

# KINGSPORT REGIONAL PLANNING COMMISSION

## AGENDA

City Hall – Boardroom

415 Broad Street

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

June 16, 2022

5:30 p.m.

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON MAY 16, 2022, THE REGULAR MEETING ON MAY 19, 2022.**

### **IV. CONSENT AGENDA** Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

#### **6-01 West Park Lot 5 ILOC Extension (2021-201-00012)**

The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit for the West Park Lot 5 Subdivision. The property is located in the 1st Civil District of Hawkins County. (Garland).

#### **6-02 West Park Lot 9 ILOC Extension (REZONE22-0085)**

The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit for the West Park Lot 9 Subdivision. The property is located in the 1st Civil District of Hawkins County. (Garland).

### **V. UNFINISHED BUSINESS**

### **VI. NEW BUSINESS**

#### **6-03 Tidewater Court Preliminary ZDP in a B-4P Zone (COMDEV22-0105)**

The Kingsport Regional Planning Commission is requested to grant preliminary zdp approval for a new fast food restaurant proposal in a B-4P zone. The property is located in the 13<sup>th</sup> Civil District of Sullivan County. (Weems)

#### **6-04 Sullivan County Campgrounds Zoning Text Amendment**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the County zoning text amendment proposal for campgrounds. The proposal impacts property governed by Sullivan County Zoning. (Weems)

### **VII. OTHER BUSINESS**

**6-05** Receive, for Information Purposes, the May-June 2022 Approved Subdivisions

**VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)**

**IX. ADJOURNMENT**

**MINUTES OF THE WORK SESSION OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall  
415 Broad Street, Kingsport, TN 37660

May 16, 2022

12:00 noon

**Members Present**

Sam Booher  
John Moody  
Phil Rickman  
Paula Stauffer  
Sharon Duncan  
James Phillips  
Pat Breeding

**Members Absent**

Travis Patterson  
Brad Blackwell

**Staff Present**

Ken Weems, AICP  
Savannah Garland  
Jessica Harmon  
David Harris

**Visitors**

Jason Snapp  
Joel Conkin  
Nelson Elam

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the April 18, 2022 work session, the April 21, 2022 regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

**IV. CONSENT AGENDA** Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**5-01 Sewer Easement Abandonment (MINSUB22-0103)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to abandon the unused sewer easement. The impacted property is located in the 14<sup>th</sup> Civil District of Sullivan County. Staff noted that this existing sewer easement is located along Rock Spring Road and is no longer needed. Staff recommend sending a positive recommendation to the Board of Mayor and Aldermen. No official action was taken.

**5-02 West Park Development Road Construction, ILOC Extension (2021-201-00009)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning. The property is located in the 12<sup>th</sup> Civil District of Sullivan County. Staff noted that the current estimate to

complete the remaining improvements amounts to \$382,661.77. Staff further stated that they recommended a one year extension of the ILOC to provide the developer to finish. Staff noted that the new ILOC would have a performance date of March 30, 2023 and an expiration of May 11, 2023. No official action was taken.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**5-03 Fieldcrest Annexation (ANNEX22-0049)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Fieldcrest Annexation. The property is located in the 7<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the annexation to the Commission. Staff stated that this owner-requested annexation consists of approximately 200 acres and is located off both Fieldcrest Road and Catawba Lane in Sullivan County. Staff noted that this annexation site would be noncontiguous to existing city limits, which is allowable per TCA 6-51-104(d). Staff noted such a noncontiguous annexation also requires that a mutual aid agreement be approved by the BMA and County Commission for emergency services and road maintenance for the property between the existing city limits and the annexation site. Staff noted that such an agreement was in progress to be considered by the Sullivan County Commission in the near future. James Phillips inquired about the projected build out timeline. Staff stated that complete build out would be between 5 and 9 years. No official action was taken.

**5-04 Jared Drive Vacating (PLNCOM22-0034)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the vacating. The property is located in the 13<sup>th</sup> Civil District of Sullivan County. Staff drew the attention of the Commission to the vicinity map of the location, showing the portion of Jared Drive that terminates at S. Wilcox Dr. Staff explained that in concert with the proposed city vacating, the State of TN is also ready to dissolve their right-of-way in the vicinity as well. Staff noted that the purpose of the vacating is that the applicant desires to expand their rail yard. Staff further noted that the next item on the agenda would create a cul-de-sac turnaround on the southeastern side of the proposed vacating. No official action was taken.

**5-05 Jared Drive Preliminary (PLNCOM22-0034)**

The Kingsport Regional Planning Commission is requested to grant preliminary approval for the Jared Drive Right-of-Way Dedication Plat. The property is located in the 13<sup>th</sup> Civil District of Sullivan County. Staff stated that this item goes in concert with the previously viewed Jared Drive vacating proposal. Staff noted that Jared Drive is being proposed to be terminated with a 120 foot diameter cul-de-sac on the southeastern end of the proposed vacating. Staff stated that the County Highway Department is in receipt of the construction plans for the proposal. Staff noted that a preliminary approval for the item would need to be contingent upon construction plan approval from the County Highway Department. No official action was taken.

**5-06 Groseclose Development Conceptual Subdivision (PLNCOM22-0090)**

The Kingsport Regional Planning Commission is requested to consider elements of conceptual subdivision design for the Groseclose Development Conceptual Subdivision. The property is located in the 11<sup>th</sup> Civil District of Sullivan County. Staff reviewed conceptual subdivision

guidelines with the Commission. Staff stated that the applicant for the conceptual subdivision has asked for review of four separate facets of subdivision development. Staff stated that the four facets are: 1. A request to construct sidewalk along one side of the access road leading to the site from Shipp Springs Road. This section of road will be proposed as a local street cross section with sidewalk on one side of the road only; 2. To utilize 41' wide lots for some of the referenced "small lots" proposed for the development; 3. Current subdivision regulations require any vertical street curve to begin 25' from the nearest edge of pavement at the intersecting road. The applicant's stated desire, due to terrain, is to have the vertical street curve begin at the edge of travel-way for one intersection in the development; 4. The applicant has identified an issue of the highest residential capacity street cross section listed in the subdivision regulations, the local street cross section, as not having the needed capacity for the development as designed. A travel impact analysis has been submitted that identifies approximately 3,800 trips per day as compared to the local street maximum listed capacity of 3,000 trips per day. Staff, during a past pre-development meeting for the development, commented that the local street cross section should suffice for the development if added right-of-way is provided for any potential widening. A 60 foot wide right-of-way is being proposed for the local street cross section, where the minimum standard for a local street cross section is a 50 foot wide right-of-way. Staff stated that the sidewalk variance request could take the form of a pedestrian mobility pathway as described in the subdivision regulations without an impact to the amount of walkability within the development being impacted. Staff noted that the proposed reduction in street frontage for R3-R-5 lots would take care of the street frontage request. Staff noted that further information would be needed for the vertical curve request. Last, staff noted that the local street cross section would suffice for the anticipated trips that will be produced based upon the completed traffic impact analysis projection. No official action was taken.

