

**Agenda**  
**Greene County, TN Regional Planning Commission**  
**Greene County Courthouse Annex, Downstairs Conference Room**  
**204 North Cutler Street, Greeneville, TN 37744**  
**June 10, 2025 at 1:00 p.m.**

**The meeting will be conducted in the Downstairs Conference Room**

1. Call to order.
2. Approval of the May 13, 2025 minutes.
3. Review and consider approving the final plat for the Division of the John and Sophia Przybylowicz Property, for seven lots totaling 5.72 acres located at the intersection of Snapps Ferry Road and Mary Lamons Road in the 14<sup>th</sup> civil district.
4. Review and consider approving the final plat for the Herbert Shelton Property, for three lots totaling 15.82 acres located adjacent to Greystone Road at Bill Martin Road in the 1<sup>st</sup> civil district.
5. Review and consider approving the final plat for the Replat of Lots 4-15 of Raymond Ricker Property Section 1 for 13 lots totaling 19.297 acres located adjacent to Kenneytown Road in the 11<sup>th</sup> civil district.
6. Review and consider approving the final plat for the Division of Lot 11R of the Replat of Lots 1-22 of the S.E. Hensley Estate for the David Crum Estate, for two lots totaling 7.67 acres located adjacent to Cedar Creek Road in the 3<sup>rd</sup> civil district.
7. Review and consider recommending an addition to the *Zoning Resolution* concerning campground regulations.
8. Consider a request to rezone property located adjacent to Taylor Lane (tax parcel 087-061.00) from R-2, Medium Density Residential District, to B-2, General Business District, to permit expansion of Clayton Homes.
9. Administrative minor subdivisions.
  - David Hensley Property Section 1, for two lots totaling 1.933 acres located adjacent to Round Knob Road in the 22<sup>nd</sup> civil district.
  - Division of a Portion of the Tiffany Wilkerson & Tyler Arwood Property for one lot totaling 0.02 acres, located adjacent to Cartwheel Road in the 18<sup>th</sup> civil district.
  - Division of a Portion of the Dewey Robinson Property for three lots totaling 5.04 acres, located adjacent to Waddell-Love Road in the 3<sup>rd</sup> civil district.
  - Survey of a Portion of the B.R. Jones et al Property for one lot totaling 0.71 acres, located adjacent to Warrensburg Road in the 25<sup>th</sup> civil district.

- Survey of a Portion of the Keith Jones et ux Property for one lot totaling 0.03 acres, located adjacent to Lick Creek south of Bibles Chapel Road in the 4th civil district.
  - Survey for the Southern Appalachian Highlands Conservancy on the B.J. Broyles and wife Nancy Broyles, Michelle Lawrence Moseley, and Stephen Clint Albright Property, for one tract totaling 65.062 acres, located adjacent to Chandler Circle in the
  - Combination Plat of Lots 11 & 12 of the Porter & Ethel Albright Estate Section B, for one lot totaling 1.39 acres, located adjacent to Westwood Road in the 4<sup>th</sup> civil district.
  - Survey of a Portion of the Jewell Boshart Property for one lot totaling 1.67 acres, located off Walkers Ford Road and Easterly Drive in the 9<sup>th</sup> civil district.
  - Replat of the Myrtle Williams Heirs Property, Lot 1 for two lots totaling 2.37 acres, located adjacent to Horton Highway in the 11<sup>th</sup> civil district.
  - Survey of a Portion of Tract 2 of the M.L. Neas Farm for one lot totaling 0.84 acres, located at the intersection of Slate Creek Road and Hill Cut Road in the 3<sup>rd</sup> civil district.
  - James F. Johnson & Barbara Johnson property plat for one lot totaling 1.514 acres located adjacent to Anderson Loop in the 23<sup>rd</sup> civil district.
  - Replat of Lots 2, 3, and 4 of the Ottinger Property for two lots totaling 2.444 acres, located at the intersection of Bright Hope Road and Hutton Road in the 5<sup>th</sup> civil district.
  - Candace Quade Property for one lot totaling 4.44 acres located adjacent to Greystone Road in the 22<sup>nd</sup> civil district.
  - Sean Gebauer and Annette Gebauer property plat for one lot totaling 2.74 acres, located adjacent to Bright Hope Road in the 5<sup>th</sup> civil district.
  - Sharlene R. Dunbar property plat for two lots totaling 2.58 acres, located adjacent to Jr. Gray Road in the 22<sup>nd</sup> civil district.
6. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
  7. Other Business
    - Set work session to discuss TDEC requirements for plats
  8. Adjournment.

