



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
WEDNESDAY, MARCH 6, 2019
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the February 6, 2019 meeting.
4. New Business
 - A. Proposed subdivision regulations amendment for road frontage requirement from 75' to 50';
 - B. Review and Discussion, proposed Zoning Ordinance amendment for RV and travel trailer park standards; (See attached example)
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

RESOLUTION NO. 010719-D

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION,
ARTICLE 4. SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC
DISTRICTS, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, Section 13-7-105 of the Tennessee Code Annotated, may from time to time amend the number, shape, boundary, area or any regulation of or within any districts, or any other provision of the zoning resolution; and

WHEREAS, the Regional Planning Commission has forwarded its recommendation regarding this amendment to the Loudon County Zoning Resolution; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County *Daily Edition* newspaper, on December 7, 2018, consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that Article 4. Supplementary Provisions Applying to Specific Districts of the Loudon County Zoning Resolution be amended by adding the following section:

Section 1. Article 4 is hereby amended by adding the following:

SECTION 4.250. Development Standards for Recreational Vehicle Parks. The following standards shall apply to all proposed RV Parks:

Section 1. Article 4 is hereby amended by adding the following subsections:

4.250. Development Standards for Recreational Vehicle Parks. The following standards shall apply to all proposed RV Parks:

- A. Property used for primitive camping is exempt from these regulations.
- B. Minimum Size. The minimum size tract for any RV Park is five acres.
- C. Site Plan Requirement. A site plan is required in accordance with Article 4, Section 4.240.
- D. On-Site Office/Clubhouse Facilities. A building housing an office, restrooms, showers, and laundry facilities is required to serve the RV Park occupants.
- E. Camper sites are for rent only and are not to be sold or leased for a period longer than twenty-nine (29) days.
- F. RV Park Management. An on-site 24-hour manager is required.
- G. Utilities. The clubhouse and all RV sites shall be provided with water, sewer, and electric services. Utilities shall be provided by the RV Park and shall be underground. As built plans shall be provided to the zoning office when all utilities are completed.
- H. Fire Protection. Where available, a minimum six (6) inch water line and fire hydrants shall be installed along drives so that all buildings and RVs are within five hundred (500) feet of a hydrant.
- I. Garbage Collection. A garbage collection container to serve all RV Park occupants is required and must be emptied once each week.
- J. Buffering. A minimum ten (10) feet wide natural or planted buffer is required along all side and rear property lines. The buffer shall consist of existing trees and other vegetation or planted cedar or other evergreen trees

K. State License Compliance. All RV Parks shall comply with licensing requirements of the State of Tennessee.

L. RV Site Requirements.

1. RV sites shall be set back fifty (50) feet from outer property lines.
2. RV sites shall be a minimum thirty-five (35) feet wide and sixty (60) feet deep.
3. Each RV site shall have connections to water, sewer, and electricity. Water and sewer utilities shall be approved by the county health department or appropriate utility district.
4. Each RV site shall contain one (1) 10' X 20' automobile parking space.
5. Permanent site improvements or structural additions to RVs such as decks and roofs are not allowed.

M. Drives.

1. Drives accessing an RV Park shall come off of a county road and in no case come off of a road in a residential subdivision.
2. Drives shall be designed in accordance with Article 3, Section 3.060. except that:
 - a. Two-way drives within the RV Park shall be twenty (20) feet wide.
 - b. One-way drives shall be twelve (12) feet in width.
 - c. The first three-hundred (300) feet of any drive from a county road and where the slope exceeds 5.0 percent shall be constructed to county road standards, including paving. Interior roads and those with slopes 5.0 percent or less shall meet county road standards except they may have a gravel surface.

N. Parking.

1. One (1) 10' X 20' automobile visitor parking space is required for every two RV sites.
2. Visitor parking spaces are to be separate from RV sites and may be provided at or near clubhouse and/or in interior of the park.
3. Parking and drives shall be designed in accordance with Article 4 Section 4.010.

O. Tent camping.

1. Tent camping is allowed in open space areas designated for that purpose.
2. The number of tent camping sites is limited to the number of parking spaces designated for that purpose.
3. Tent camp sites shall be within two hundred (200) feet of the clubhouse/restroom facilities.

P. Storage. On site storage is allowed for park occupants only.

1. Total storage building(s) serving the occupants is not to exceed fifty (50) square feet per RV site.

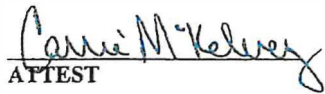
2. Outdoor storage of boats and vehicles is allowed for occupants only provided it is at least one hundred feet from outer property lines and does not exceed five (5) percent of the gross land area.

Q. General Requirements.

1. No home occupations or commercial activities are to be conducted in the RV park by tenants.

Section 2. This resolution shall become effective from and after its passage, the public welfare requiring it.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.


ATTEST


LOUDON COUNTY CHAIRMAN

01-07-19
DATE


APPROVED: LOUDON COUNTY MAYOR

The vote on the question of approval of this Resolution by the Loudon County Regional Planning Commission is as follows:

APPROVED: 10

DISAPPROVED: 0


ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION

Dated: October 23, 2018