

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

October 20, 2022

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
 motion by: _____ 2nd 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	7/25/2022	Gouge Little & Associates	none	yes	yes	Sullivan County Regional Planning Commission	A-1	R-1	9th	5th
2	7/26/2022	Richard S. King	none	yes	yes	Sullivan County Regional Planning Commission	A-1	A-5	16th	5th
3	6/1/2022	Zoning Text Amendments to Appendix D - A-RV and RRC Districts for Cabin Developments	none	yes	Yes, SC yes Bristol no Kpt	all three				
Voting Summary:										
Name	Case Order	yes	no	pass	absent	Approved (yes or no)				
Hurley	1	Gouge Little & Associates								
Blanken	2	King								
ZTA	3	Appendix D								
footnote:	ZTA =	to create the RV Park Model District and to create the Rural Retreat & Cabin Development District								

* 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 shall hold a public hearing at the Sullivan County Courthouse in Blountville, Tennessee to consider two rezoning requests: 1) **Gouge Little & Associates** have requested the property to be rezoned from A-1 to R-1 on property off Ned King Road, located in the 9th Civil District and being Tax Map 135, Parcel 163.00; and 2) **Richard King** has requested his property to be rezoned from A-1 to A-5 located at 425 Lyons Road, located in the 16th Civil District and being Tax Map 112, parcel 047.12. The Commission shall also hear and decide on the *Zoning Resolution Text Amendment to Appendix D* to create the **RV Park Model Development District** and the **Rural Retreat & Cabin Development District**. Both of these rezoning petitions and the Zoning Text Amendments shall be considered for final approval during the public hearing of the Board of County Commissioners **Thursday, October 20, 2022 at 6:00PM** within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. 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.

F1. REZONING REQUEST FROM A-1 (GENERAL AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

FINDINGS OF FACT –

Applicants: Gouge, Little & Associates
Representative: same
Location: Ned King Road (Ned King Farm), Piney Flats
Mailing Address of Owners: 943 Hairetown Road, Jonesborough, TN
Civil district of rezoning: 9th
Commission District: 5th
Parcel ID: Tax Map 135, Parcel 163.00
Subdivision of Record: Ned King Farm
PC1101 Growth Boundary: Johnson City Urban Growth Boundary
Utility District: Johnson City Utility District
Public Sewer: n/a
Lot/Tract Acreage: n/a
Zoning: A-1 (General Agricultural)
Surrounding Zoning: A-1, R-1, M-1 – back side of First Choice Lumber)
Requested Zoning: R-1 (Single-Family Residential)
Existing Land Use: pastureland
Surrounding Land Uses: Single Family Residential
2006 Land Use Plan: Low Density Residential/General Agricultural

Neighborhood Opposition: no opposition received prior to public meetings

Staff Field Notes and Findings of Facts:

- The owners are requesting the rezoning of their property from A-1 to R-1 so that it can be developed into a single-family residential subdivision.
- The site has access to Johnson City public water (formerly Piney Flats Water Works, sourced directly from Ned King Farm).
- The adjacent tract (Parcel 154.20) was rezoned to R-1 by County Commission on August 18, 2022 for the same purpose.
- The farm is adjacent to the Austin Ridge Subdivision, the remaining Ned King farm and homeplace and the Tree Farm.
- Staff met with the developers of this site to discuss possible lot and road configuration as well as incorporation of walking trail system.
- Staff recommends in favor of this request as it is an extension of the R-1 zoning designation of the existing and newly rezoned properties, public utilities can support the single-family density planned development, and congruent with the adopted Land Use Plan.

Meeting Notes at Planning Commission:

- *Ambre Torbett read her staff report and recommendation. Matthew Little and Ron Gouge were present to represent the rezoning request.*
- *Members studied the request and supporting documentation. Mary Ann Hager motioned to forward a favorable recommendation on to the County Commission in support of this rezoning request. Linda Brittenham seconded the motion. The vote in favor passed unanimously.*

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.

Date: 7/25/22

Property Owner: Gauge Little & Associates

Address: 945 Hairetown Rd Jonesborough, TN 37659

Phone number:

Email:

Property Identification

Tax Map: 135

Group:

Parcel: 163.00

Zoning Map:

Zoning District: A1

Proposed District: R1

Civil District: 9

Property Location: NED KING RD

Commission District: 5

Purpose of Rezoning: Residential Development

Meetings

Planning Commission:

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: September 20, 2022

Time:

8 yes

1 vacancy

Approved:

Denied:

County Commission:

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

Date: October 20, 2022

Time: 6:00 PM

Approved: **APPROVED 24 YES**

Denied:

DEED RESTRICTIONS

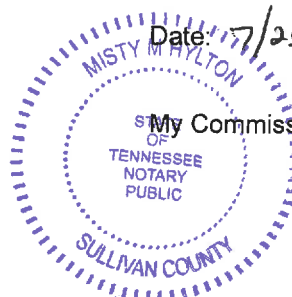
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date: 7/25/22

Notary Public: Misty Hyllton

My Commission Expires: May 22, 2023







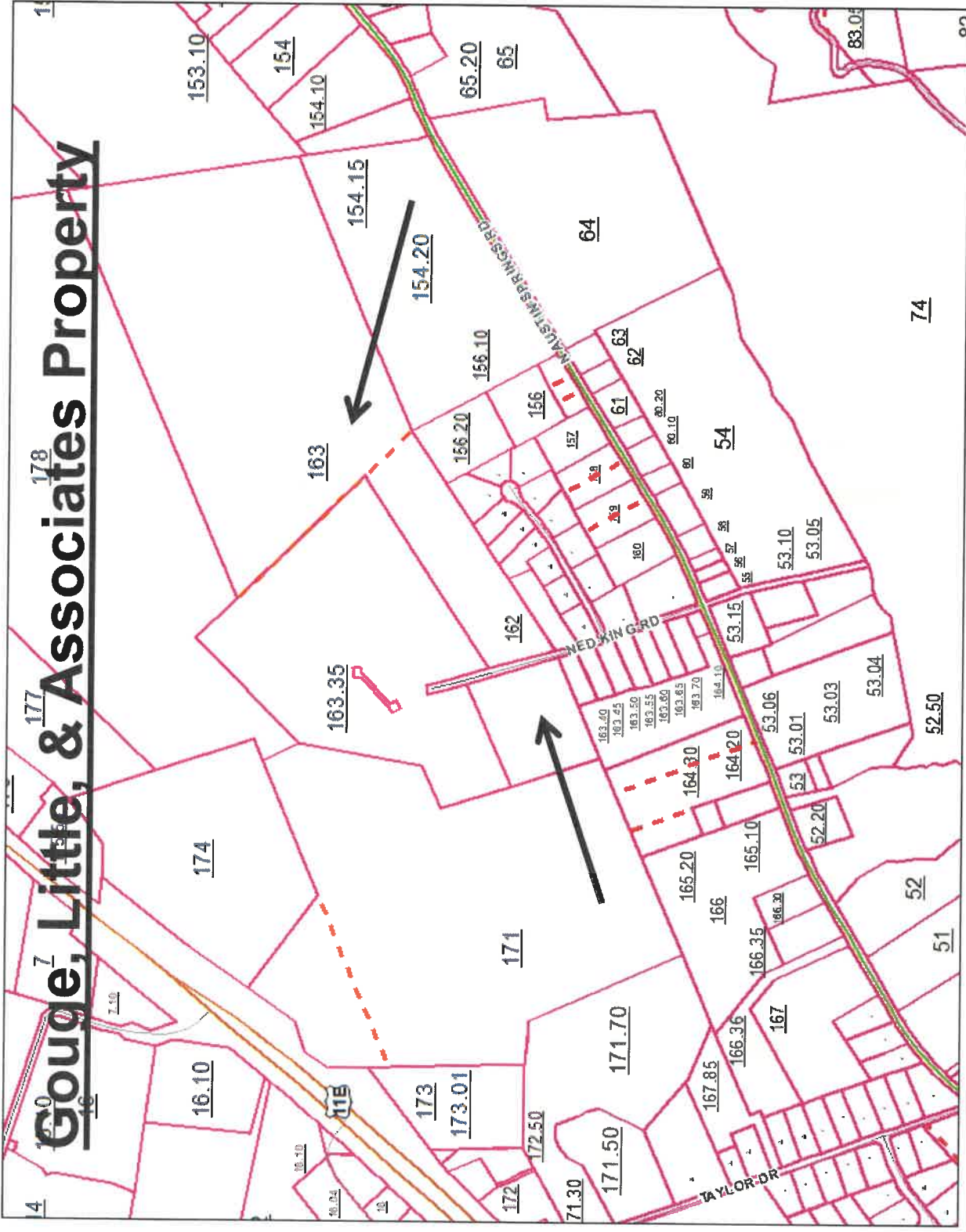
Address Data Source:

Sullivan County: Sul Co 911
Kingsport: King GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

All maps are not legal standing
more than the assessment of
areas. It cannot be used to
transfer boundary lines or
transfer and convey property.
A land surveyor licensed to
practice and surveying in the
State of Tennessee should be
retained for all questions of
boundary and location
of lot lines.

-  Lot Lines
-  Thoroughfares
-  Arterial
-  Collector



Gouge, Little, & Associates Property



Sullivan County, TN
Planning and Codes Dept.

Filed to the State of Tennessee
June 4, 2018
June 11, 2018
June 18, 2018








Address Data Source:

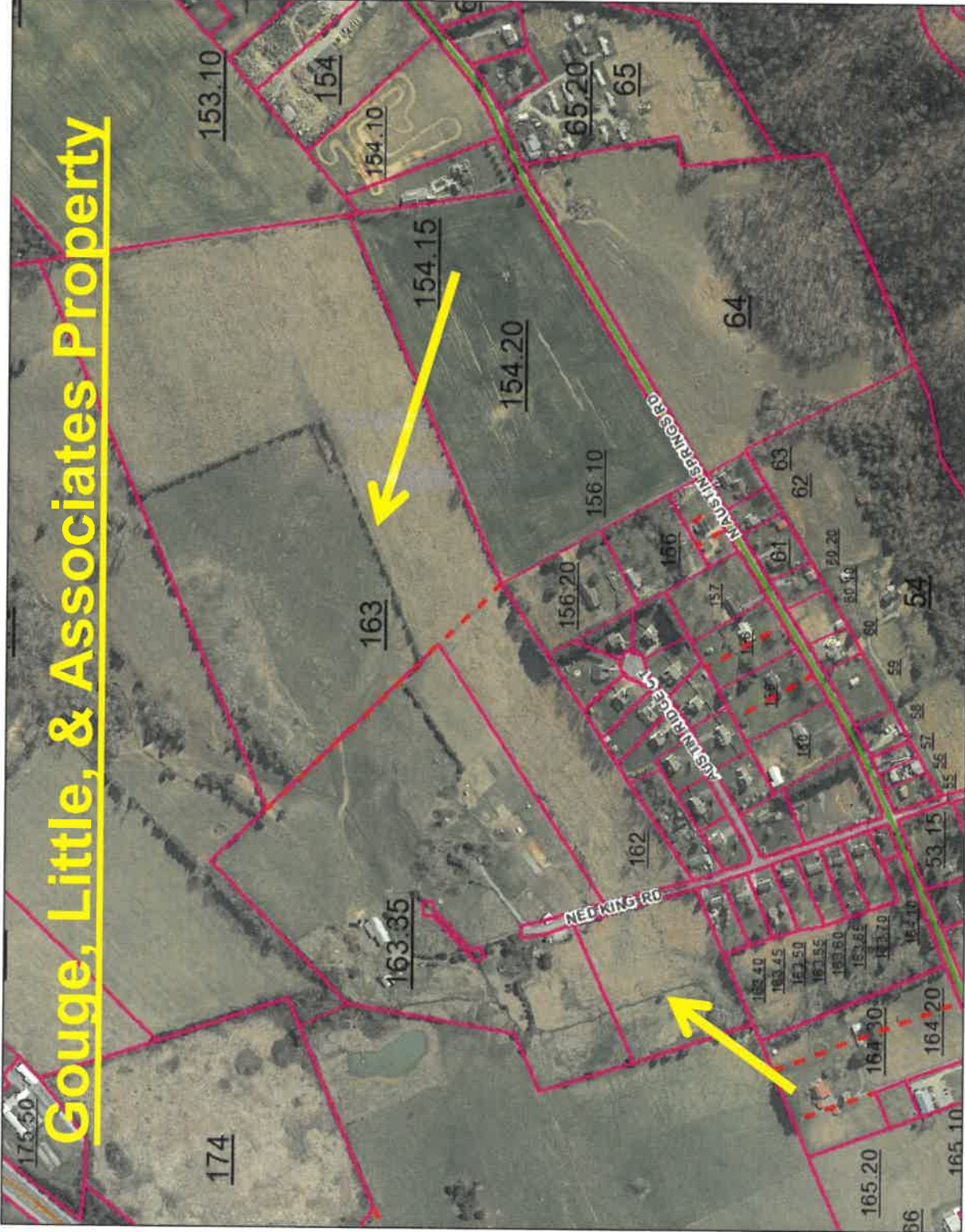
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Kingpost, Kat GIS
Johnson City, JC, GIS
Smalco, Bristol 911

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 / or location of lot lines.

-  Lot Lines
-  Thoroughfares
-  Arterial
-  Collector
-  2019 - Aerial Image

Gouge, Little, & Associates Property



Sullivan County, TN
Planning and Codes Dept.