## **Minutes of the Greene County Regional Planning Commission**

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, May 13, 2025, at 1:00 p.m.

### **Members Present/Absent**

Gwen Lilley, Vice-Chairman  
Gary Rector, Secretary  
Lyle Parton, Alternate Secretary  
Edwin Remine  
Phillip Ottinger  
Jason Cobble  
~~Becky Rideout~~  
Nick Gunter  
Larry Justis

### **Staff Representatives Present/Absent**

~~Kevin Morrison, County Mayor~~  
Roger Woolsey, County Attorney  
Amy Tweed, Planning Coordinator  
Tim Tweed, Building Official  
~~Lyn Ashburn, Planning Department~~  
Kevin Swatsell, Road Superintendent

Also participating: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

**Sam Riley.** Recognition was made of Chairman Sam Riley's recent passing, following his long service to the Planning Commission.

**Election of Officers.** Gwen Lilley, vice chairman asked for nominations for Chairman. A motion was made Lyle Parton, seconded by Phillip Ottinger, to elect Gwen Lilley as chairman. The motion carried unanimously.

Chairman Lilley asked for nominations for vice-chairman. A motion was made by Lyle Parton, seconded by Edwin Remine, to elect Nick Gunter as vice-chairman. The motion carried unanimously.

The Chairman asked for nominations for secretary. A motion was made by Phillip Ottinger, seconded by Edwin Remine, to elect Gary Rector as secretary. The motion carried unanimously.

**Approval of Minutes.** The Chairman asked if members had received the draft minutes of the March 11, 2025 meeting. A motion was made by Nick Gunter, seconded by Gary Rector, to approve the minutes as written. The motion carried unanimously.

**Division of a Portion of the Timothy Spann and Jay Thayer Property.** The Planning Commission reviewed and considered approving the final plat for the Division of a Portion of the

Timothy Spann and Jay Thayer Property, for four lots totaling 6.33 acres located between Billy Bible Road, Pike Road, and J.R. Kenney Road in the 11<sup>th</sup> civil district. Staff stated the plat met all requirements, except for a signature by the Tennessee Department of Environment and Conservation (TDEC), and recommended approval, subject to addition of the signature. A motion was made by Phillip Ottinger, seconded by Gary Rector, to approve the final plat subject to the addition of a signature by TDEC. The motion carried unanimously.

**Administrative minor subdivisions.** The Planning Commission was informed the following subdivisions had been approved since the last meeting.

- Scott Floyd Property for one lot totaling 0.69 acres, located adjacent to Bright Hope Road in the 5<sup>th</sup> civil district.
- Michael A. Knapp Property for one lot totaling 0.75 acres, located adjacent to Old Stage Road in the 15<sup>th</sup> civil district.
- Larry Bailey Property for one lot totaling 3.67 acres, located adjacent to Old Kentucky Road South in the 9<sup>th</sup> civil district.
- Survey of a Portion of the Jimmy McIntosh Property for one lot totaling 1.50 acres, located off Shelton Mission Road in the 22<sup>nd</sup> civil district.
- Survey of a Portion of Tract B of Bruce Lemons et ux Property for on a lot totaling 0.73 acres, located adjacent to Baileyton Road in the 12<sup>th</sup> civil district.
- Bonnie M. Guy Property for two lots totaling 1.75 acres, located adjacent to Barkley Road in the 17<sup>th</sup> civil district.
- Survey of a Portion of the Hugh Allen Brown & Beatrice Ramsey Brown trust Property for one lot totaling 2.06 acres, located adjacent to Belgin Lane in the 2<sup>nd</sup> civil district.
- Division of the Brown & Janet Stegall Property for two lots totaling 5.83 acres, located adjacent to Poplar Springs Road in the 5<sup>th</sup> civil district.
- Survey of a Portion of the Darrell Wilcox et ux & Paul Wilcox et al Property for two lots totaling 4.46 acres, located adjacent to Jackson Lane West in the 17<sup>th</sup> civil district.
- Replat of Lots 8R and 9R of the CMH Homes subdivision for two lots totaling 5.71 acres, located Pritchard Road in the 15<sup>th</sup> civil district.
- Division of Lot 4 of the J. Willis Crumley Farm for two lots totaling 2.90 acres, located adjacent to Newport Highway in the 25<sup>th</sup> civil district.
- Combination plat of Lots 1 & 2 of Deerchase Subdivision Section 1 for one lot totaling 0.92 acres, located adjacent to Stone Dam Road in the 14<sup>th</sup> civil district.
- Division of a Portion of Lot 1R The Lucille Adams Subdivision, for one lot totaling 0.50 acres, located adjacent to Old Mine Road in the 12<sup>th</sup> civil district.
- Replat of a Portion of the Peggy Vaughn Property for two lots totaling 11.15 acres, located adjacent to Hidden Meadow Lane and Stone Dam Road in the 14<sup>th</sup> civil district.