**5-07 Sullivan County Minor Zoning Text Amendment (ZTA22-0047)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to approve the zoning text amendment. The zoning text amendment impacts property under jurisdiction of Sullivan County zoning. Staff stated that this Sullivan County zoning text amendment addresses some minor changes to the County's Open Space Residential Development regulations. Staff stated that the proposal sets a minimum building separation of 20 feet, includes matching a 10 foot side yard when it abuts against another side yard for patio homes, and sets a minimum lot size of 5,000 square feet for lots served by public sewer. No official action was taken.

**VII. OTHER BUSINESS**

**5-08** Discussion of Potential Change to the Street Frontage Requirements for Apartment Districts. Staff stated that the proposed street frontage changes would be advertised and come to the Commission for approval in July. No official action was taken.

**5-09** Receive, for Information Purposes, the April-May 2022 Approved Subdivisions

**VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)**

**IX. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 1:10p.m.

Respectfully Submitted,  
Ken Weems, AICP, Planning Commission Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall  
415 Broad Street, Kingsport, TN 37660

May 19, 2022

5:30 p.m.

**Members Present**

Sam Booher  
John Moody  
Phil Rickman  
Paula Stauffer  
Sharon Duncan  
James Phillips  
Brad Blackwell

**Members Absent**

Travis Patterson  
Pat Breeding

**Staff Present**

Ken Weems, AICP  
Savannah Garland

**Visitors**

Nelson Elam  
Daniel Duncan  
Travis Olinger  
Joel Conkin  
Jason Snapp  
Danny Karst

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Chairman called for approval of the agenda. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to approve the agenda as presented. The motion passed unanimously, 7-0. The Chairman Booher inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the April 18, 2022 work session or the April 21, 2022 regular meeting. With no corrections identified, a motion was made by Phil Rickman, seconded by John Moody, to approve the minutes of the April 18, 2022 work session and the April 21, 2022 regular meeting. The motion passed unanimously, 7-0.

- IV. CONSENT AGENDA** Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

**5-01 Sewer Easement Abandonment (MINSUB22-0103)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to abandon the unused sewer easement. The impacted property is located in the 14<sup>th</sup> Civil District of Sullivan County. Staff noted that this existing sewer easement is located along Rock Spring Road and is no longer needed. Staff recommend sending a positive recommendation to the Board of Mayor and Aldermen.

**5-02 West Park Development Road Construction, ILOC Extension (2021-201-00009)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning. The property is located in the 12<sup>th</sup> Civil District of Sullivan County. Staff noted that the current estimate to

complete the remaining improvements amounts to \$382,661.77. Staff further stated that they recommended a one year extension of the ILOC to provide the developer to finish. Staff noted that the new ILOC would have a performance date of March 30, 2023 and an expiration of May 11, 2023.

Staff inquired as to whether anyone on the Commission needed an item removed from the consent agenda or if any further discussion was needed. With no further action identified, Phil Rickman made a motion, seconded by Paula Stauffer, to approve the consent agenda as presented. The motion passed unanimously, 7-0.

## **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

### **5-03 Fieldcrest Annexation (ANNEX22-0049)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Fieldcrest Annexation. The property is located in the 7<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the annexation to the Commission. Staff stated that this owner-requested annexation consists of approximately 200 acres and is located off both Fieldcrest Road and Catawba Lane in Sullivan County. Staff noted that this annexation site would be noncontiguous to existing city limits, which is allowable per TCA 6-51-104(d). Staff noted such a noncontiguous annexation also requires that a mutual aid agreement be approved by the BMA and County Commission for emergency services and road maintenance for the property between the existing city limits and the annexation site. Staff noted that such an agreement was in progress to be considered by the Sullivan County Commission in the near future. The Chairman opened the item for public comment. Mr. Travis Olinger stated that the area where the annexation is proposed is rural in nature and also has close proximity to the County's West Ridge High School. Mr. Olinger also stated concern over the amount of traffic that the proposal would produce. Mr. Olinger asked the Commission to not approve the annexation. A motion was made by James Phillips, seconded by Phil Rickman, to send a positive recommendation to the Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Fieldcrest annexation based upon the rationale that the City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner; it is reasonably necessary for the welfare of the residents and property owners of the affected territory; the City of Kingsport already provides services to the properties in this area; annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services; it is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole. The motion passed unanimously, 7-0.

### **5-04 Jared Drive Vacating (PLNCOM22-0034)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the vacating. The property is located in the 13<sup>th</sup> Civil District of Sullivan County. Staff drew the attention of the Commission to the vicinity map of the location, showing the portion of Jared Drive that terminates at S. Wilcox Dr. Staff explained that in concert with the proposed city vacating, the State of TN is also ready to dissolve their right-of-way in the vicinity as well. Staff noted that the purpose of the vacating is that the



applicant desires to expand their rail yard. Staff further noted that the next item on the agenda would create a cul-de-sac turnaround on the southeastern side of the proposed vacating. A motion was made by Sharon Duncan, seconded by Paula Stuffer, to send a positive recommendation to the Board of Mayor and Aldermen to approve the vacating. The motion passed unanimously, 7-0.

**5-05 Jared Drive Preliminary (PLNCOM22-0034)**

The Kingsport Regional Planning Commission is requested to grant preliminary approval for the Jared Drive Right-of-Way Dedication Plat. The property is located in the 13<sup>th</sup> Civil District of Sullivan County. Staff stated that this item goes in concert with the previously viewed Jared Drive vacating proposal. Staff noted that Jared Drive is being proposed to be terminated with a 120 foot diameter cul-de-sac on the southeastern end of the proposed vacating. Staff stated that the County Highway Department is in receipt of the construction plans for the proposal. Staff noted that a preliminary approval for the item would need to be contingent upon construction plan approval from the County Highway Department. Staff noted a variance that is being sought on the item to the distance of a dead end street. Staff stated that a dead end street length variance of 2,615 feet was necessary to place the cul-de-sac in the desired location. A motion was made by Phil Rickman, seconded by John Moody to grant preliminary approval along with the 2,615 foot variance to a dead end street contingent upon approval of the construction plans. The motion passed unanimously, 7-0.

