

**A RESOLUTION TO AMEND THE HAMILTON COUNTY ZONING REGULATIONS, ARTICLE II ,
DEFINITIONS, ARTICLE IV, A-1 AND R-1 DISTRICT REGULATIONS, AND ARTICLE VI, SPECIAL
PERMITS GRANTED BY THE PLANNING COMMISSION TO ESTABLISH REGULATIONS
REGARDING TENT ONLY CAMPGROUNDS**

WHEREAS, the current regulations permit Travel Trailer Camps in the C-1 Commercial District by the issuance of a Special Permit by the Board of Appeals; and,

WHEREAS, the current regulations do not provide for tent only campgrounds, except in Travel Trailer Camps in areas zoned C-1 Commercial District; and,

WHEREAS, there are areas in Hamilton County where tent only campgrounds would be an appropriate use; however, the C-1 Commercial District would not be appropriate; and,

WHEREAS, with the expansion of the Cumberland Trail into areas around Soddy-Daisy and the North Chickamauga Creek Gorge and further into Prentice Cooper State Forest there could be opportunities to establish tent only campgrounds that provide a quality camping, recreational and educational opportunity for residents and visitors to Hamilton County; and,

WHEREAS, the intent of the creation of these development regulations for tent only campgrounds is to not permit the construction of buildings that could be utilized for group meeting or wedding facilities; and,

WHEREAS, these regulations are meant to serve as a rural development tool that provide the necessary facilities, sites, amenities, and other requirements while minimizing the impact on surrounding properties, preserving the public safety, health, and general welfare; and,

NOW THEREFORE, BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on November 08, 2010, does hereby recommend to the Hamilton County Commission that the Hamilton County Zoning Regulations be amended as follows:

In Article II, Definitions, add the following:

Campground, Tent Only: Any parcel or tract of land upon which two or more campsites are occupied or intended to be occupied by tents for overnight camping. Tent only campgrounds may be one of the following types:

- *Semi-Developed*: A campground with two or more campsites accessible by vehicular traffic on an internal private street network. Internal streets, restroom facilities, and camp store may be provided.
- *Walk-In*: A campground facility equivalent to a semi-developed campground of two or more campsites except that the campsites are not accessible by vehicle traffic. Access to walk-in campgrounds is typically by canoe, boat, bike, horses, and walking and not by motorized vehicles such as cars or recreational vehicles.

Campsite: A plot of land within a campground for the placement of a single tent or a group of tents.

Tent: A collapsible shelter of canvas or other material stretched and sustained by poles and intended for human occupancy as a temporary dwelling for short periods of time.

In Article IV, Schedule of District Regulations, Section 100. A-1 Agricultural District Regulations, 101. Use Regulations, C. Additional Uses Allowed with Permit, add in its entirety the following:

- (18) Campgrounds, tent-only may be permitted by a Special Permit, subject to guidelines set out in Article VI, Special Permits Granted by the Chattanooga-Hamilton County Regional Planning Commission. (See Article VI, Section 120).

In Article IV, Schedule of District Regulations, Section 200. R-1 Single-Family Residential District Regulations, 201. Use Regulations, C. Additional Uses Allowed with Permit, add in its entirety the following:

- (6) Campgrounds, tent-only may be permitted by a Special Permit, subject to guidelines set out in Article VI, Special Permits Granted by the Chattanooga-Hamilton County Regional Planning Commission. (See Article VI, Section 120).

In Article VI, Special Permits, Special Permits Granted by Planning Commission add in its entirety the following as a new section:

120. Campgrounds, Tent-Only (As defined in Article II, Definitions.)

A. Purpose

With the expansion of the Cumberland Trail into areas around Soddy-Daisy and the North Chickamauga Creek Gorge and further into Prentice Cooper State Forest there could be opportunities to establish tent-only campgrounds that provide a quality camping, recreational and educational opportunity for residents and visitors to Hamilton County.

These development regulations are meant to serve as a rural development tool that ensure the necessary facilities, sites, amenities, and other requirements are provided for tent-only campgrounds while preserving the public safety, health, and general welfare. The intent of these regulations is to not permit the

construction of buildings that could be utilized for group meetings or wedding facilities.

Standards for the number of proposed parking spaces, location of entrances and exits, width of internal street network, size of water and sewer lines, if applicable, will be reviewed on a case by case basis through the review of the Special Permit process.

B. Compliance

The owner(s) or management of the campground shall operate the campground in compliance with these regulations and shall provide adequate supervision to maintain the campground, its facilities and equipment in good repair and in a clean and sanitary condition.

C. Application Requirements

The owner/applicant requesting a Special Permit shall submit an application to the Chattanooga-Hamilton County Regional Planning Agency. A site plan shall be submitted for review drawn to a scale no smaller than 1"=50' and showing the following:

- (1) Name and address of the owner(s).
- (2) Location of the tract or parcel of property to be used as a campground.
- (3) Tract or parcel boundaries and total acreage.
- (4) The number, size, and general location of proposed campsites or group campsites.
- (5) Proposed centralized off-street parking lot location and number of parking spaces.
- (6) If available, the size and location of the nearest public waterline.
- (7) Size and location of proposed public water line extensions or location of private water source.
- (8) Size and location, if applicable of the sanitary sewer line or private septic and drain field locations.
- (9) Location and size of proposed restroom and/or shower facilities.
- (10) If applicable, the location and width of the internal private street network.
- (11) Proposed type, floor area, and location of any proposed accessory use.