- Survey of a Portion of the Timothy & Cindy Stamey Property for one lot totaling 0.816 acres, located adjacent to Bibles Chapel Road in the 19<sup>th</sup> civil district.
- Ruth Morrison Property for two lots totaling 9.256 acres, located adjacent to Lick Hollow Road in the 9<sup>th</sup> civil district.
- Combination Plat of Lots 4 & 5 of the Dewitt Property Subdivision for one lot totaling 2.72 acres, located adjacent to Old Asheville Highway in the 10<sup>th</sup> civil district.
- Combination of Lots 32 & 33 Guthrie's Gap, Section 1 for one lot totaling 1.01 acres, located adjacent to Guthrie's Greene Road in the 6<sup>th</sup> civil district.
- Survey of a Portion of Lot 5R Holder Acres Replat for one lot totaling 0.72 acres, located adjacent to Holder Road in the 13<sup>th</sup> civil district.
- Survey of a Portion of Lot 6R-R of the Ham Taylor Land for two lots totaling 1.08 acres, located adjacent to McDonald Road in the 4<sup>th</sup> civil district.

A motion was made by Gary Rector, seconded by Lyle Parton, to accept the list. The motion carried unanimously.

**Monthly activity report for Building/Zoning/Planning Office.** Tim Tweed discussed the monthly department activity report. A motion was made by Gary Rector, seconded by Phillip Ottinger, to accept the report. The motion carried unanimously.

### **Other Business.**

**Revised campground regulations.** Amy Tweed distributed copies of proposed revisions to the Zoning Resolution concerning campground regulations. Roger Woolsey stated the proposal had been shaved down a ton over what the Planning Commission had previously approved, as it was overwhelming to the county commission. Lyle Parton stated the Planning Commission had worked on it for a year, but might have put too much stuff in it. Roger Woolsey stated he thought it tried to encompass every conceivable act, and that the revision didn't talk a lot about tent camping and boondocking. It proposed to have campgrounds in the A-1, General Agriculture District. He stated there had been pushback on engineering studies because people want campgrounds in more rural settings because that's where the beauty is.

Roger Woolsey said that state law had changed, and that property assessors were now required to assess campers that are permanently situated, "permanently" being more than 30 days. Under the new law if you want a camper in place for more than 30 days, the property owner has to pay property taxes. The law requires that the camper be secured the same way a mobile home is, be inspected, and to have a porch. He stated he had received several calls of people wanting to be able to have campers on their individual properties. Mr. Woolsey stated that, under the new state law an owner has to pay to secure the camper, and that there are mechanisms that permit you to

secure them without a lot of trouble. Tim Tweed stated that the requirements were different in the flood zone, where campers had to be road ready so they can be moved quickly.

Roger Woolsey stated the revision was a first attempt, and was just something for the Planning Commission to study and question. One of the things the proposal addressed was putting campers on private property, because he and Tim get a lot of phone calls about why you can't put a camper on a 100 acre property.