**5-06 Groseclose Development Conceptual Subdivision (PLNCOM22-0090)**

The Kingsport Regional Planning Commission is requested to consider elements of conceptual subdivision design for the Groseclose Development Conceptual Subdivision. The property is located in the 11<sup>th</sup> Civil District of Sullivan County. Staff reviewed conceptual subdivision guidelines with the Commission. Staff stated that the applicant for the conceptual subdivision has asked for review of four separate facets of subdivision development. Staff stated that the four facets are: 1. A request to construct sidewalk along one side of the access road leading to the site from Shipp Springs Road. This section of road will be proposed as a local street cross section with sidewalk on one side of the road only; 2. To utilize 41' wide lots for some of the referenced "small lots" proposed for the development; 3. Current subdivision regulations require any vertical street curve to begin 25' from the nearest edge of pavement at the intersecting road. The applicant's stated desire, due to terrain, is to have the vertical street curve begin at the edge of travel-way for one intersection in the development; 4. The applicant has identified an issue of the highest residential capacity street cross section listed in the subdivision regulations, the local street cross section, as not having the needed capacity for the development as designed. A travel impact analysis has been submitted that identifies approximately 3,800 trips per day as compared to the local street maximum listed capacity of 3,000 trips per day. Staff, during a past pre-development meeting for the development, commented that the local street cross section should suffice for the development if added right-of-way is provided for any potential widening. A 60 foot wide right-of-way is being proposed for the local street cross section, where the minimum standard for a local street cross section is a 50 foot wide right-of-way. Staff stated that the sidewalk variance request could take the form of a pedestrian mobility pathway as described in the subdivision regulations without an impact to the amount of walkability within the development being impacted. Staff noted that the proposed reduction in street frontage for R3-R-5 lots would take care of the street frontage request. Staff noted that further information would be needed for the vertical curve request. Last, staff noted that the local street cross section would suffice for the anticipated trips that will be produced based upon the completed traffic impact analysis projection. The Commission discussed the proposals with input from the applicant's representative, Mr. Jason Snapp. A motion was made by James Phillips, seconded by Phil Rickman, to state that the Commission is willing to consider a variance for sidewalk on one side of the local street cross section leading up from Shipp Springs Road to the top of the incline if replaced like for like with a pedestrian mobility path designed to

standard in a separate part of the development; moving forward in July of 2022 with a subdivision regulation change that reduces lot frontage in the R-3, R-4, and R-5 zones to 40 feet; encourage future discussion with the Engineering Department about the finality of the vertical curve in question; allow the local street cross section for all roads meeting or exceeding the existing local street cross section capacity for auto traffic as outlined in the submitted traffic impact analysis. The motion passed unanimously, 7-0.

**5-07 Sullivan County Minor Zoning Text Amendment (ZTA22-0047)**

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to approve the zoning text amendment. The zoning text amendment impacts property under jurisdiction of Sullivan County zoning. Staff stated that this Sullivan County zoning text amendment addresses some minor changes to the County's Open Space Residential Development regulations. Staff stated that the proposal sets a minimum building separation of 20 feet, includes matching a 10 foot side yard when it abuts against another side yard for patio homes, and sets a minimum lot size of 5,000 square feet for lots served by public sewer. A motion was made by Phil Rickman, seconded by James Phillips, to send a positive recommendation to the Sullivan County Commission to approve the zoning text amendment. The motion passed unanimously, 7-0.

**VII. OTHER BUSINESS**

**5-08** Discussion of Potential Change to the Street Frontage Requirements for Apartment Districts. Staff stated that the proposed street frontage changes would be advertised and come to the Commission for approval in July.

**5-09** Receive, for Information Purposes, the April-May 2022 Approved Subdivisions

**VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)**

**IX. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 6:26p.m.

Respectfully Submitted,  
Ken Weems, AICP, Planning Commission Secretary



## **MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAVANNAH GARLAND, PLANNER**

**DATE: JUNE 16<sup>TH</sup>, 2022**

**SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK  
DEVELOPMENT LOT 5**

**FILE NUMBER: 2021-201-00012**

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The City currently holds an Irrevocable Letter of Credit for the West Park Development Lot 5. This letter of credit totals \$14,118.00 and is to cover the cost of the remaining improvements. Those improvements include road extension and top coat at the site of the lot.

The City Engineering Division has reviewed the project and has found that the value of the Irrevocable Letter of Credit is still valid. If extended, this Irrevocable Letter of Credit will have an expiration date of July 24, 2023. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to May 24, 2023.

Staff Recommends approval of the extension of an Irrevocable Letter of Credit in the amount of \$14,118.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

**BOND ESTIMATE**  
**West Park Lot 5 - 25' Aisle Continued**

FILE NO. 2018-D20

April 4, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>General Items</u>					
1	1	LS	Mobilization	\$ 5,000.00	\$ 5,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 2,000.00	\$ 2,000.00
3	1	LS	Erosion Control	\$ 4,000.00	\$ 4,000.00
<u>Paving</u>					
4	14	TON	6' Mineral Aggregate Base (Type A, Grade D)	\$ 24.72	\$ 338.26
5	8	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 127.52	\$ 1,000.70
6	12	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 1,768.43
<b>TOTAL</b>				<b>\$</b>	<b>14,118.00</b>



Dave Harris  
Civil Engineer I  
City of Kinsport

April 4, 2022

Date





## MEMORANDUM

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAVANNAH GARLAND, PLANNER**

**DATE: JUNE 16<sup>TH</sup>, 2022**

**SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK LOT 9**

**FILE NUMBER: 2021-201-00010**

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The City currently holds an Irrevocable Letter of Credit for the West Park Lot 9 Subdivision Plat. This current letter of credit totals \$12,146 and is to cover the cost of the remaining improvements. The City Engineering Division has recalculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations. The new estimate is \$29,428.24. These improvements include road extension and top coat at the site of the lot. An Irrevocable letter of credit has been submitted to the City for the amount matching that estimate.

The new Irrevocable Letter of Credit will have an expiration date of July 10<sup>th</sup>, 2023. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to May 10<sup>th</sup>, 2023.

