RRC – Agricultural/Residential/Light Recreation Districts – Amended 09 17 07	
A. Rural Residential/Recreational Lots Served by Public Water (1 dwelling unit/20,000)	20,000 sq. ft.
B. Residential Lots on Private Water Supply (well or spring)	1 acre
IV. R-1, Low Density Residential District (1 dwelling unit per lot size)	
A. Lots Served by Public Water Supply and Public Sewer	15,000 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer (SSDS/septic system)	1 acre per unit
V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size)	
A. Lots Served by Public Water / Public Sewer (minimum size for first unit on sewer)	10,000 sq. ft.
B. Lots Served by Public Water Supply / Private Sewer (SSDS/septic) / (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply/Private Sewer (SSDS/Septic (min. for each unit)	1 acre per unit
D. Additional Required Area for Multi-Family Served by Public Water Supply and Public Sewer (2 nd and each additional unit)	7,500 sq. ft. per unit
VI. R-3A and R-3B Residential Districts	
A. Lots Served by Public Water /Public Sewer (minimum size for first unit)	7,500 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)/ (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer/Septic (min for each unit)	1 acre per unit
D. Additional Required Area for Multi-family or Planned Development Served by Public Water Supply and Public Sewer (2 nd and each additional unit)	5,000 sq. ft per unit
VII. R-3, Manufactured Home Park - requires public water and public sewer	
A. All Lots (minimum park gross area)	3 acres
B. Individual Manufactured Dwelling Site (Mobile Home Pad)	See Article 3-104.2
NOTES:	
<p>(1) In all residential and agricultural districts, the property owner has the right to utilize the Open Space Residential Development (OSRD) provisions as provided herein subject to a minimum acreage size of entire development.</p> <p>(2) The sizes of lots may be increased due to soil percolation/type regarding subsurface sewage disposal systems (SSDS also known as septic tank systems), by the Tennessee Department of Environment & Conservation, Division of Ground Water Protection – County Field Office.</p> <p>(3) Lots size requirements may vary for religious facilities and other non-residential uses, see Appendix B.</p> <p>*** AR/A-RV/RRC Lots approved for Recreational Developments per Appendix D, shall be a minimum of three (3) acres</p>	

2. Lot Width - The minimum lot width (measured at the building line) shall not be less than indicated in TABLE 3-103B, or, otherwise, specified in this resolution.
3. Lot Frontage - All lots shall conform to Article VIII, Section 8-101.4 of the General Operational Performance Standards.
4. Maximum Permitted Lot Coverage - The maximum zone lot coverage by all buildings, principal and accessory in these residential districts, shall not, except OSRD planned developments as provided in Subsection 3-104.3, exceed the percentage of the total area of the zone lot indicated in TABLE 3-103B. *(Amended August 15, 2005 – no lot coverage required for principal dwelling structures).*

**TABLE 3-103B
BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS**

DISTRICT							
	A-5 or A-2	A-1	AR / A-RV / RRC ***	R-1	R-2/R-2A & for single-family detached in R-3A/R-3B#	R-3A/R-3B For multi-family or single-family attached#	R-3 For Mobile Home Parks or Multi-Family
II. Minimum Lot Width in Feet (Measured at the Building Setback Line)	200	100	100	80	60	60	80
III. Maximum Lot Coverage by the Principal Structure / Building (As a Percent of Lot Area)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
IV. Maximum Lot Coverage by the Accessory Structure*(%)	10%	10%	10%	10%	10%	10%	10%
V. Maximum Height for Residential Structures* (unless approved by the local fire department to be higher)	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet
VI. Minimum Yard Setbacks (In Feet)							
1. Front (50' front setback if on arterial road)	30	30	30	30	30	30**	30**
2. Side	30	12	12	12	10	20**	30**
3. Rear	30	30	30	30	20	30**	30**
4. Corner Side (additional road frontage)	30	30	30	30	20	30**	30**
NOTES:							
*Setbacks Not Applicable to Agricultural Buildings and Structures **See Section 3-104, for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks. Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix) *** A-RV and RRC have the same setbacks as the R-3 Zoning District per Appendix D				Under the Open Space Residential Development alternative plan, the overall lot coverage of the principal building may be greater, the side and rear setbacks can be reduced and the lot size can be reduced, as long as the overall yield density of the entire master plan is no greater than that allowed under conventional densities for the applicable zoning district. Most other bulk requirements shall apply. <i>#Amendment to setbacks in high-density zones made on August 15, 2005 to differentiate between detached single-family lots and attached single or multi-family dwellings within a planned development. Greater setbacks required for attached dwellings, such as townhouses and apartment complexes. Single family detached on individual lots in R-3, R-3A, or R-3B Districts shall use R-2/R-2A Setbacks. Multifamily and Mobile home parks shall have a perimeter setback of 30' on all sides.</i>			

3-103.5 Height Regulations

- Basic Requirements** - The maximum permitted height for buildings shall not, except as provided in Subpart 2, of this section, exceed that set forth for the various districts in TABLE 3-103B.
- General Exception to Height Regulations** - The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, telecommunication towers, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Nor does this provision apply to barns, or other buildings and structures utilized for agricultural purposes and not intended for human occupancy.