Address Data Source:

Sullivan County, Tenn. Co 911
 Kingsport, Tenn. GIS
 Johnson City, TN GIS
 Bristol, Bristol 911

Notice:

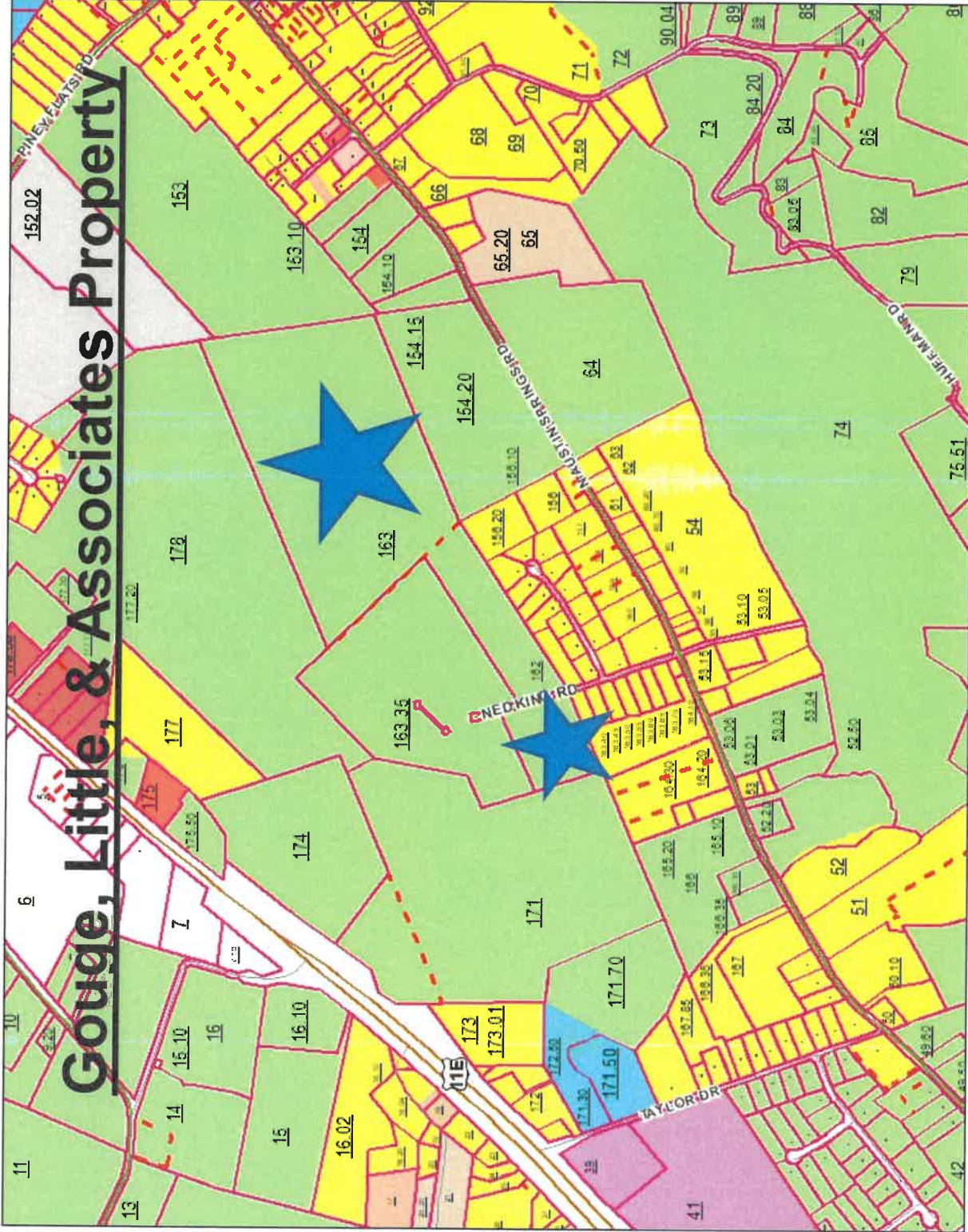
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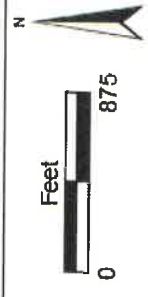
Thoroughfares



Sullivan County Zoning



Gouge, Little, & Associates Property



Flood Insurance Rate Map (FIRM) 2007
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Sullivan County, TN
Planning and Codes Dept.



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 Johnson City, TN GIS
 Bristol, TN 911

Notice:

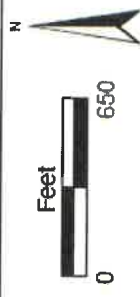
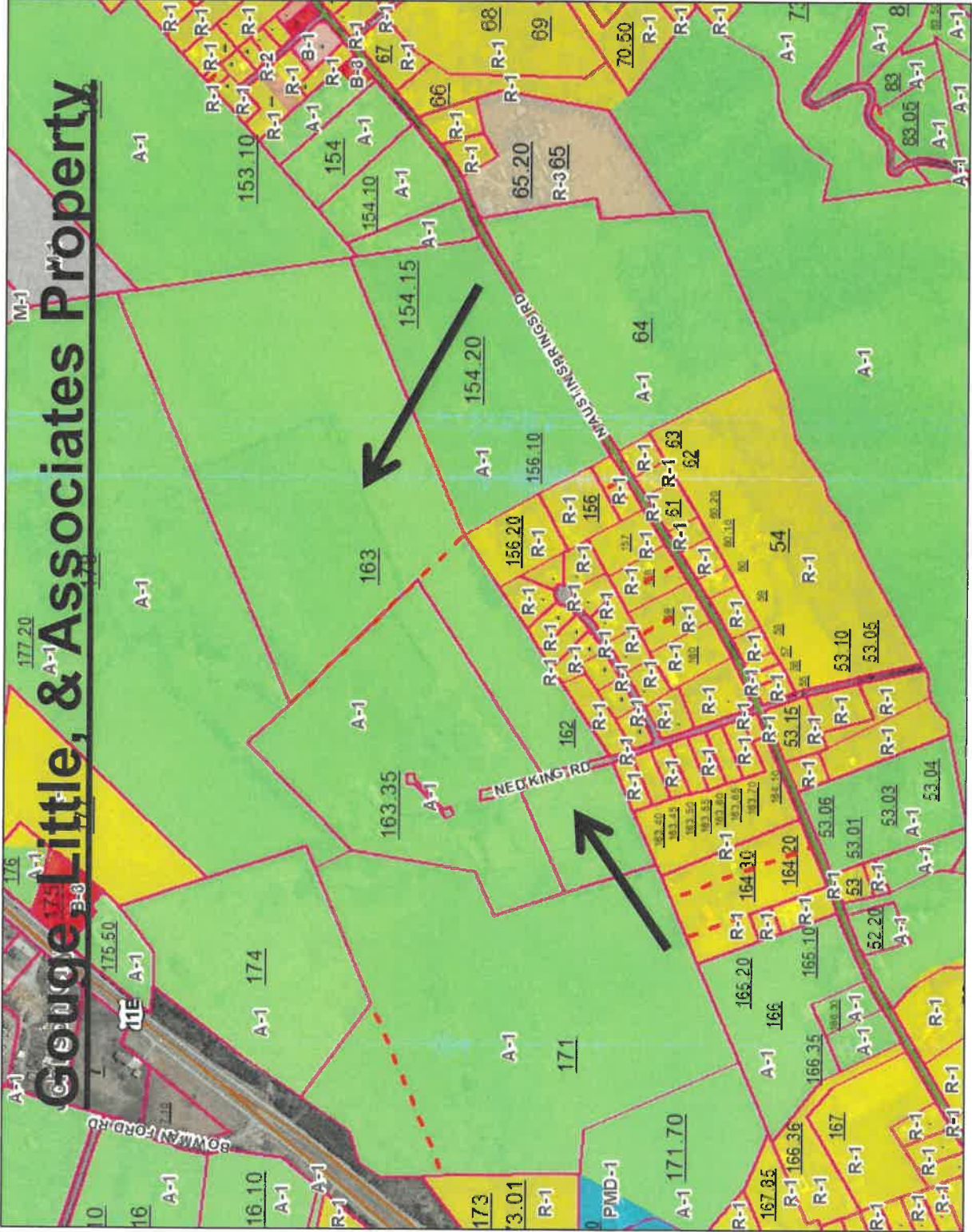
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Sullivan County Zoning

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

2019 - Aerial Image



Filed in the Public Map (12/18) 2017
 11/15/17
 11/15/17
 11/15/17
 11/15/17

Sullivan County, TN
 Planning and Codes Dept.