Staff Recommends approval of the extension of an Irrevocable Letter of Credit in the amount of \$29,428.24 as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

**BOND ESTIMATE**  
**West Park Lot 9 - 25' Aisle Continued**

FILE NO. 2020-D2

April 4, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>General Items</u>					
1	1	LS	Mobilization	\$ 4,904.71	\$ 4,904.71
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Erosion Control	\$ 5,000.00	\$ 5,000.00
<u>Paving</u>					
4	158	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 24.72	\$ 3,914.16
5	51	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 127.52	\$ 6,484.52
6	24	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 3,581.08
<u>Curbing</u>					
7	32	LFT	6" Detached Curb (TDOT RP-VC-10)	\$ 16.78	\$ 543.77
<b>TOTAL</b>				<b>\$</b>	<b>29,428.24</b>

  
Dave Harris  
Civil Engineer I  
City of Kingsport

April 4, 2022

Date





## Tidewater Court Preliminary Zoning Development Plan/B-4P

<b>Property Information</b>			
Address		Tidewater Ct/ TBD	
Tax Map, Group, Parcel		76, a Portion of Parcel 20	
Civil District		13	
Overlay District		Gateway	
Land Use Designation		Retail/ Commercial	
Acres		+/- 1.507 acres	
Existing Use		vacant	Existing Zoning B-4P
Proposed Use		New fast food restaurant	Proposed Zoning Same
<b>Owner /Applicant Information</b>			
Name: Crowbar LLC Address: 1001 Konnarock Rd City: Kingsport State: TN                      Zip Code: 37664		Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new fast food restaurant.	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends APPROVAL for the following reasons: The submitted preliminary zoning development plan meets the development standards of the B-4P zone.  Staff Field Notes and General Comments: <ul style="list-style-type: none"> <li>• This B-4P District parcel is currently vacant.</li> <li>• The developer is working with TDOT to acquire abutting right-of-way along Hwy 93.</li> </ul>			
Planner:	Ken Weems	Date:	9 June 2022
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>16 June 2022</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**PROPERTY INFORMATION**

**ADDRESS:** Tidewater Ct/ TBD

**DISTRICT:** 13th

**OVERLAY DISTRICT:** Gateway

**EXISTING ZONING:** B-4P

**ACRES:** +/- 1.507

**EXISTING USE:** vacant

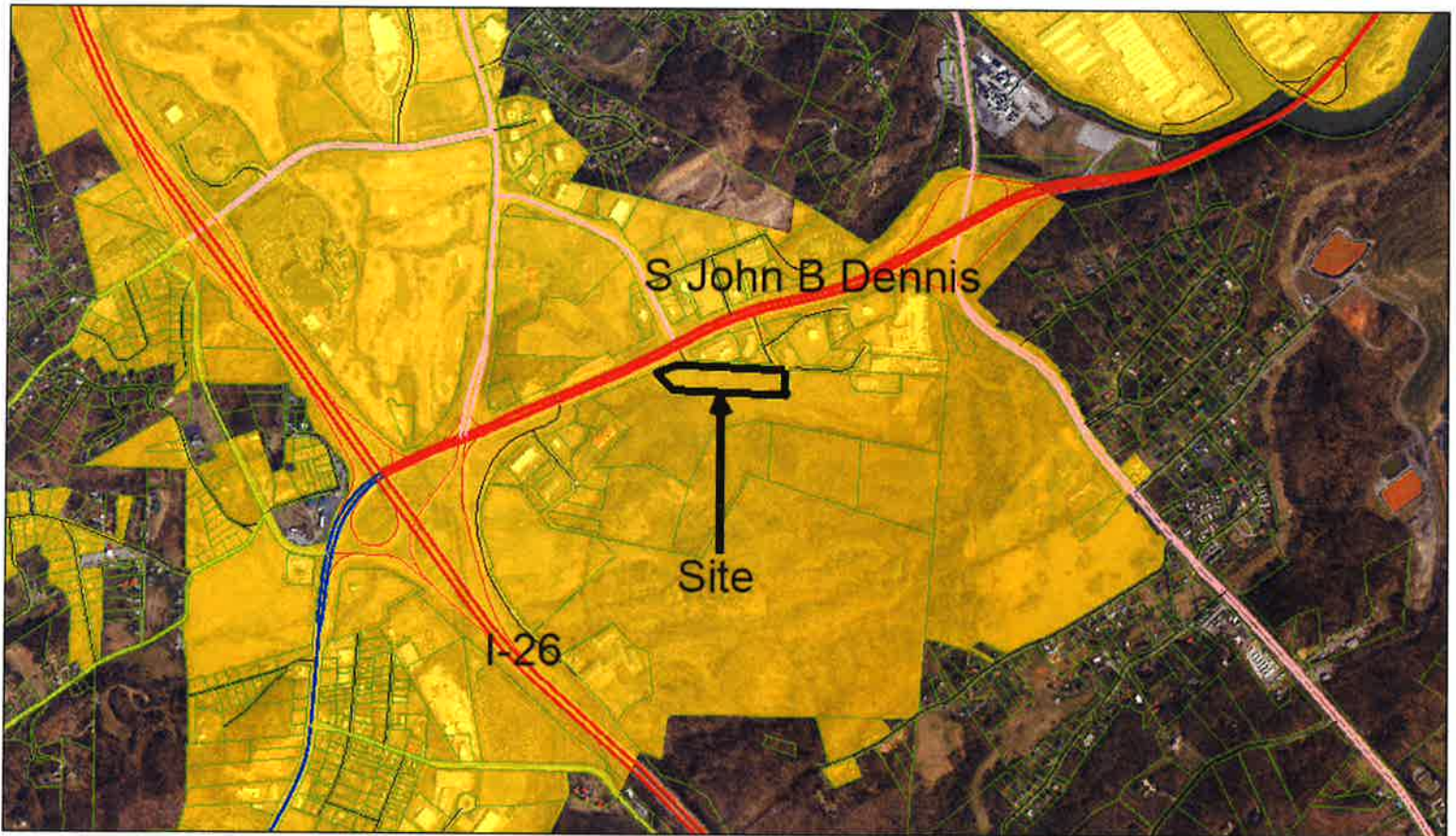
**PROPOSED USE:** new fast food restaurant

**INTENT**

To receive preliminary zoning development plan approval in a B-4P zone for a new fast food restaurant.