3-103.6 Yard Regulations

- Minimum Width or Depth** - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
- Permitted Structures in Yards and Customary Residential Accessory Structures** - In all agricultural and residential districts, the following shall not be considered obstructions when located within any yard except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections).
 - In Any Yard:**
 - Arbors and trellises not attached to the principal structure or accessory structure.
 - Driveways subject to other specific provisions of this resolution related directly thereto.
 - Flagpoles having only one structural ground member.

APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL CAMPGROUND FACILITIES

<p>Types of Campgrounds by Zoning Requirements</p>	<p>Temporary Campground Special Event Day-Parking <i>(permitted in any zoning district)</i></p>	<p>Community Recreational Facilities operated by a non-profit agency, such as Federal, State, Local governments, church/religious <i>(permitted in any zoning district)</i></p>	<p>Seasonal Commercial Campgrounds <i>(permitted in the AR Agricultural / Recreational District only)</i></p>	<p>Seasonal RV Park Model Campground <i>(permitted in the A-RV Agricultural / RV Park Model District only)</i></p>	<p>Rural Retreat & Cabin Developments <i>(permitted in the RRC Districts only)</i></p>
<p>Purpose and Needs</p>	<p>To provide for the safe and temporary housing accommodations to tourists and guests during a Sullivan County special event open to the public. To provide a designated area for guests to stay near the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.</p>	<p>To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.</p>	<p>To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year. Seasonal Use: April through November only.</p>	<p>To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Seasonal RV Park Model developments are exclusive by design and structure for owners or renters of Park Model Recreational Vehicles only. Seasonal Use: April through November only and not designed for permanent occupancy.</p>	<p>To provide for temporary accommodations for anglers, boaters, and outdoor enthusiasts, while seeking access to the public lakes, rivers and trails in Rural Sullivan County. This district allows development of cabins, lodges, and other permanent structures for the use and enjoyment of guests during their short-term stay. Not designed for long term occupancy</p>
<p>Permitted By Specific Zoning Districts</p>	<p>Yes, Temporary Event Campgrounds shall obtain temporary use permits for each event. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff.</p>	<p>Not in manufacturing districts</p>	<p>Limited to AR, B-3, B-4, PBD and PBD3-districts only</p>	<p>Permitted in A-RV District Only, B-3, B-4, PBD, PBD3, R-3, and B-2A</p>	<p>Permitted in RRC Districts only</p>
<p>Site Plan Approval by Planning Commission or staff required</p>	<p>No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff.</p>	<p>Site Plan approval by staff only</p>	<p>Site Plan Approval by Planning Commission</p>	<p>Site Plan Approval by Planning Commission</p>	<p>Site Plan Approval by Planning Commission</p>
<p>Stormwater Pollution Prevention Plan and TDEC Permit Required</p>	<p>Yes, if grading over an acre and/or part of a larger common development plan</p>	<p>Yes, if grading over an acre and/or part of a larger common development plan</p>	<p>Yes, if grading over an acre and/or part of a larger common development plan.</p>	<p>Yes, if grading over an acre and/or part of a larger common development plan.</p>	<p>Yes, if grading over an acre and/or part of a larger common development plan</p>
<p>Types of camping accommodations permitted</p>	<p>Tents, campers, all types of recreational vehicles only – no permanent accommodation structures permitted. All shall be removed post event and shall not remain on site.</p>	<p>Designated tent areas, all types of RVs, Campers, Motor Homes, cabins, lodges, and park manager's dwelling only, excluding any type of RV park model, or singlewide manufactured housing.</p>	<p>Any type of camping facility such as a tent, cabin, tent, RV, motor home, camper, pop-up camper/tag along, 5th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions. Does not permit RV Park Models.</p>	<p>RV Park Model Trailers only, designed for recreational and seasonal use only, excluding condominiums, single-family dwellings, or any other type of manufactured housing defined by TCA and zoning definitions.</p>	<p>Site Built Cabins and lodges only. Permanent dwelling for owner or site manager permitted.</p>
<p>Types of Amenities and Facilities Permitted</p>	<p>Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.</p>	<p>Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.</p>	<p>Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.</p>	<p>Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.</p>	<p>Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.</p>
<p>Full-time Residence permitted for Owner, Manager, Dock Master,</p>	<p>One residence only permitted to manage temporary campground</p>	<p>Permitted if needed</p>	<p>Owner or manager shall be required to live on site</p>	<p>Owner or manager shall be required to live on site</p>	<p>Owner or manager shall be required to live on site</p>
<p>Permanent Free-Standing Signage Permitted</p>	<p>No – temporary signs only</p>	<p>Yes – depending on zoning district</p>	<p>Yes – depending on zoning district</p>	<p>Yes – depending on zoning district</p>	<p>Yes</p>
<p>Open Burning Permitted</p>	<p>Per local guidelines with State burn permit</p>	<p>Per local guidelines with State burn permit</p>	<p>Per local guidelines with State burn permit</p>	<p>Per local guidelines with State burn permit</p>	<p>Per local guidelines with State burn permit</p>
<p>Safe Drinking Water and Frost Proof Spigots shall be required per local Utilities Agency</p>	<p>Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well</p>	<p>Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well</p>	<p>YES, Safe Drinking Water with frost-proof spigots required for every 5 sites, as approved by the local utility provider or TDEC if well water.</p>	<p>YES, Safe Drinking Water with frost-proof spigots required for Park Model Site, as approved by the local utility provider or TDEC if well water.</p>	<p>Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required near fire pits and common areas</p>