George Little, & Associates Property



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

August 26, 2022

Dear Property Owner:

Please be advised Gouge, Little, and Associates have applied to Sullivan County to rezone property located on Ned King Road from A-1 (General Agricultural/Estate Residential District) to R-1 (Low Density/Single-Family Residential District) for the purpose to subdivide the property into residential lots.

Sullivan County Regional Planning Commission – 6:00 PM on September 20, 2022

County Commission – 6:00 PM on October 20, 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.

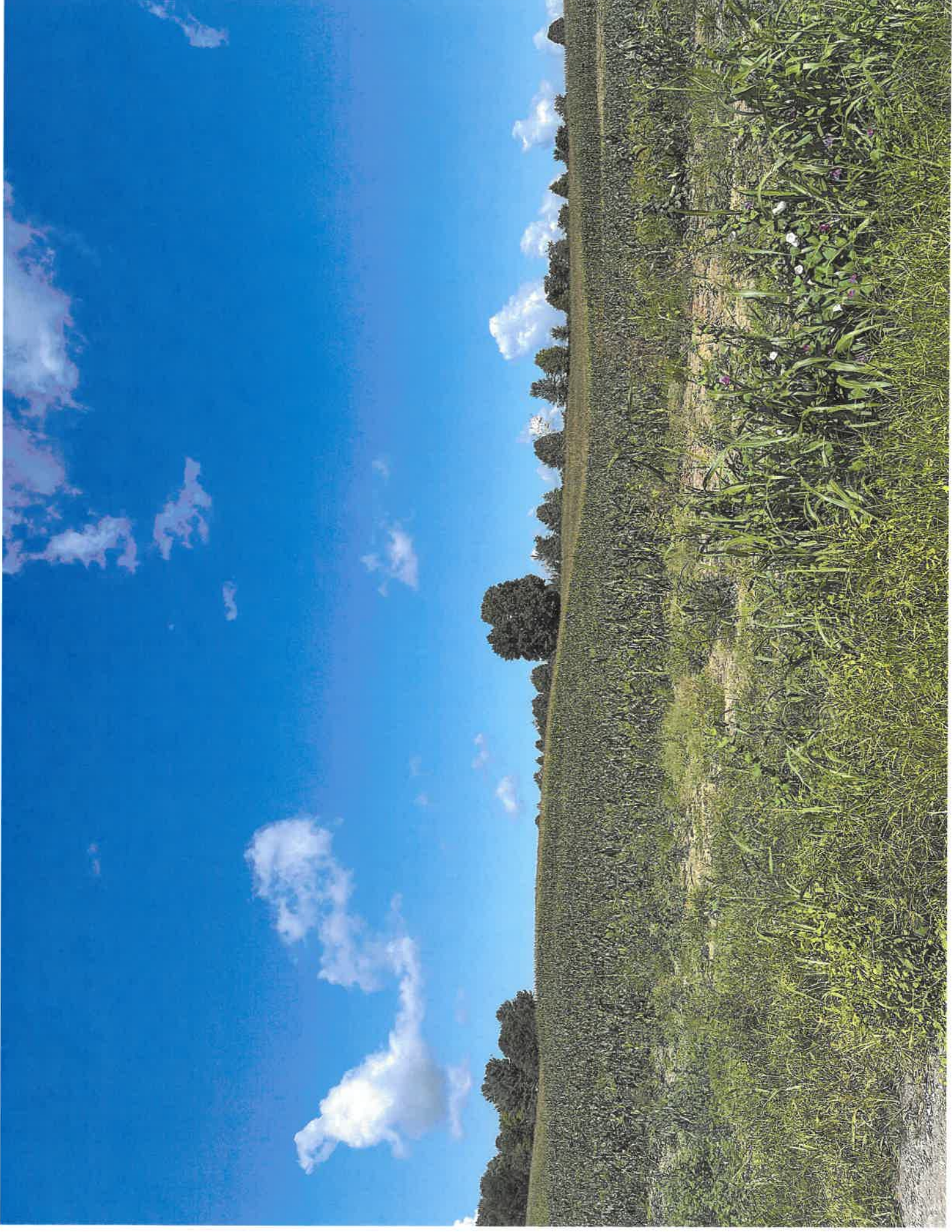
Regards,

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

Ambre M. Torbett, AICP
Director Planning & Codes

mh





F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

*The chairman read the opening procedural policy statement on rezoning hearings.
The first rezoning case was heard last on the agenda to give more time for the applicants to attend the meeting.*

F2. REZONING REQUEST FROM A-1 TO A-5

FINDINGS OF FACT –

Applicants:	Richard S. King
Representative:	same
Location:	425 Lyons Road, Bluff City
Mailing Address of Owners:	same
Civil district of rezoning:	16 th
Commission District:	5 th
Parcel ID:	Tax Map 112, Parcel 047.12
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Rural Area
Utility District:	Johnson City Utility District (formerly Chinquapin Grove Utility District)
Public Sewer:	n/a
Lot/Tract Acreage:	11.3 acres +/-
Zoning:	A-1 (General Agricultural)
Surrounding Zoning:	A-1,
Requested Zoning:	A-5 – Rural Estate Residential
Existing Land Use:	pastureland, residential
Surrounding Land Uses:	Single Family Residential
2006 Land Use Plan:	Low Density Residential/General Agricultural
Neighborhood Opposition:	no opposition received prior to public meetings

Staff Field Notes and Findings of Facts:

- The owners are requesting the rezoning of their property from A-1 to A-5 in order to build a larger detached residential accessory structure with the flexibility of also using for farm use and residential use.
- The site is located at the end of Lyons Road and Wassum Lane in the Walnut Grove area of Sullivan County.
- The A-5 zoning district requires a minimum of 5-acre tracts in a rural area, not otherwise planned for future residential subdivision development.
- Staff viewed the site and took pictures. The property is partially wooded off Lyons Road with areas reserved as open space. However, based upon the topography and recent development of the home, pool and driveway improvements, it would be unlikely that this land would be further developed into a traditional subdivision and therefore rezoning the property to A-5 would help preserve the larger tract from being subdivided in the future. Staff recommends in favor of the rezoning as requested.

Meeting Notes at Planning Commission:

- *Staff read her report and recommendations. She provided a background regarding how the property had been developed.*
- *Mr. King was present and explained that he would like to build a new pool house/storage building as the current storage building was old and had mildew. He understands that his total square footage limitation would be no greater than 3,000 square feet.*
- *The chairman asked about the aerial image showing a large area that was graded out. Staff explained that this was the location of the private pond on site. Mr. King confirmed. Staff illustrated this area on a picture of the pond in the packet of information. Commissioner Darlene Calton motioned to forward a favorable recommendation for this rezoning request to A-5. Mary Ann Hager seconded the motion and the vote in favor passed unanimously. The chair reminded Mr. King of the final hearing to be held on Thursday, October 20th at 6PM. Mr. King stated he would have a family member in attendance as he works out of town*

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.