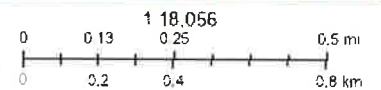
# LOCATION MAP

ArcGIS Web Map



6/9/2022 2:19:32 PM

Hawkins County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	



Web AppBuilder for ArcGIS

## CURRENT ZONING MAP

ArcGIS Web Map



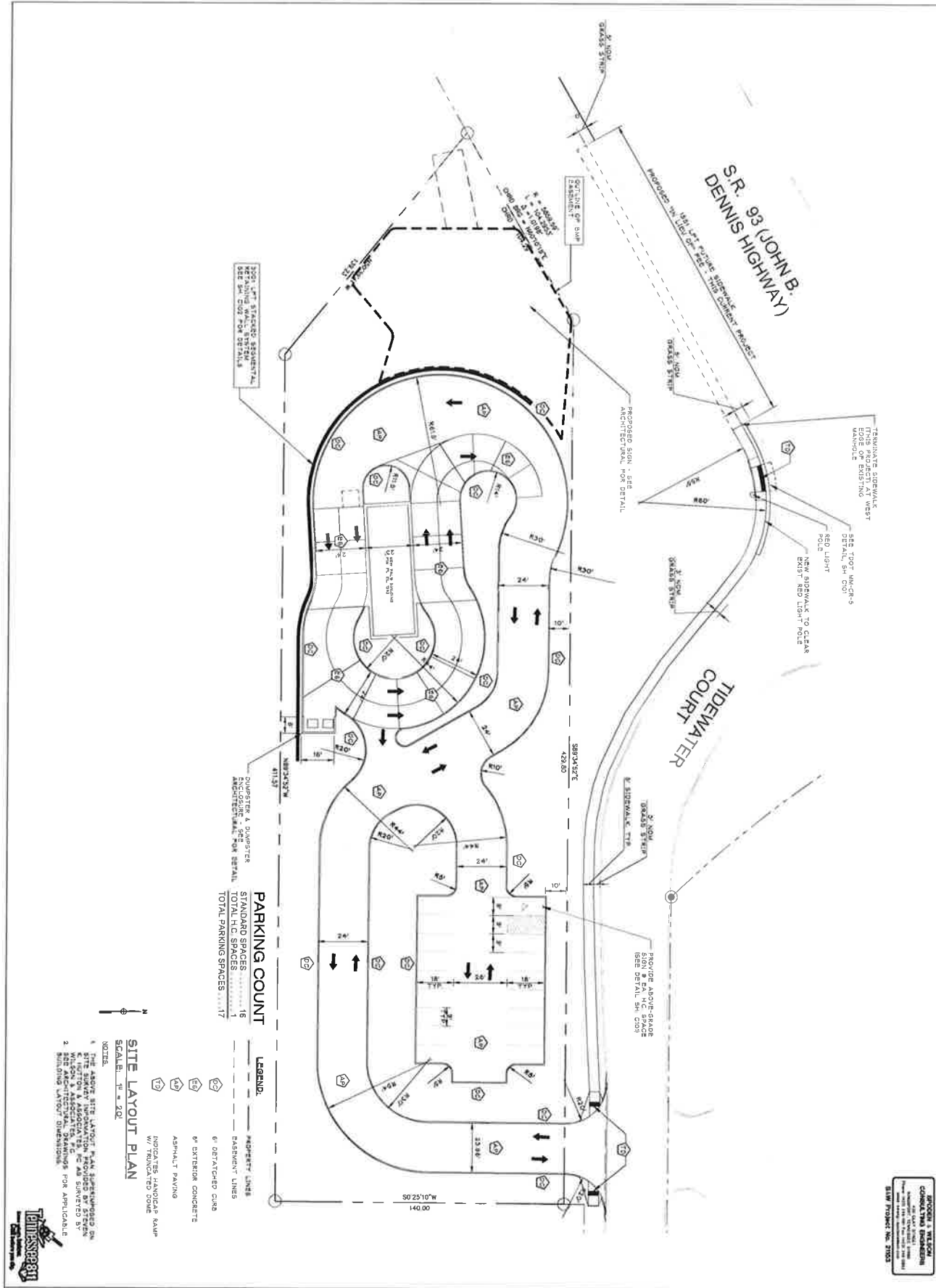


AERIAL

ArcGIS Web Map



The following two pages encompass the Zoning Development Plan and Landscaping Plan





## PRELIMINARY ZDP ANALYSIS

- Minimum lot size: 25,000 sq feet; Proposed lot size: 1.507 acres
- 30' periphery yard: intact along S John B. Dennis only (as required)
- Building setback: Front: 30'  
Sides: 15'  
Rear: 30'  
(the proposal conforms to setbacks)
- No max building height
- Building ground coverage: not to exceed 30%; proposal is under 30%
- Parking: only required for employees if a drive-thru restaurant without seating is proposed (proposal meets the standard)
- Parking lot landscaping: Approved by City Landscape Specialist

## CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan in a B-4P zone.





## **Kingsport Regional Planning Commission**

### **Sullivan County Zoning Text Amendment for Campgrounds**

#### Summary:

This Sullivan County Planning Commission reviewed and approved two new special zoning districts to deal with changing trends for their evolving campground areas, generally found within the vicinity of bodies of water throughout the county. The proposed ordinance for both the ARV zone (Agricultural/ RV Resort District) and the RRC zone (Rural Retreat & Cabin Developments District) are attached.

The two new special zoning districts focus on RV Park Models and Cabin Developments, with best practices implemented per the submittal. Sullivan County has years of experience with campground regulations and the proposed regulations appear to appropriately accommodate both of the subject uses.

It is staff's opinion that the proposed special zoning districts appear to best manage the new campground needs in tune with existing county regulations. Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the changes.

## Weems, Ken

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**From:** Ambre Torbett <planning@sullivancountytn.gov>  
**Sent:** Thursday, May 19, 2022 9:13 AM  
**To:** Heather Moore; Cherith Young; Weems, Ken; Garland, Savannah  
**Subject:** Campground Regs amended  
**Attachments:** 2022 ZTA Amendments to create ARV and RRC Districts 05 17 2022 PC .pdf; Appendix D - Campground Regulations - 2022 Proposed to Create ARV and RRC development districts.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning City Planners:

The Sullivan County Regional Planning Commission unanimously recommended in favor of the updates to the campground regulations for the county. The Sullivan County Zoning Resolution proposed amendments are included. They proposed to create a special zoning district called Agricultural/Recreational RV Park District and a special zoning district called Rural Retreat & Cabin Development District. The ARV and the RRC districts guidelines are included in the Appendix D matrix. We have had several landowners requesting special districts to allow for RV Park Model resort developments as distinguished from our traditional seasonal campgrounds. In addition we have had several cabin developments approved over the years with new requests coming in. We feel cabin developments have much different needs for design/layout and accommodations than traditional camper campgrounds.

Please add these ZTA requests to your next available Planning Commission agenda.

Many thanks,

Ambre M. Torbett, AICP

Director of Planning & Community Development

Sullivan County Planning & Codes Dept.