Amy Tweed stated that she will email Roger's proposal, as well as what Lyn had written, the proposal already recommended by the Planning Commission, to be considered at the June meeting. Roger Woolsey stated that the only rush on this is that the County Commission needs to take action, because if they don't the County is going to have lawsuits.

There being no further business, a motion was made by Gary Rector, seconded by Edwin Remine, to adjourn. The motion carried unanimously. The meeting adjourned at 1:30 p.m.

Approved as written: \_\_\_\_\_

Secretary: \_\_\_\_\_

Chairman/Vice Chairman: \_\_\_\_\_



**LEGEND**

- IRON PIN SET RLS 1346
- IRON PIN FOUND
- MONUMENT FOUND
- CHANGED POINT
- ADJACENT PROPERTY LINES
- ROADS
- ADJACENT PROPERTY LINES
- FENCE
- STREAMS

NOTES: (1) THIS SURVEY IS SUBJECT TO THE EXACT LOCATION OF THE RIGHT-OF-WAY OF THE CRESTSTONE ROAD.  
 (2) DEED REFERENCES: TAX MAP 126 PARCEL 14.00 D.B.-720A PG.-106  
 (3) PUBLIC SKEWER IS NOT PROVIDED

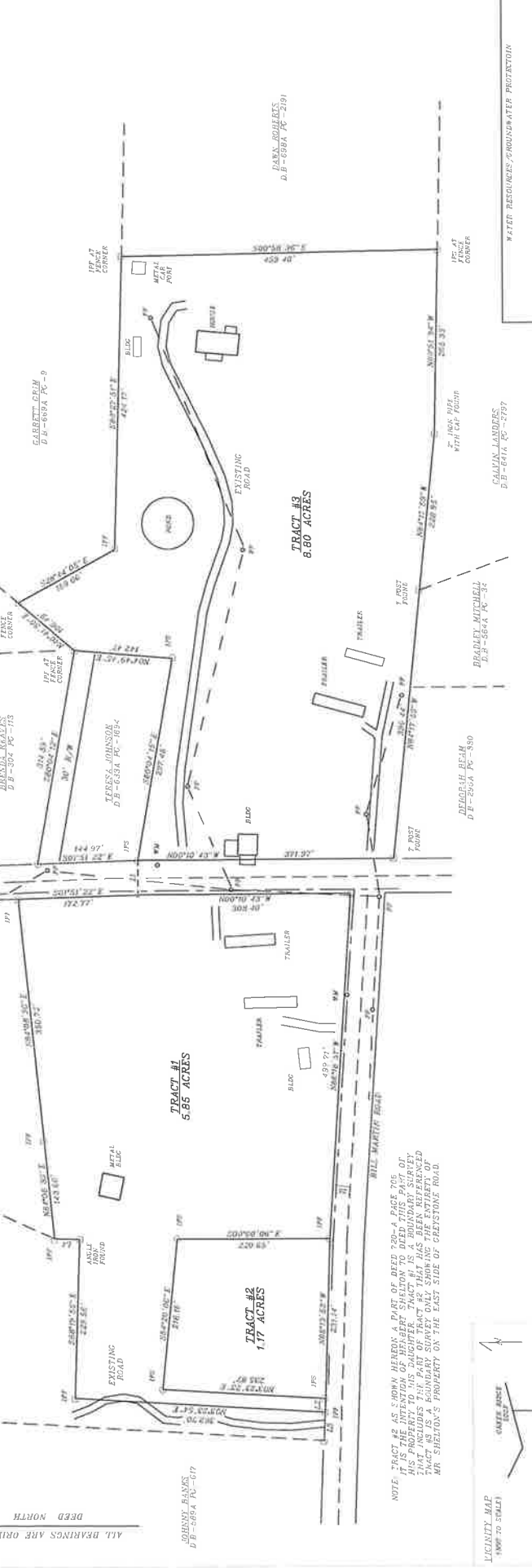
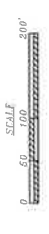
LINE	LENGTH	BEARING
1	50.00	S 89° 45' 17" E
2	48.53	N 87° 13' 37" W
3	48.53	N 87° 13' 37" W
4	38.82	N 89° 45' 17" E