Date: 7-26-2022

Property Owner: RICHARD S KING
Address: 425 LYONS RD, BLUFF CITY, TN 37618
Phone number: 423-361-2631 Email: rKingsp@yahoo.com

Property Identification

Tax Map: 11a Group: Parcel: 047.12
Zoning Map: 27 Zoning District: A-1 Proposed District: A-5 Civil District: 16
Property Location: 485 Lyons Rd Commission District: 5
Purpose of Rezoning: FLEXIBILITY TO USE FARM - LARGER ACCESSARY BUILDING

Meetings

Planning Commission:

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: September 20, 2022 Time: 6 PM

8 yes
1 vacancy

Approved: Denied:

County Commission:

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

Date: October 20, 2022 Time: 6:00 PM

Approved: **APPROVED 24 YES** Denied:

DEED RESTRICTIONS

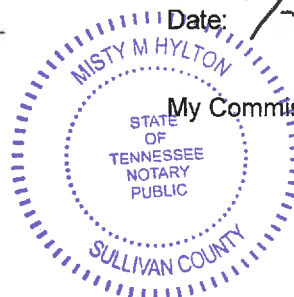
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Richard S King

Date: 7-26-2022

Notary Public: Misty M Hylton





My Commission Expires: May 22, 2023



Address Data Source:
 Sullivan County, Sul Co 911
 Kingsport, Kpr GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

Notice:

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-  Lot Lines
-  Thoroughfares
-  Arterial
-  Collector

2019 - Aerial Image

Richard & Tracy King Property




Sullivan County, TN
 Planning and Codes Dept.

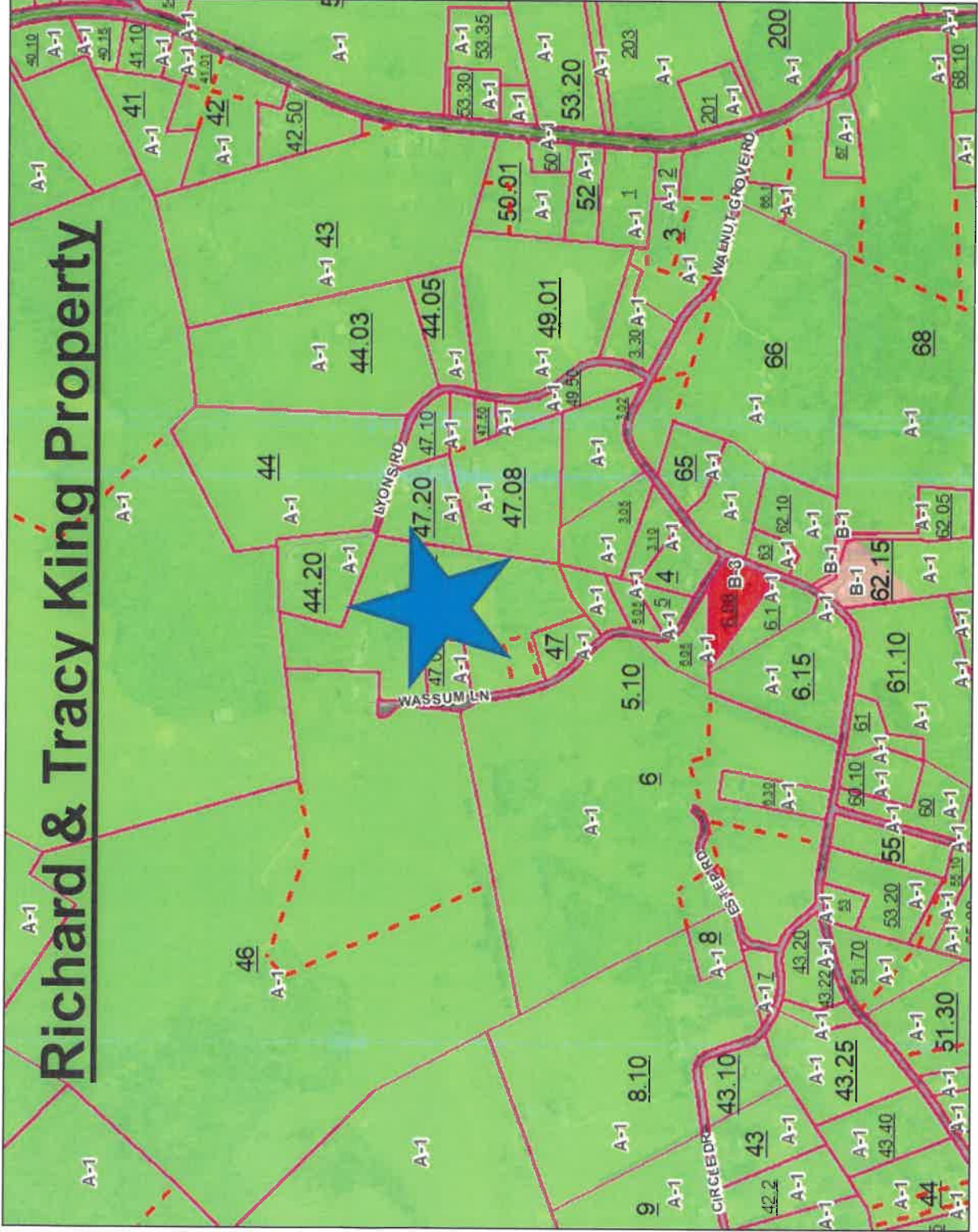
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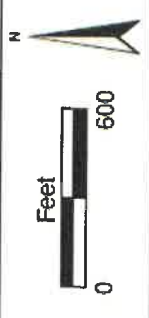
Collector
 Sullivan County
 Zoning

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

2019 - Aerial Image



Richard & Tracy King Property



Filed in accordance with Rule 6 of the Rules of the Board of Zoning Appeals, Sullivan County, Tennessee, 2017.
 1. Final Zoning Decision (Blue Star)
 2. Proposed Zoning Decision (Blue Star)
 3. Final Zoning Decision (Blue Star)
 4. Proposed Zoning Decision (Blue Star)
 5. Final Zoning Decision (Blue Star)

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

August 26, 2022

Dear Property Owner:

Please be advised Richard & Tracy King have applied to Sullivan County to rezone property located at 425 Lyons Road from A-1 (General Agricultural/Estate Residential District) to A-5 (Large Tract Rural Residential and General Agricultural District) for the purpose of a larger accessory structure.