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## Weems, Ken

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**From:** Ambre Torbett <planning@sullivancountyttn.gov>  
**Sent:** Friday, June 3, 2022 2:19 PM  
**To:** Heather Moore; Weems, Ken  
**Subject:** DRAFT Minutes  
**Attachments:** 05 17 2022 PC MINUTES.pdf

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### Summary of ZTA on the proposed ARV and RRC districts

This is only a DRAFT of the Minutes. Minutes will not become adopted until our June 21<sup>st</sup> Planning Commission meeting of course.

Thanks so much,

#### **G. NEW BUSINESS: - PUBLIC HEARING ON THE UPDATED SUBDIVISION REGULATIONS, AS RECOMMENDED LAST MONTH**

##### **G1. Minor Zoning Text Amendments: Appendix D – (See attached Appendix D and Land Use Table) To create ARV Zone for RV Park Model Developments and the RRC Zone for Rural Retreat & Cabin Developments District**

- Staff distributed the 11x17 color matrix for Appendix D highlighting the proposed changes.
- Discussion ensued regarding the proposed ARV District to allow for new RV Park Model Resort Campgrounds as different from the traditional camper campgrounds. She also presented the proposed RRC district to allow for Rural Retreats and Cabin Developments as separate from the other types of campgrounds. She explained that cabins would be considered permanent structures built to building code requirements and thus with indoor plumbing and individual septic systems. This would afford the landowner year-round short-term rentals. Other types of RV and camper campgrounds are seasonal use only (April through November) and have a shared septic system. These vehicles must be winterized during the off season.
- The chairman recommended one change based upon the recent discussion from the previous rezoning request for cabins. He recommended that the landowner and/or the park manager be required to live on site in these developments in order to manage the site daily while in use. Out of town landowners just cannot effectively take care of the needs of the guests if not on site. Discussion followed. Members agreed to update the matrix for each type of campground to require owner or manager to live on premise.
- Laura McMillan motioned to forward a favorable recommendation for the ARV and the RRC new districts as presented in the matrix of Appendix D and corresponding use tables in the Zoning Resolution. Calvin Clifton seconded the motion and the vote in favor passed unanimously. Staff would forward this to the planners of Bristol and Kingsport for the review of their Planning Commissions prior to forwarding to the County Commission for the final Public Hearing. If all goes well, this could become effective during the July 21<sup>st</sup> County Commission public hearing.

Ambre M. Torbett, AICP  
Director of Planning & Community Development



### 3-101.2 District Purposes

1. 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).
2. 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.
3. AR & ARV, Agricultural, Rural Residential and Light Recreational (AR) and Agricultural/RV Park Model Resort (ARV) 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 transportation 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).
4. 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.
5. R-2, & R-2A, Medium Density Residential District - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. 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. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. It is the express purpose of this resolution to exclude from these districts all buildings or other structures



### 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, ARV, & RRC Districts: Agricultural/Rural Residential/Light Recreational (AR) and Agricultural/RV Park Model Resort (ARV) 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/ ARV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
<b>I. RESIDENTIAL ACTIVITIES</b>						
<b>A. Permanent</b>						
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
* R-3B Districts shall only allow single-family attached and single-family detached homes on an owner-occupied basis.						
<b>B. Semi-Transient</b>						
1. Lodge/Cabin	X	X (RRC only)	X	X	X	X
2. Boarding House	X	X	X	X	X	X
<b>II. COMMUNITY FACILITIES ACTIVITIES</b>						
<b>A. Administrative Services</b>						
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>B. Child Care Facilities (5 or more unrelated children)</b>						
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
<b>C. Community Assembly</b>						
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
<b>D. Cultural and Recreational Services</b> Amended 09 17 07 (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)						
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	SUP	X	X	X
12. Other Light Recreational Seasonal Uses	X/SUP	SUP in AR only	X	X	X	X
<b>E. Educational Facilities</b>						
1. Public, Parochial and Private Kindergartens, Primary and Secondary Schools	P	P	P	P	P	P

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

PRINCIPAL USES AND ACTIVITIES	A-5/A-2 A-1	ARV ARV/RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
<b>I. RESIDENTIAL ACTIVITIES</b>						
<b>A. Permanent</b>						
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>B. Semi-Transient</b>						
1. Lodge/Cabin	X	X (RRC only)	X	X	X	X
2. Boarding House	X	X	X	X	X	X
<b>II. COMMUNITY FACILITIES ACTIVITIES</b>						
<b>A. Administrative Services</b>						
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>B. Child Care Facilities (5 or more unrelated children)</b>						
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
<b>C. Community Assembly</b>						
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
<b>D. Cultural and Recreational Services</b> Amended 09 17 07 (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)						
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	SUP	X	X	X
12. Other Light Recreational Seasonal Uses	X/SUP	SUP in AR only	X	X	X	X
<b>E. Educational Facilities</b>						
1. Public, Parochial and Private Kindergartens, Primary and Secondary Schools	P	P	P	P	P	P



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

<b>USES Cont.</b>	<b>DISTRICTS</b>					
	<b>A-5/A-2 A-1</b>	<b>AR/ ARV/ RRC</b>	<b>R-1</b>	<b>R-2/R-2A</b>	<b>R-3A/R-3B</b>	<b>R-3</b>
<b>K. Special Institutional Care Facilities</b>						
1. Detention and/or Correctional Institutions	X	X	X	X	X	X
2. Drug and Alcohol Rehabilitation Facilities	X	X	X	X	X	X
3. Institutional Care Facilities (including all types of asylums for the psychotic or insane)	X	X	X	X	X	X
4. Half-way Houses (serving convicted felons and substance abusers)	X	X	X	X	X	X
<b>L. Special Personal and Group Care Facilities</b>						
1. Assisted Living Facilities for Elderly or Handicapped Persons	X	SUP	X	X	SUP	SUP
2. Convalescent Homes	X	SUP	X	X	X	X
3. Day Care Facilities for Elderly Persons	X	SUP	X	X	X	X
4. Family Care Facilities (5 to 7 unrelated adults)	X	SUP	X	SUP	SUP	SUP
5. Group Care Facilities (8 to 12 unrelated adults)	X	SUP	X	X	X	X
6. Nursing Homes	X	X	X	X	X	X
<b>IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES</b>						
<b>A. Agriculture – General</b>	P	P	P	P	P	P
<b>B. Agriculture – Intensive</b>	P	P	X	X	X	X
<b>C. Agricultural Services</b>						
1. Crop Drying, Storage and Processing Services	P	P	P	P	P	P
2. Crop Planting, Cultivation and Protection Services	P	P	P	P	P	P
3. Horticultural Services	P	P	P	P	P	P
4. Livery Stables and Horse Boarding Services	P	P	P	P	P	P
4. Soil Preparation Services	P	P	P	P	P	P
5. Veterinary Services for Livestock	P	P	X	X	X	X
<b>D. Mining and Quarrying</b>						
1. Borrow Pits Involving Soil Extraction and Off-Site Use	X	X	X	X	X	X
2. Chemical Fertilizer and Non-metallic Mineral Mining	X	X	X	X	X	X
3. Clay, Ceramic and Refractory Materials Mining	X	X	X	X	X	X
4. Coal Mining	X	X	X	X	X	X
5. Crude petroleum and Natural Gas Production	X	X	X	X	X	X
6. Metal Ore and Mineral Mining	X	X	X	X	X	X
7. Sand and Gravel Quarrying	X	X	X	X	X	X
8. Stone Quarrying	X	X	X	X	X	X
<b>E. Plant and Forest Nurseries</b>						
1. Forest Nursery	P	P	P	P	P	P
2. Landscape/Accessory Hardscape/Aquascape Business	SUP	P	X	X	X	X
3. Plant Nursery – Wholesale/Accessory Retail	P	P	P	P	P	P
4. Sod Farming	P	P	P	P	P	P

