

ORDINANCE NO. 312

**AN ORDINANCE AMENDING CAMPGROUND REGULATIONS IN PITTMAN
CENTER, REQUIRING A TREE SURVEY; CHANGING OTHER REQUIREMENTS**

WHEREAS, section 13-7-204 of the Tennessee Code Annotated allows municipalities to amend their zoning regulations; and

WHEREAS, the Board of Mayor and Alderman has determined it in the public interest to regulate campgrounds within the Town of Pittman Center; and

WHEREAS, the Pittman Center Planning Commission has forwarded its recommendation to the Board of Mayor and Aldermen regarding the proposed amendment to the *Zoning Ordinance of Pittman Center, Tennessee*;

NOW, THEREFORE, BE IT ORDAINED By the Mayor and Board of Aldermen of the Town of Pittman Center, Tennessee:

Section 1. Chapter II minor subsection 11-204 of the *Zoning Ordinance of the Town of Pittman Center, Tennessee* is hereby amended by adding the following definitions:

Campground, Primitive. Areas designated for camping that have limited improvements such as a fire ring, cleared or partially cleared sites for tent camping, and if possible, potable water. They require little to no grading, paving, or disturbance of the natural environment.

Campground, RV. A plot of land designated for recreational camping, designed to accommodate Recreational Vehicles (RVs) and motor homes. RV campgrounds typically involve considerable clearing and grading of land and include water and electric hookups, and often also include other amenities.

~~**Section 2.** Chapter III, minor subsection 11-304 (e) is hereby added:~~

~~**e. Primitive Campgrounds, following approval by the planning commission of a site plan prepared as regulated in Section 11-416**~~

~~**Section 3.** Chapter III, minor subsection 11-305 (f) is hereby added:~~

~~**f. Primitive Campgrounds, subject to approval by the board of zoning appeals, with the following restrictions:**~~

~~**1. Approval of a site plan prepared as regulated in Section 11-416**~~

- ~~2. Sufficient access for emergency vehicles, as determined by the Planning Commission.~~
- ~~3. Determination by Planning Commission that the campground, based on the site plan and any additional data needed, will not be a nuisance to surrounding properties, particularly for campgrounds proposed in residential areas.~~

Section 1. Chapter III, Section 11-307, minor subsection 11-307 (b) is hereby added:

b. Primitive Campgrounds, subject to approval by the board of zoning appeals, with the following restrictions:

1. Approval of a site plan prepared as regulated in Section 11-416
2. Sufficient access for emergency vehicles, as determined by the Planning Commission.
3. Determination by Planning Commission that the campground, based on the site plan and any additional data needed, will not be a nuisance to surrounding properties, particularly for campgrounds proposed in residential areas.

Section 2. Chapter III, Section 11-307 is hereby amended as follows:

c. RV Campgrounds, subject to the following conditions:

~~For the purpose of this ordinance, campgrounds~~
~~are~~
~~classified into two groups. First, there~~
~~are~~
~~campgrounds that are designed for tent~~
~~camping~~
~~only. Then there are campgrounds that are~~
~~designed~~
~~to accommodate recreational vehicles and~~
~~motor~~
~~homes. A combination of these two types is~~
~~also~~
~~permitted. Limiting factors include but are~~
~~not~~
~~limited to: topography, street access, proximity~~
~~to~~
~~flood hazard areas, availability of potable~~
~~water~~
~~(municipal supply or wells), and sewage~~
~~disposal~~
~~(municipal system or on site system). A~~
~~campground~~

~~is any plot of ground containing two (2) or more campsites which are established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes. The campground shall be maintained under one ownership and that the land not be subdivided for resale.~~

1. The owner of the land parcel proposed for a campground shall submit a plan for development to the Pittman Center Municipal/Regional Planning Commission. The plan shall be in accordance with the site plan requirements found in Section 11-416 of this ordinance. In addition to those requirements, the plan shall show:

- a) The location, width, and slope of all roadways and walkways.
- b) The location of all permanent structures, equipment, and facilities for refuse disposal and other improvements.
- c) The location of any flood hazard areas, if applicable.

- d) **A tree survey prepared by a professional Arborist or Registered Landscape Architect on an accurately scaled site plan/plat drawing that contains a current and accurate survey prepared by a Registered Land Surveyor, Arborist, or Landscape Architect. The tree survey, at a minimum, must include:**

1. **The size and location of all trees over twelve (12) inches in diameter (Caliper measurement 3 ft above ground measured at breast height — DBH) within the development area while delineating the areas that will not be disturbed. Dead and diseased trees should be noted as such. Include boundary trees and public trees if a portion of the canopy area lies over the subject property.**

~~2. Location and areal extent of surface water and detention ponds.~~

~~3. Location of required zoning buffers and stream buffers.~~

2. Location, species and diameter (if over 12") of trees that are intended to be removed.

~~5. Critical Root Zone of any trees where the CRZ falls within the area of proposed land disturbance and a calculation of the extent of encroachment of land disturbance with the CRZ.~~

3. Location, species, diameter (DBH), spacing and setback of each proposed new tree.

~~4. Location, species, and diameter of specimen trees -- defined as overstory trees with a diameter of at least 24" and understory trees with a diameter of at least 10" in the development area.~~

4. All attempts must be made to preserve as many specimen trees as possible - defined as overstory trees with a diameter of at least 24"; tree survey must note the specimen trees that are intended to be removed. Planning Commission may require alteration of site plan to preserve specimen trees.

e) Any other information deemed pertinent by the planning commission.