<p>Sanitary Sewer or other on-site Sewerage Disposal System Required</p>	<p>At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.</p>	<p>At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.</p>	<p>All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall be provided per state regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.</p>	<p>All permanent restroom and bathroom facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall be provided per state regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.</p>	<p>Each cabin shall have an approved individual septic system as approved by the State. Individual septic system shall also be required for the owner/manager dwelling.</p>
<p>Individual Mail Receptacle Permitted</p>	<p>Only for owner/manager</p>	<p>Only for owner/manager</p>	<p>Only for owner/manager</p>	<p>Only for owner/manager</p>	<p>Only for owner/manager</p>
<p>Electrical Service Hook-Ups/Connections</p>	<p>Not required for individual sites</p>	<p>Not required for individual camping sites</p>	<p>Electric and water hook-ups required for each camping site. Shared septic, bathrooms or dump stations must be provided for guests per TDEC regulations.</p>	<p>Electric and water hook-ups required for each camping site. Shared septic, bathrooms or dump stations must be provided for guests per TDEC regulations.</p>	<p>Cabin developments must meet all building code requirements and State Electrical Code</p>
<p>Paving and Parking Requirements</p>	<p>A paved or graveled entrance is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site</p>	<p>Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site</p>	<p>Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit.</p>	<p>All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathroom, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site. All lodges or places of assembly shall be paved and meet ADA Code</p>	<p>All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathroom, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site. All lodges or places of assembly shall be paved and meet ADA Code</p>
<p>Central Garbage Designated Areas</p>	<p>Yes, as needed</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>
<p>Permanent Accessory Structures Permitted by Fee per Fee Schedule in Article XII of this Resolution Inspection and Updated Site Plan Required <i>(Free-standing decks, covered decks, patios or storage buildings only)</i></p>	<p>No</p>	<p>YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.</p>	<p>YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Owner of property and/or manager may have accessory structures per the AR Zoning Standard per Table 3-103C</p>	<p>YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to Park Models, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Owner of property and/or manager may have accessory structures per the AR Zoning Standard per Table 3-103C</p>	<p>Cabin developments may have decks and meet IRC building code requirements. Owner / manager of property may have accessory structures per the AR Zoning Standard per Table 3-103C</p>
<p>Separation of Camping Sites</p>	<p>Twenty-foot separation between all vehicles/campers and removed after event.</p>	<p>Yes, a twenty-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of fifty (50) feet wide. All campers and RVs shall be "road-ready" and not permanently set-up. All sites shall be located above the designated floodplain.</p>	<p>Yes, a twenty-five-foot separation between all park models including any freestanding decks shall be required. Each site shall be a minimum of fifty (50) feet wide. All structures shall be located above the designated floodplain.</p>	<p>Yes, a twenty-five-foot separation between all park models including any freestanding decks shall be required. Each site shall be a minimum of fifty (50) feet wide. All structures shall be located above the designated floodplain.</p>	<p>Cabins Developments shall have a minimum of a twenty-five-foot separation measured from any permanent foot overhang or deck - same as any permanent dwelling code</p>
<p>Buffering/Screening/Landscaping</p>	<p>Not required</p>	<p>Yes, per Section 8-107</p>	<p>Yes, per Section 8-107</p>	<p>Yes, per Section 8-107</p>	<p>Yes, per Section 8-107</p>