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

<b>USES Cont.</b>	<b>DISTRICTS</b>					
	A-5/A-2 A-1	AR / ARV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
<b>ACCESSORY USES AND ACTIVITIES</b>						
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
<b>KEY TO INTERPRETING USE CLASSIFICATIONS</b>						
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 05/18/2011						

### **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
<b>I. A-5 &amp; A-2, Rural Agricultural/Residential</b>	
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
<b>II. A-1, General Agricultural – Estate Residential Districts</b>	
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
<b>III. AR/ARV/ RRC – Agricultural/Residential/Light Recreation Districts – Amended 09 17 07</b>	***
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
<b>IV. R-1, Low Density Residential District (1 dwelling unit per lot size)</b>	
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
<b>V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size)</b>	
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 <sup>nd</sup> and each additional unit)	7,500 sq. ft. per unit
<b>VI. R-3A and R-3B Residential Districts</b>	
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 <sup>nd</sup> and each additional unit)	5,000 sq. ft per unit
<b>VII. R-3, Manufactured Home Park - requires public water and public sewer</b>	
A. All Lots (minimum park gross area)	3 acres
B. Individual Manufactured Dwelling Site (Mobile Home Pad)	See Article 3-104.2
<b>NOTES:</b> (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. (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. (3) Lots size requirements may vary for religious facilities and other non-residential uses, see Appendix B. *** AR/ARV/RRC Lots approved for Recreational Developments per Appendix D, shall be a minimum of three (3) acres	

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**

	<b>DISTRICT</b>						
	A-5 or A-2	A-1	AR / ARV / RRG	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**
<p><b>NOTES:</b></p> <p>*Setbacks Not Applicable to Agricultural Buildings and Structures</p> <p>**See Section 3-104, for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks.</p> <p>Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix)</p> <p><u>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.</u></p> <p><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></p>							

### 3-103.5 Height Regulations

1. 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.
2. 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

1. 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
2. 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).
  - a. 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.



**TABLE 3-103C**  
**REGULATIONS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES BY DISTRICT**

District	Zoning District Name	Maximum Total Square Footage Building Footprint Area	Maximum Area Coverage
A-5	Agricultural/Large Tract Residential	3000	10%
A-2	Rural Estate Residential	2600	10%
A-1	Rural Residential	2400 if on lots 1 acre or larger and 1500 if less than an acre	10%
AR ARV RRC	Rural Single Family / Outdoor recreational	2000 if for individual single-family lot 1 acre or larger or SUP regs for campground developments subject to PC approval	10%
R-1	Low Density/Single Family Subdivision	1200	10%
R-2	Medium Density/Singlewide	1000	10%
R-2A	Medium Density/Duplex/Single Family	1000	10%
R-3	High Density/Mobile Home Park	1000 for single-family * See Mobile Home Park Standards	10%
R-3A	High Density/Apartments	800 for single-family and only one accessory storage building for apartment complex at 1000 max	10%
R-3B	High Density/Condos	800 for single-family detached or 1000 max for HOA – one only	10%
PUD	Planned Development/Overlay District	800 for single-family detached or 1000 max for HOA – one only	10%

(Table 3-103C was added on February 20, 2020)

4. Special Conditions Affecting Yards

- a. Front Yards to be Measured from Street Rights-Of-Way - For the purposes of providing adequate space for the future widening of streets, safety for occupants of structures, vehicular glare and noise reduction and sight visibility for vehicular traffic, required front yards shall be determined by the rights-of-way as shown on the latest official major thoroughfare plan. For clarification, please consult with the Sullivan County Highway Commissioner and/or a representative from the Tennessee Department of Transportation (TDOT).
- b. Rear Yard Setback for Double-Frontage Lots –The minimum required width of a rear yard abutting a street shall be the same as the front yard setback.
- c. Special Yard Requirements for Corner Lots - The minimum required width of a side yard abutting a street shall be the same as the front yard requirements.
- d. Special Provisions for Yard Setbacks on Lots-of-Record with Legal but Non-Conforming Dwelling -
  - As approved by the Building Commissioner, any alteration, addition or construction of a dwelling on a lot-of-record ("Grandfathered In") shall extend no closer to the street which abuts the designated front yard than the average of the distances of the dwellings located within one hundred (100) feet on each side of the lot-of-record whereon the alteration, addition or construction is to occur; provided that no building shall be required to setback more than twice the minimum front yard applicable within the residential district.
  - The average yard requirement shall not prohibit alterations or additions to an existing dwelling, which has irregular walls provided said alteration or addition extends no closer to the street or other property line than the existing closest wall to the street, side or rear property line.
  - The BZA shall have jurisdiction to vary from this strict application upon property where such provision would create an undue hardship. (See Article XII, variance application).

5. One Principal Building – There shall be no more than one principal structure and its customary and incidental accessory structures on any lot or parcel of land, unless otherwise specifically permitted in this chapter or unless a development plan is approved by the Planning Commission as provided in this chapter. (amended July 21, 2008). Accessory Dwelling Units may be permitted– see Supplemental Regulations in Appendix B for Accessory Dwelling Units (amended October 18, 2018).