LINE	LENGTH	BEARING
1	50.00	S 89° 45' 17" E
2	48.53	N 87° 13' 37" W
3	48.53	N 87° 13' 37" W
4	38.82	N 89° 45' 17" E

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3	48.53	N 87° 13' 37" W
4	38.82	N 89° 45' 17" E



NOTE: TRACT #2 AS SHOWN HEREON A PART OF DEED 720-4 PAGE 105. IT IS THE INTENTION OF HERBERT SHELTON TO DEED THIS PART OF TRACT #2 TO THE HERBERT SHELTON TRACT #2 THAT INCLUDES THE PART OF TRACT #2 THAT HAS BEEN REFERENCED IN TRACT #2 AS A BOUNDARY SURVEY ONLY SHOWING THE ENTIRETY OF AN SHELTON'S PROPERTY ON THE EAST SIDE OF CRESTSTONE ROAD.

DEED REFERENCE: D.B.-720A PG.-106  
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**CERTIFICATE OF EXISTING SEPTIC SYSTEM**

1. I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM ON THE LANDS DESCRIBED IN THE ABOVE RECORDED DEED IS IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT AND THE SEPTIC SYSTEM ACT REGULATIONS. I HAVE BEEN ADVISED BY THE SEPTIC SYSTEM ACT REGULATIONS THAT THE SEPTIC SYSTEM ACT REGULATIONS ARE IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT REGULATIONS.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

(YOUR NAME)

**CERTIFICATE OF APPROVAL FOR RECORDING**

1. I HEREBY CERTIFY THAT THE ABOVE RECORDED DEED IS IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT AND THE SEPTIC SYSTEM ACT REGULATIONS. I HAVE BEEN ADVISED BY THE SEPTIC SYSTEM ACT REGULATIONS THAT THE SEPTIC SYSTEM ACT REGULATIONS ARE IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT REGULATIONS.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

(YOUR NAME)

**CERTIFICATE OF OWNERSHIP AND RESERVATION**

1. I HEREBY CERTIFY THAT THE ABOVE RECORDED DEED IS IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT AND THE SEPTIC SYSTEM ACT REGULATIONS. I HAVE BEEN ADVISED BY THE SEPTIC SYSTEM ACT REGULATIONS THAT THE SEPTIC SYSTEM ACT REGULATIONS ARE IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT REGULATIONS.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

(YOUR NAME)

**CERTIFICATE OF APPROVAL FOR RECORDING**

1. I HEREBY CERTIFY THAT THE ABOVE RECORDED DEED IS IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT AND THE SEPTIC SYSTEM ACT REGULATIONS. I HAVE BEEN ADVISED BY THE SEPTIC SYSTEM ACT REGULATIONS THAT THE SEPTIC SYSTEM ACT REGULATIONS ARE IN COMPLIANCE WITH THE SEPTIC SYSTEM ACT REGULATIONS.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

(YOUR NAME)

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BY: \_\_\_\_\_

(YOUR NAME)

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BY: \_\_\_\_\_

(YOUR NAME)

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DATE: \_\_\_\_\_

BY: \_\_\_\_\_

(YOUR NAME)

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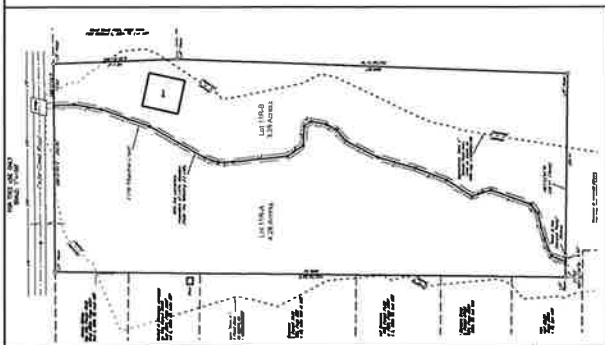
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

(YOUR NAME)





[illegible][illegible]

**NOTES**

1 The information shown here was not collected from a client recruited in April 2004 (see Table 222A, Page 1091 and April Column 1, Page 10 of the April Supplement for Orange County, Tennessee); and a full survey by N3 Land Surveying and Mapping, PLLC in May 2005.