<p>Storage Facility for Outdoor Recreational Equipment: boat trailers, boats, kayaks, ski-dos, canoes, and the like</p>	<p>Prohibited unless in a commercial zone with site plan approval</p>	<p>One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.</p>	<p>One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.</p>	<p>One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.</p>	<p>One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.</p>
<p>All other bulk regulations apply per zoning district and site plan requirements</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>
<p>Building Permits Required</p>	<p>if applicable</p>	<p>Yes, unless governmental entity</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>
<p>Customary Residential Uses (home-occupations)</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>
<p>Open long-term storage of vehicles, and other personal effects</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Only for property owner</p>
<p>Galley, Snack Shops, Food Trucks, etc.</p>	<p>No</p>	<p>Yes</p>	<p>Yes – Per Planning Commission approval</p>	<p>Yes – Per Planning Commission Approval</p>	<p>Food Service for guests only in Lodge per Planning Commission approval</p>
<p>Marinas, Boat Houses, and other Boating Services</p>	<p>No</p>	<p>No unless government-owned</p>	<p>No</p>	<p>Per TVA permitting</p>	<p>Per TVA permitting</p>
<p>Other outdoor recreational facilities Permitted</p>	<p>No</p>	<p>Yes – limited by zoning district</p>	<p>Yes – limited by zoning district</p>	<p>Yes – limited by zoning district</p>	<p>No, only services for on-site cabin guests only and not the general public</p>
<p>Maximum Number of Camping Units per Gross Acre (may be further limited by soil suitability and septic system approval)</p>	<p>N/A</p>	<p>10 per acre for seasonal camping sites, two per acre for cabin and lodge developments if on septic systems.</p>	<p>Ten (10) camp sites per acre maximum and further restricted per TDEC & TVA.</p>	<p>Five (5) Park Model Sites per acre maximum and further restricted per septic system guidelines per TDEC & TVA.</p>	<p>Two (2) cabins and owner/manager per acre maximum and further restricted per septic system guidelines per TDEC and TVA</p>
<p>Building Setback Requirements</p>	<p>All permanent structures shall comply with the district in which they are located</p>	<p>The perimeter setbacks shall be 30' front, 12' sides and 30' rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.</p>	<p>The perimeter setbacks shall be the same as the zoning district. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.</p>	<p>The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.</p>	<p>The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.</p>

**SULLIVAN COUNTY ZONING RESOLUTION
TEXT AMENDMENT RECOMMENDATION**



To: Bristol Municipal Regional Planning Commission
From: Heather Moore
Re: Sullivan County update to Campground Regulations

Proposal:

On May 17, 2022, the Sullivan County Planning Commission unanimously voted to forward a positive recommendation for the attached updates to the campground regulations for the county to the Sullivan County Commission. The amendments to Sullivan County Zoning Resolution are proposed to create a special zoning district called Agricultural/Recreational RV Park (ARV) District, and a special zoning district called Rural Retreat & Cabin Development (RRC) District. Guidelines for the proposed districts are included in the Appendix D matrix. This is a substantial update, to create two new zoning districts. A recommendation on the proposed text edits is now requested from the Bristol Municipal Regional Planning Commission as the revisions may impact property within the City's Urban Growth Boundary.

Sullivan County staff explained the reason behind the proposed edits to Sullivan County Zoning Resolution. Several landowners have requested special districts to allow for RV Park Model resort developments as distinguished from the traditional seasonal campgrounds. In addition, several cabin developments have been approved over the years and new requests are being submitted. Ambre Torbett, Director of Department of Planning & Codes, stated in communication via email that they feel cabin developments have much different needs for design/layout and accommodations than traditional camper campgrounds.

Draft minutes from the May 17, 2022 Sullivan County Planning Commission meeting summarizing their discussion are attached.

A brief description of the update is below –

1. Updates to Chapter 3, Agricultural and Residential District Regulations, to create special zoning districts, called Agricultural/Recreational RV Park (ARV) District and a special zoning district called Rural Retreat & Cabin Development (RRC) District.
 - o The ARV and the RRC districts are included under Residential districts in the updated section. A description of each zone is provided, as well as density standards.
2. Update to Appendix D: Sullivan County Zoning Resolution – Regulations Governing the Various Types of Recreational Campground Facilities, to include the Agricultural/Recreational RV Park (ARV) District and the Rural Retreat & Cabin Development (RRC) District.
 - o The ARV and the RRC districts' guidelines are included in the Appendix D matrix.

Staff Recommendation:

Staff recommends that the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve the proposed amendments to Sullivan County campground regulations.

Heather Moore, AICP
Planner

Ambre Torbett

From: Weems, Ken <KenWeems@KingsportTN.gov>
Sent: Friday, June 17, 2022 1:09 PM
To: Ambre Torbett
Subject: campground zta

Ambre,

Last night the KRPC voted to send a positive recommendation to the SCC to approve the campground zta.

Thanks,

Ken Weems, AICP

Planning Manager

City of Kingsport

P: 423-229-9368

C: 423-782-0116

kenweems@kingsporttn.gov



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