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

<u>Types of Campgrounds by Zoning Requirements</u>	<u>Temporary Campground   Special Event   Day-Parking</u> (permitted in any zoning district)	<u>Community Recreational Facilities</u> operated by a non-profit agency, such as Federal, State, Local governments, church/religious (permitted in any zoning district)	<u>Seasonal Commercial Campgrounds</u> (permitted in the AR Agricultural / Recreational District only)	<u>Seasonal RV Park Model Campground</u> (permitted in the ARV Agricultural / RV Resort District only)	<u>Rural Retreat &amp; Cabin Developments</u> (permitted in the RRC Districts only)
<u>Purpose and Needs</u>	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
<u>Permitted By Specific Zoning Districts</u>	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event.  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.  Yes, if grading over an acre and/or part of a larger common development plan	Not in manufacturing districts	Limited to AR, B-3, B-4, PBD and PBD3-districts only	Permitted in ARR District Only. B-3, B-4, PBD, PBD3, B-3 and PBD3A	Permitted in RCC Districts only
<u>Site Plan Approval by Planning Commission or staff required</u>	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
<u>Stormwater Pollution Prevention Plan and TDEC Permit Required</u>	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 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 a larger common development plan
<u>Types of camping accommodations permitted</u>	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 singlewide 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 camping along, 3" 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.
<u>Types of Amenities and Facilities Permitted</u>	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.
<u>Full-time Residence permitted for Owner, Manager, Dock Master,</u>	One residence only permitted to manage temporary campground	Permitted if needed	Owner or manager shall be required to live on site	Owner or manager shall be required to live on site	Owner or manager shall be required to live on site
<u>Permanent Free-Standing Signage Permitted</u>	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
<u>Open Burning Permitted</u>	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
<u>Safe Drinking Water and Frost Proof Spigots shall be required per local Utilities Agency</u>	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.	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 Receptacle Permitted	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.	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 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
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, screened-in 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 decks, 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 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 A1 Zoning Standard	Cabin developments may have decks and meet IRC building code requirements. Owner / manager of property may have accessory structures per the A-2 Zoning Standard.
Separation of Camping Sites	Twenty-foot separation between all vehicles/campers and removed after event.	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.	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

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.
All other bulk regulations apply per zoning district and site plan requirements	Yes	Yes	Yes	Yes
Building Permits Required	If applicable	Yes	Yes	Yes
Customary Residential Uses (home-occupations)	No	No	No	No
Open long-term storage of vehicles, and other personal effects	No	No	No	Only for property owner
Galley, Snack Shops, Food Trucks, etc.	No	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	Per TVA permitting	Per TVA permitting	Per TVA permitting
Other outdoor recreational facilities Permitted	No	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.	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. 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.





June 16<sup>th</sup>, 2022

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660

Chairman Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

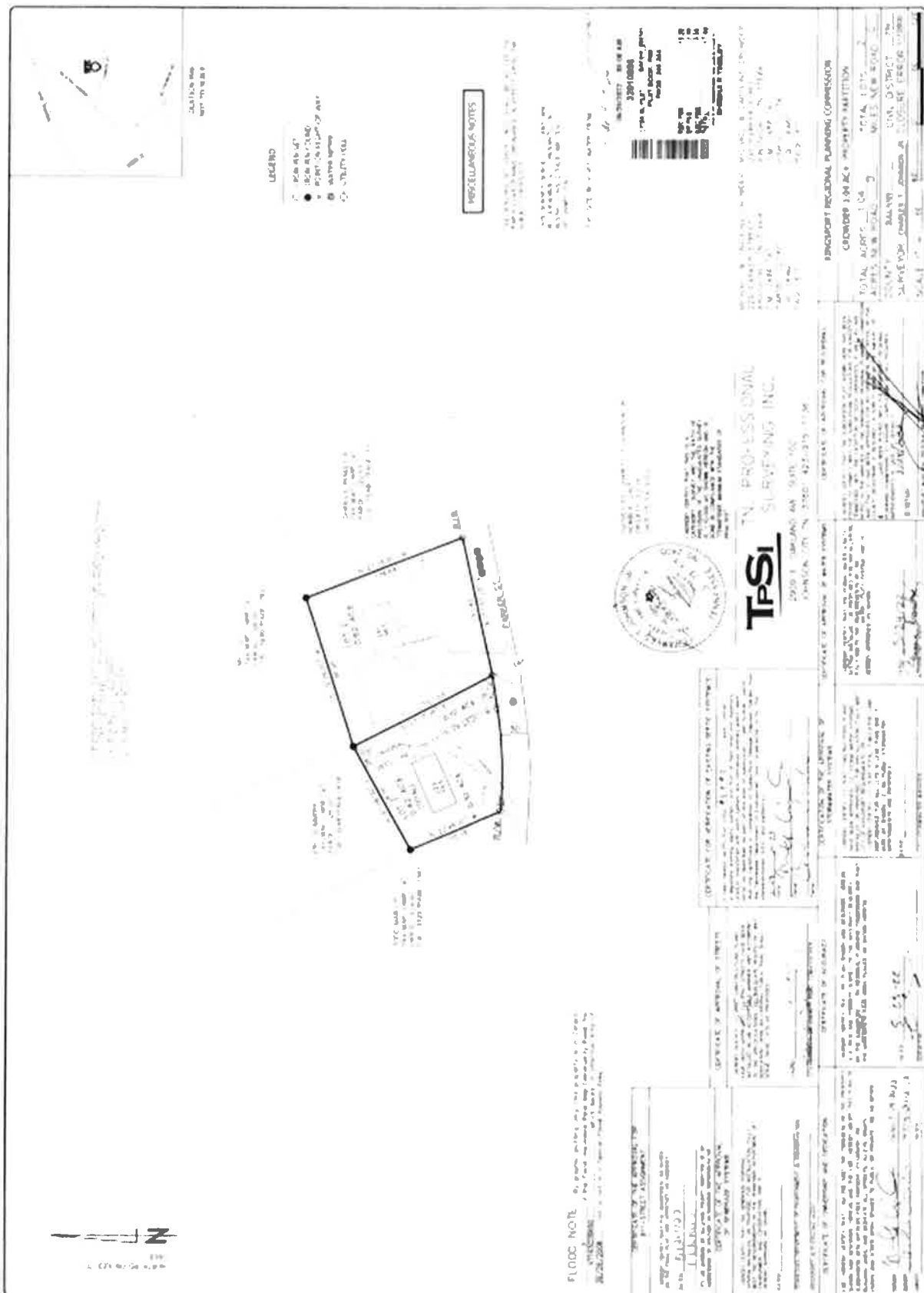
1. 229 Parker Street
2. 221 Adams Street
3. 1235 Jan Way
4. Rock Springs Road
5. 2404 Memorial Blvd.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", written over a large, loopy circular flourish.

Ken Weems, AICP  
Planning Manager

C: Kingsport Regional Planning Commission





[illegible]