D. Campground Standards

- (1) Acreage: The tract or parcel of land designated to be used as a campground shall be a minimum of ten (10) acres in size.
- (2) Individual Camp Site Identification: Unless designated and identified on the site plan as a group campsite, individual campsite spaces shall be clearly established on the ground by permanent monuments or markers to identify the individual campsite spaces.
- (3) Density: The maximum density within a campground shall be 10 individual campsite spaces per acre.
- (4) Total Area: The total area utilized for campsites shall not exceed 60% of the total area of the campground.

- (5) Access:
- (a) Access to campsites in walk-in campgrounds shall be limited to walking, hiking, canoe, boat, bike, horse, or other non-motorized means. Access by means of a motorized vehicle is prohibited in walk-in campgrounds. An internal street network is prohibited in walk-in campgrounds. Walk-in campgrounds may contain service roads for maintenance of campground facilities.
 - (b) Access to camp sites in semi-developed campgrounds shall take access from an internal street network.
 - (1) The internal street network shall be private and maintained by the campground owner. The internal street network shall be constructed with an adequate, well-drained base surfaced with either gravel or pavement.
 - (2) Internal streets shall be maintained so emergency vehicles can safely access all areas of the campground.
- (6) Entrances and Exits: Entrance and exits to campgrounds shall be designed for safe and convenient movement of traffic into and out of the campground and shall take direct access from a public street.
- (7) Parking: Adequate off-street parking shall be provided to accommodate the campground users and located to the interior of the campground.
- (8) Buffers: Buffer areas of at least 50' in width shall be provided along property lines and 100' in width along any public right-of-way. Every effort should be made to retain existing natural vegetation to serve as a supplement to the required buffer areas. No building, campsite, or off-street parking area shall be located in buffer areas.
- (9) Restroom Facilities: Restroom facilities shall be provided. Such service shall be accomplished by connection to a public sewer system, if available, and if not available, then by private septic tank and drain field system located and constructed as approved by the Hamilton County Health Department or appropriate authority.
- (10) Water Facilities: All campgrounds shall be served by an accessible, adequate, safe and potable water supply. Such water shall be supplied by a public water system as reviewed and approved by the appropriate authority. If a public water line is not available, then the potable water supply shall be from a private source constructed and located and approved in accordance with the Hamilton County Health Department or appropriate authority.
- (11) Refuse-Disposal: Each campsite space shall be provided with fly-proof, watertight, containers for the disposal of refuse. However, this may be waived when a central collection facility is available. Refuse for camping shall be collected at least once a day.
- (12) Campfires: Campfires shall only be permitted in designated areas such as fire pits, fire rings, and grills.

- (13) Lighting: Outdoor lighting, if provided, shall be designed and arranged and shielded so that no glare or direct illumination shall be cast upon any adjacent property or any public street.
- (14) Contact Information: A sign shall be posted on site at the campground indicating the name and telephone number of the owner, manager or caretaker of the campground.

E. Accessory Uses

Other campground related accessory uses may be permitted, if approved through the Special Permit process. Accessory uses include management or caretaker headquarters, check-in facility, maintenance/storage buildings, recreational and educational facilities, shelters, camp store and other uses and structures customarily incidental to the operation of a campground are permitted as accessory uses. Additionally picnic tables could be considered for campsite spaces.

- (1) Camp Store: For the convenience and use of campground residents only, the campground may provide one camp store. The camp store shall be located to the interior of the campground and shall be no more than 1,000 square feet of floor area. The camp store may include laundry facilities, concessions, groceries, produce, and camping equipment.

When the campground is not operating due to seasonal schedule or through permanent closure, the camp store shall close and shall not be permitted to operate independently of the campground.

- (2) Recreational/Educational Facilities: Areas may be designated as undeveloped recreational areas to provide recreational or educational opportunities. The recreational area may include facilities such as picnic tables, playground equipment, ball fields, or areas to provide education opportunities.

The use of the recreational and/or educational facilities shall be limited to the occupants of the campground.

- (3) Shelters: Shelters could be considered as accessory uses within the campground. These shelters could be enclosed structures that would provide areas for group camping.
- (4) Signage: Campgrounds shall be permitted one (1) on-premise sign, setback thirty-five (35) feet from the public street. The on-premise sign shall not exceed twenty (20) square feet in area. If illuminated, the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. No flashing or intermittent lights shall be permitted.

F. Prohibited Uses and Structures

The following uses shall be prohibited within all campgrounds:

- (1) Recreational vehicles or travel trailers.
- (2) No alcohol sales shall be permitted within the campground or within the camp store.
- (3) The outdoor use of an amplified sound system is prohibited.
- (4) There shall be no music performance events held at the campground that will be permitted to be attended by the general public.
- (5) No business or commercial uses shall take place within a campground, except for such small food market, or coin-operated laundry facility that maybe approved by the Chattanooga-Hamilton County Regional Planning Commission as part of this Special Permit process.

Respectfully submitted,

Karen Rennich, Interim Secretary

Date of Adoption: November 08, 2010

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