2. General requirements for RV campgrounds:

a) A campground shall be located on a single lot or on adjacent lots of the same ownership, a minimum of ~~600~~ **one-hundred and forty (140)** feet from any residence, **50 ft from any property line**, and planned so as to facilitate the efficient management and administration of the campground.

b) The tract of land designated to be used as an RV campground shall consist of a large enough lot ~~area of ten (10) acres. to meet all open space and buffering requirements, sewer disposal requirements and any other~~

requirements that the Planning Commission requires.

- c) Overnight rentals for more than 21 29 consecutive days are prohibited.
- d) Thirty percent of the ~~developed area~~ **site**, in addition to the ~~100~~ **50** foot setback area, shall be ~~dedicated to~~ **left** undisturbed. ~~natural area.~~
- e) A loop or other system of internal private roads shall be built so that all campground spaces take their access from such internal roads **rather** than directly from a public road to provide safe and convenient movement of traffic in and out of the campground or as prescribed by the planning commission.
- f) The roads within a campground shall comply with the following:
 - 1. One-way street minimum of 11 feet wide (with no on-street parking).
 - 2. Two-way street minimum of 18 feet wide (with no on-street parking).
 - 3. Pavement is required for the first 30 feet of any internal road that acts as an access point to a paved public road.
 - 4. **Internal roads shall be made of pervious or semi-pervious materials wherever possible, so as to reduce stormwater runoff and pollution into waterways as well as allow the natural infiltration of water back into the soil.**
 - ~~4. All internal roads shall contain at least a 6" compacted gravel base.~~
 - 5. All roads shall be maintained free of debris, pot holes, and mud.
 - ~~6. No dirt roads shall be allowed at any time due to dust and erosion.~~
- g) A buffer strip shall be composed of native plant material to provide an obscuring screen consisting of low growing trees or shrubs spaced not more than five feet apart that will grow to at least five feet in width and six feet in height after one full growing season.

Buffer strips shall be a minimum of ten feet in width and shall be landscaped with trees, grass and in a manner as specified by the planning commission for review and final determination. Other material or method of screening than that outlined above may be approved by the planning commission.

h) The campground shall be adequately lighted, however, the prevention of light pollution must be considered by doing the following:

1. Exterior lights should be **fully** shielded and downcast (45 degrees).
2. Lighting should be concentrated in functional areas.
3. Flood lighting should be motion activated.
4. No lighting is allowed above eaves or parapets.
5. No landscape or any other continuous lighting over 75 watts is allowed.
6. Lights should be arranged to create zero light impact at boundary lines.

i) The storage, collection, and disposal of garbage and refuse within a campground shall be so managed as to create no health hazards. All refuse shall be stored in fly-tight, watertight, and bear/rodent-proof containers. ~~Garbage and refuse shall be collected and disposed of daily during the peak season (April 1 - November 1) and as needed during the off season.~~

j) Each campground shall provide ~~two~~ **(2)** ~~one~~ **(1)** parking spaces per campground space. Each parking space shall be at least ten (10) feet by twenty (20) feet. ~~and contain at least a 6" compacted gravel base.~~

3. Each **RV** campground site shall meet the following minimum standards:

a) ~~Each campground space shall be at least one thousand two hundred (1200) square feet, excluding parking area.~~

b) Each campground space shall be situated so

that there is at least ~~fifty (50)~~ **thirty (30)** feet between each campground space, which shall be "common area" between campsites.

- c) Camp sites and RV/motor home sites shall be located no closer than **twenty (20) feet or the width of the stream, whichever is greater, to any stream bank, or within twenty (20) feet** ~~100 feet to any adjacent property line, stream bank,~~ of any area that has a slope greater than 20 percent.
- d) ~~All spaces and structures shall be outside of any designated flood hazard area built within the special flood hazard area shall meet the requirements of the Municipal Floodplain Zoning Ordinance of Pittman Center. RV Campgrounds in the Floodplain must comply with all FEMA requirements for development in the floodplain.~~
- e) Any RV campground that lies either wholly or partially in the special flood hazard area shall have an emergency warning and evacuation system in case of flash flooding.
- e) The site shall not be exposed to objectionable smoke, noise, odors, insect or rodent harborage or other adverse influences.
- f) The site shall have facilities for sewage disposal.
- g) No storage of recreational vehicles or motor homes that are not in use is allowed.

~~4. In addition to the above requirements, campgrounds designed for recreational vehicles and motor homes must also meet the following:~~

- a) ~~Each campground space shall provide a graveled (6" compacted base minimum) or paved area designated for setup of each recreational vehicle/motor home.~~

Section 6. This ordinance shall take effect following its final passage, the public welfare requiring it.

Certified by the planning commission: June 14th, 2021.

Danny Nichols Secretary

Passed on First Reading: July 15th, 2021.

Passed on Second Reading: December 15th, 2021.

Public Hearing: December 15th, 2021.

[Signature]
Mayor

[Signature]
City Administrator