Sullivan County Regional Planning Commission – 6:00 PM on September 20, 2022

County Commission – 6:00 PM on October 20, 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,

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Ambre M. Torbett, AICP
Director Planning & Codes

mh

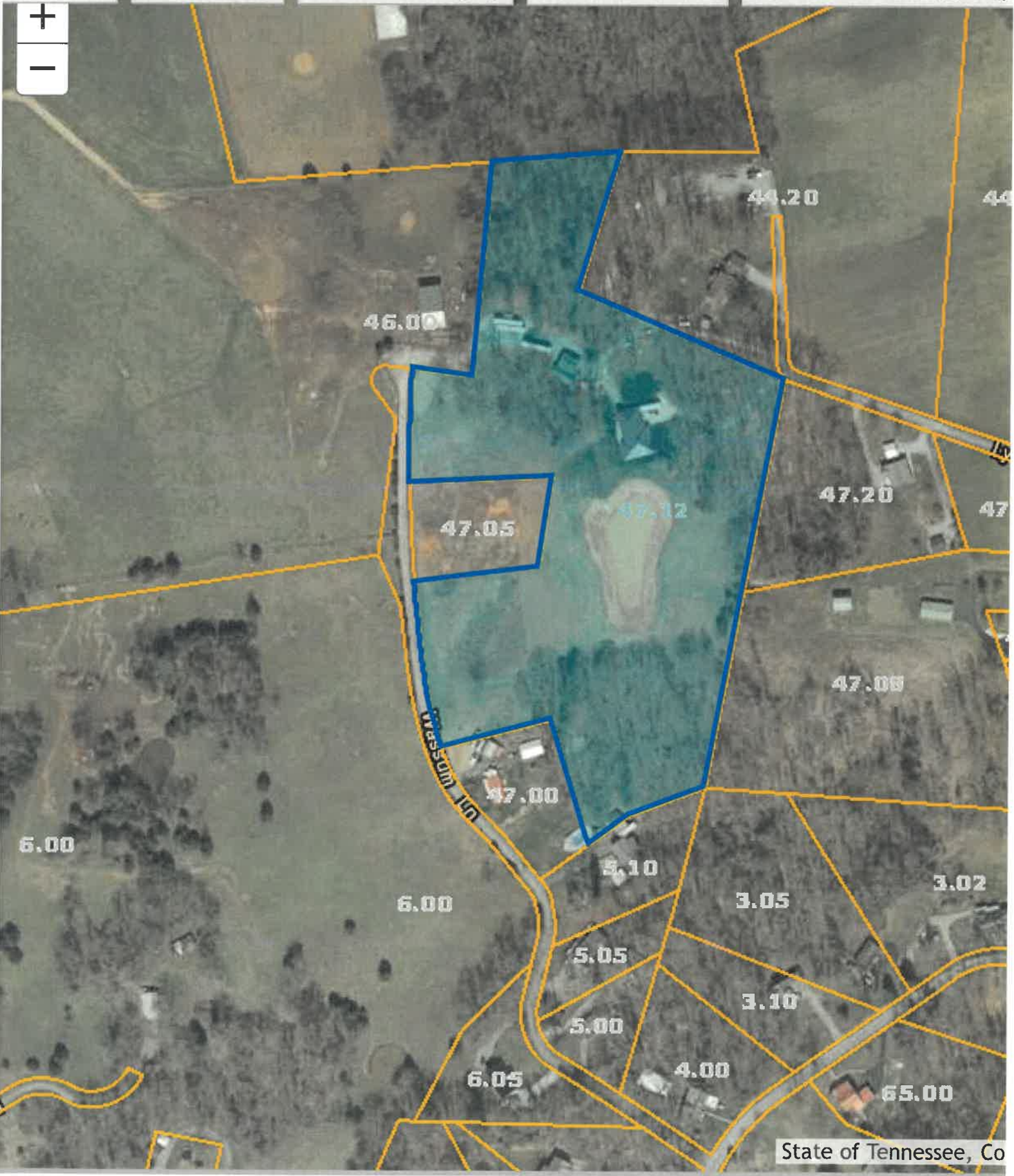
Street Map

TDOT Imagery

Show Vexcel Imagery

Hide Property Lines

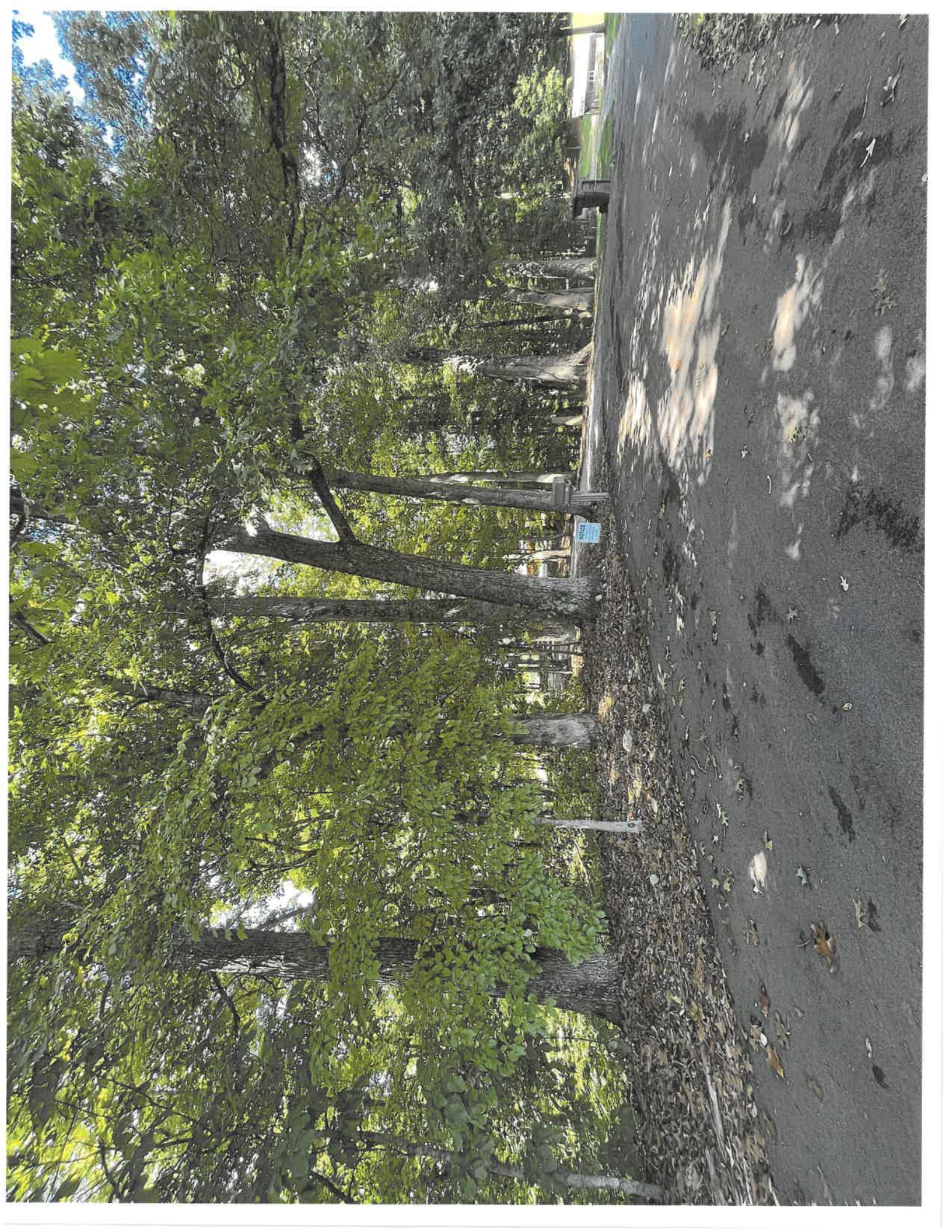