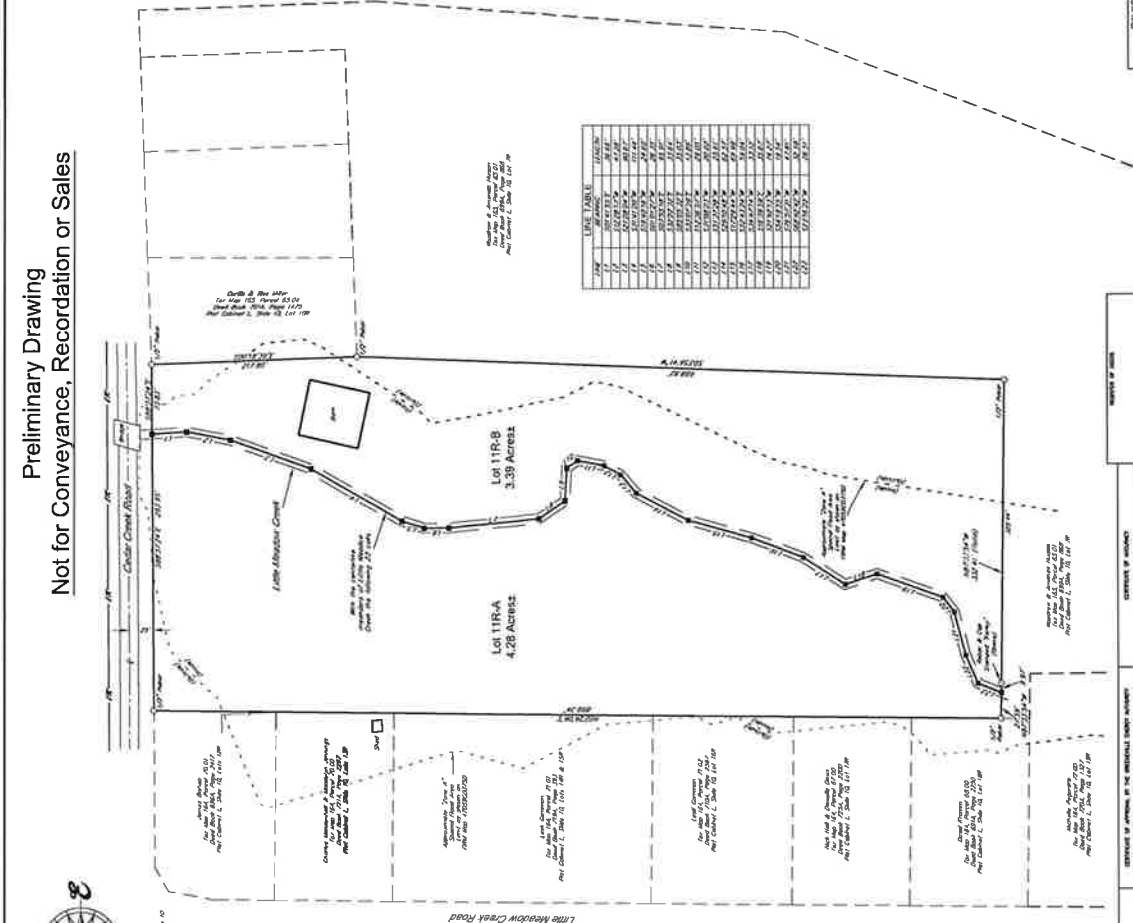
2 The survey is subject to any and all materials, conditions, constraints or restrictions either written or unwritten. Property is subject to any change of an accurate site plan. The N/A was not used due to the survey.

3 Sublease shall conform to the provisions of the Orange County zoning ordinance and applicable constraints or restrictions.

