

APPENDIX I

SPECIAL DEVELOPMENT STANDARDS

CAMPGROUND SUBDIVISIONS

I.1 Design Standards for Campground Subdivisions

- (1) Minimum Size of Campground Subdivisions. Each parcel of land to be used for a campground shall have a minimum of four and one-half (4.5) acres.
- (2) Density. There shall be no more than fifteen (15) campground lots per acre of land within the campground subdivision. This shall also apply to any tent camping area.
- (3) Width of Streets. Streets in a campground subdivision shall be private and shall have a minimum paved width of:
 - (a) One-way
 - with no on-street parking12 ft.
 - with parallel parking on one side only20ft.
 - with parallel parking on both sides28 ft.
 - (b) Two-way – Refer to Section 6.2 (3b)
- (4) Street Surfacing
 - (a) All streets shall be paved.
 - (b) Streets paving specifications shall be submitted by the developer for approval by the planning commission.
- (5) Open Space Requirements.
 - (a) A minimum of ten (10) percent of the total land area of a campground subdivision shall be devoted to common open space and may be used for common recreational activities.
 - (b) For every lot within a campground subdivision there shall be allocated an additional one hundred (100) square feet of land reserved for open space. However, this requirement is not necessary when the proposed development has a density of less than ten (10) lots per acre.

- (c) Such recreational areas shall be exclusive of campground lots, buffer strips, street rights-of-way, and storage areas; however, the periphery of such recreational areas may contain utility sites and other non-recreational service buildings, the area of which will be subtracted from the computer "recreational areas." Recreational areas shall be easily accessible to all lot owners and management. Although the required space for recreational usage may be met through more than one recreational site, the minimum size of any such area shall be twenty-thousand (20,000) square feet. Provisions for all common open space and the construction of recreational facilities which are shown on the site plan shall proceed at an equivalent or greater rate as the construction of individual campground lots.

I.2. Design Requirements for Campground Lots.

- (1) Minimum Size.
 - a. All lots shall have a minimum area of 1500 square feet with a minimum width of 30 feet and a minimum length of 50 feet.
 - b. Each lot shall be designed so that any two camping units will have a minimum distance of twenty (20) feet between them.
- (2) Access. Each campground lot shall abut at least one street within the boundaries of the campground subdivision and access to the site shall be only from such an internal street.
- (3) Setback Requirements. No part of a travel trailer placed on a campground lot shall be closer than five (5) feet to any white line and ten (10) feet to any street line within the development.

I.3. Sewage Disposal.

All campground subdivisions shall be served by a public sewer system, if available, or by a system approved by the Tennessee State Health Department and the Blount County Health Department. At least one (1) sanitary dumping station shall be provided in every campground subdivisions.

I.4. Sanitary Facilities.

All sanitary facilities shall be installed in accordance with the Tennessee Camp Sanitation Act.

I.5. Water Facilities.

- (1) There shall be at least one (1) water faucet for every five (5) campground lots. Community hydrants shall be no closer than 25 feet nor further than 200 feet from any lot.
- (2) All faucets shall have a drain or a sump.
- (3) All water facilities must be approved by the Blount County Health Department and Tennessee State Health Department.

I.6. Procedure for Preliminary and Final Plat Approval.

The procedural aspects of the plat approval process shall be the same as for any other subdivision under the jurisdiction of the Louisville Planning Commission.

In addition to the information required of all subdivisions for preliminary plat approval (Section 5.2), the following information will be required before the commission will act upon requests for preliminary plat approval in the cases of campground subdivisions:

- (1) Location, plans, and specifications of all proposed service buildings, restrooms, and recreational areas.
- (2) Agreement, provisions or covenants which govern use, maintenance and operation of the campground subdivision.
- (3) Any other exhibits that may be required by the planning commission the health department.