Show FEMA DFIRM Flood Map

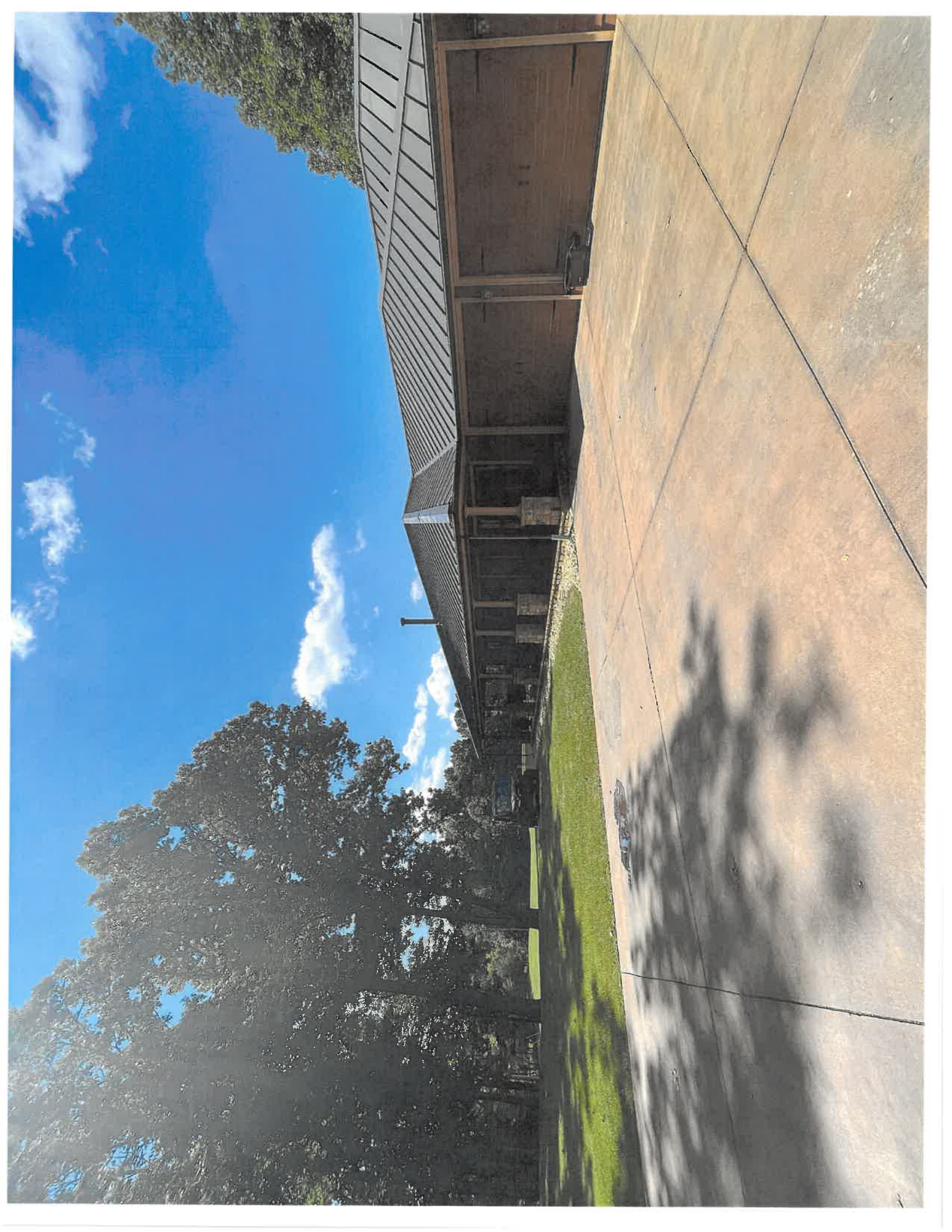


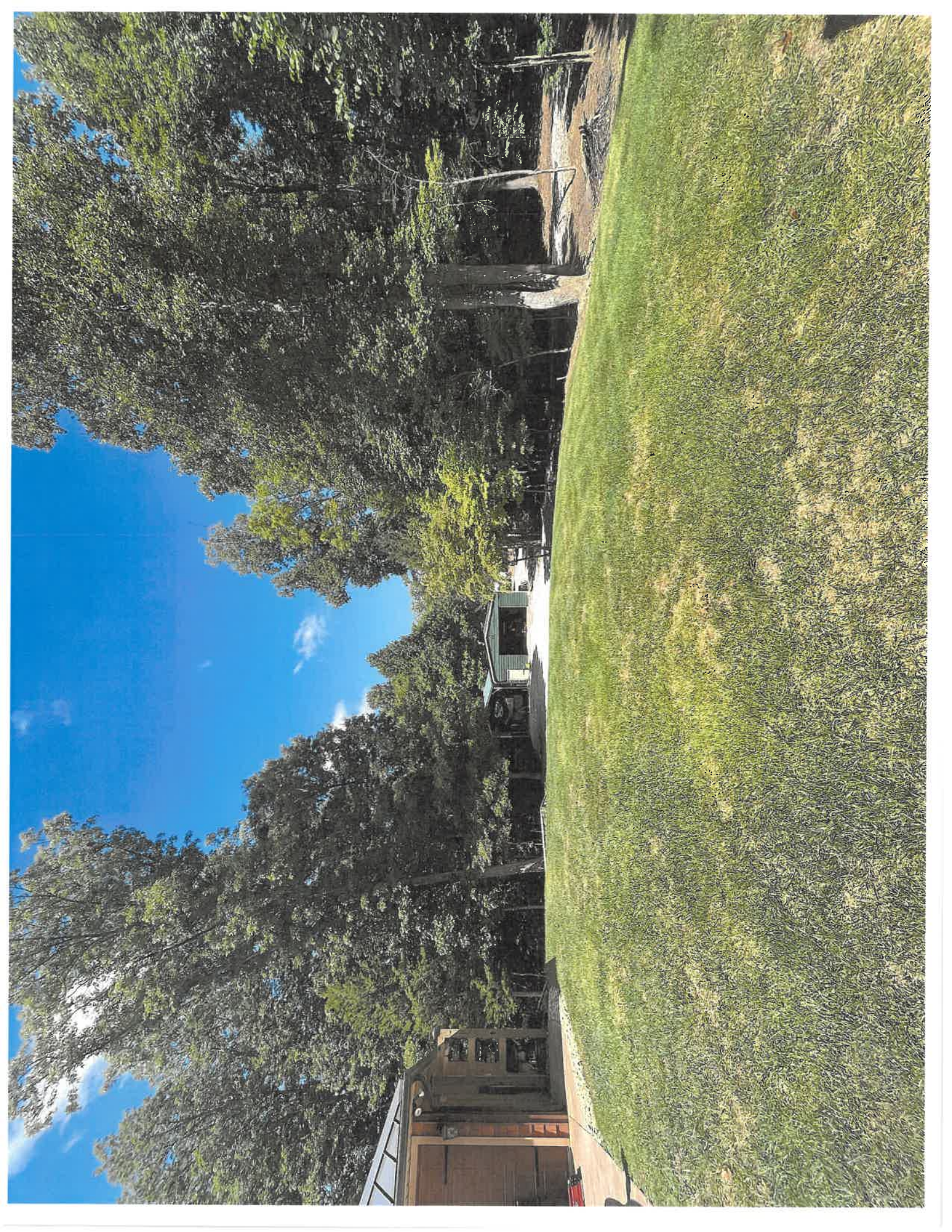


423

NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
323-440













SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: _____

Article Reference (Pg #):

Appendix D

Existing Zoning Resolution Text:

A B zoning

Proposed Zoning Resolution Text Amendment:

to create A-RV Park Mode & RRC - cabin development rep.

Purpose and Need / Background Information: (Staff Report Attached)

see Appendix D matrix

* revised to allow owner &/or park manager to live on site - permitted but not mandatory

Initiated by:

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	4-19-2022	yes	
2 nd Review by SCRPC	5-17-2022 / 8/14/2022	yes	
Bristol Staff	yes	yes	
Bristol Regional PC	6-20-2022	yes	
Kingsport Staff	yes	yes	
Kingsport Regional PC	6-14-2022	yes	
Public Notice	6-29-2022		
County Commission Public Hearing	7/21/22	remand back thru	
If CC Denies/Remands back for further Study - repeat full public review process	✓		

APPROVED 24 YES

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

Types of Campgrounds by Zoning Requirements	Temporary Campground Special Event Day-Parking <i>(permitted in any zoning district)</i>	Community Recreational Facilities operated by a non-profit agency, such as Federal, State, Local governments, church/religious <i>(permitted in any zoning district)</i>	Seasonal Commercial Campgrounds <i>(permitted in the AR Agricultural / Recreational District only)</i>	Seasonal RV Park Model Campground <i>(permitted in the A-RV Agricultural / RV Park Model District only)</i>	Rural Retreat & Cabin Developments <i>(permitted in the RRC Districts only)</i>
Purpose and Needs	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.	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.	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.	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.	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
Permitted By Specific Zoning Districts	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event.	Not in manufacturing districts	Limited to AR, B-3, B-4, PBD and PBD3-districts only	Permitted in A-RV District Only. B-3, B-4, PBD, PBD3, B-3, and R-3A	Permitted in RRC Districts only
Site Plan Approval by Planning Commission or staff required	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.	Site Plan approval by staff only	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission
Stormwater Pollution Prevention Plan and TDEC Permit Required	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan
Types of camping accommodations permitted	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.	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 statewide manufactured housing.	Any type of camping unit defined as a seasonal and recreational camping facility such as a tent, cabin-for-rent, RV, motor home, camper, pop-up camper/tag along, 6 th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions. Does not permit RV Park Models.	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.	Site Built Cabins and lodges only. Permanent dwelling for owner or site manager permitted.
Types of Amenities and Facilities Permitted	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.	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.	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.	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.	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.
Full-time Residence permitted for Owner, Manager, Dock Master,	One residence only permitted to manage temporary campground	Permitted if needed	It is recommended that the owner and/or park manager live on site.	It is recommended that the owner and/or park manager live on site	It is recommended that the owner and/or park manager live on site
Permanent Free-Standing Signage Permitted	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
Open Burning Permitted	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit
Safe Drinking Water and Frost Proof Spigots hall be required per local Utilities Agency	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	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	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 water.	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.	Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required ^{near fire pits and common areas}

Sanitary Sewer or other on-site Sewerage Disposal System Required	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.	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.	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 provided shall also be installed per State regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	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.	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.
Individual Mail Receiptable Permitted	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager
Electrical Service Hook-Ups/Connections	Not required for individual sites	Not required for individual camping sites	Electric and water hook-ups required for each camping site. Shared septic, bathrooms or dump stations must be provided for guests per TDEC regulations.	Electric and water hook-ups required for each camping site. Shared septic, bathrooms or dump stations must be provided for guests per TDEC regulations.	Cabin developments must meet all building code requirements and State Electrical Code
Paving and Parking Requirements	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, graveled, or grassed.	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	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. No dirt roads shall be allowed at any time due to dust and erosion. One extra parking space is required for every camping unit.	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	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
Central Garbage Designated Areas	Yes, as needed	Yes	Yes	Yes	Yes
Permanent Accessory Structures Permitted by Fee per Fee Schedule in Article XII of this Resolution Inspection and Updated Site Plan Required (free-standing decks, covered decks, patios, or storage buildings only)	No	YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to 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. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to 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	YES - No greater than 200 square feet in total per camper site. All accessory structures, limited to 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	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
Separation of Camping Sites	Twenty-foot separation between all vehicles/campers and removed after event.	Yes - a ten-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. Each camping site shall be "road-ready" and not permanently setup. All sites shall be located above the designated floodplain.	Yes, a twenty-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.	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.	Cabins Developments shall have a minimum of a twenty-five-foot separation measured from any roof overhang or deck - same as any permanent dwelling code
Buffering/Screening/Landscaping	Not required	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107

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

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Tuesday, September 20, 2022 12:19 PM
To: Ambre Torbett
Subject: Positive recommendation on amended campground regulations; anything else pending?

Ambre, good afternoon. Isn't this weather wonderful? Bristol Municipal Regional Planning Commission met on September 19, 2022. On that date they voted unanimously (seven) to send a favorable recommendation to Sullivan County Commission on the proposed amendments to Sullivan County campground regulations. The vote was taken after a discussion regarding the owner/manager living on site. Please let me know if you have any questions.

Other than this item, we wanted to make sure we don't have anything pending with you.

Thank you!

Regards,

Heather Moore, AICP

Land Use Planner, City of Bristol, Tennessee
104 8th Street, Bristol, TN 37620
hmoore@bristoltn.org <mailto:hmoore@bristoltn.org>
Office: 423-989-5549
Fax: 423-989-5717

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Ambre Torbett

From: Weems, Ken <KenWeems@KingsportTN.gov>
Sent: Friday, September 16, 2022 8:21 AM
To: Ambre Torbett
Subject: RE: Appendix D

Ambre,

Last night the KRPC recommended not to use the proposed wording, but to substitute in its place: "owner or manager shall be required to live on site or an adjacent piece of property" to the SCC.

The vote was 6-1 for the recommendation above with John Moody voting against it.

Thanks,

Ken Weems, AICP
Planning Manager
City of Kingsport
P: 423-229-9368
C: 423-782-0116
kenweems@kingsporttn.gov



415 Broad Street, 2nd floor
Kingsport, TN 37660
www.kingsporttn.gov

From: Ambre Torbett [mailto:planning@sullivancountyttn.gov]
Sent: Thursday, September 15, 2022 3:22 PM
To: Weems, Ken
Subject: RE: Appendix D

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Agreed. Thankfully, it all will require Planning Commission site plan approval, so each future development will be nitpicked and each future rezoning also. Cannot please everyone.

Thank you so much for your time on this!

Ambre M. Torbett, AICP
Director of Planning & Community Development
Sullivan County Planning & Codes Dept.
3425 Hwy. 126 | Historic Snow House
Blountville, TN 37617
423 | 279.2603 (desk)
423 | 323.6440 (main)
www.sullivancountyttn.gov

From: Weems, Ken <KenWeems@KingsportTN.gov>
Sent: Thursday, September 15, 2022 3:19 PM