- [illegible]

**Legend**

- *Prophet's Career & Fate (Normal)*
- *"Don't" (Not Set This Story)*



LINE TABLE		STATIONS
LINE	STATION	
1.1	101+00	101+00
1.2	102+00	102+00
1.3	103+00	103+00
1.4	104+00	104+00
1.5	105+00	105+00
1.6	106+00	106+00
1.7	107+00	107+00
1.8	108+00	108+00
1.9	109+00	109+00
2.0	110+00	110+00
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2.2	112+00	112+00
2.3	113+00	113+00
2.4	114+00	114+00
2.5	115+00	115+00
2.6	116+00	116+00
2.7	117+00	117+00
2.8	118+00	118+00
2.9	119+00	119+00
3.0	120+00	120+00
3.1	121+00	121+00
3.2	122+00	122+00
3.3	123+00	123+00
3.4	124+00	124+00
3.5	125+00	125+00
3.6	126+00	126+00
3.7	127+00	127+00
3.8	128+00	128+00
3.9	129+00	129+00
4.0	130+00	130+00
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4.6	136+00	136+00
4.7	137+00	137+00
4.8	138+00	138+00
4.9	139+00	139+00
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5.1	141+00	141+00
5.2	142+00	142+00
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5.6	146+00	146+00
5.7	147+00	147+00
5.8	148+00	148+00
5.9	149+00	149+00
6.0	150+00	150+00
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9.3	183+00	183+00
9.4	184+00	184+00
9.5	185+00	185+00
9.6	186+00	186+00
9.7	187+00	187+00
9.8	188+00	188+00
9.9	189+00	189+00
10.0	190+00	190+00
10.1	2	

I hardly think that this is a Category 4 survey and the present accuracy is in compliance with the current

Source: *Macdonald* - Survey for  
Farm Prog. Act. 1940



FINAL PLAT

Tax Map 154, Parcel 71.00  
Deed Book 122A, Page 109  
Plat Cabinet L, Slide 10  
Date: May 28, 2025

OWN OF LOT 11R OF THE REPLAT OF  
22 OF THE S.E. HENSLEY ESTATE FOR  
THE DAVID CRUM ESTATE

GREENE COUNTY REGIONAL PLANNING COMMISSION		CIVIL DISTRICT	
TOTAL ACRES	7.87 ±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER		2nd	
Donnie & Patricia Bell			
SUBMITTER			
Donal B. Hissop			
SCALE 1" = 60'		60'	
		120'	
		180'	

842800/1191-000

## **MEMORANDUM**

To: The Greene County Regional Planning Commission  
From: Lyn Ashburn, Planning Research/Special Projects  
Date: June 6, 2025  
Subject: Consideration of an amendment to the Zoning Resolution concerning campgrounds

At their March 2025 meeting, the Greene County Legislative Body voted to deny approval to a proposed amendment to the Greene County Zoning Resolution concerning campgrounds. A copy of the minutes are attached.

A revised proposal has been submitted to the Planning Commission for their review and approval (identified by the note in the bottom left corner of the first page). The resolution approved by the Planning Commission on February 11, 2025, is included for comparison purposes only.

Also included is a copy of a flyer sent out about the proposed resolution.

# Legislative Body minutes

## RESOLUTION K: CONSIDERATION OF A RESOLUTION TO AMEND THE GREENE COUNTY ZONING RESOLUTION CONCERNING CAMPGROUNDS AND RELATED USES WITHIN THE UNINCORPORATED TERRITORY OF GREENE COUNTY, TENNESSEE

A motion was made by Commissioner Parton and seconded by Commissioner Anderson to approve the Consideration of a Resolution to Amend The Greene County Zoning Resolution Concerning Campgrounds and Related Uses Within The Unincorporated Territory Of Greene County, Tennessee.

Commissioner Bowers said he would like more time to look over the 27 page document and would like to postpone the vote on the regulations to April and to extend the moratorium one month.

A motion was made by Commissioner Bowers and seconded by Commissioner Carpenter to postpone the vote on the regulations to April and to extend the moratorium one month. However, he withdrew his motion after being told the many of the county's current regulations were included in the packet as well as the changes, which contributed to the length of the document.

Commissioners received a digital copy of the regulations 10-days prior to Monday's Meeting, and a paper copy on the night of the meeting.

Commissioner Peters said he felt that county officials would not be able to keep track of the new regulations, such as those surrounding staffing or the size of gravel on campsites. Commissioner Peters also pointed out that the regulations stated the county property assessor would send tax notices to campgrounds with permanent residents and not the county trustee's office, which he said was not the job of the county assessor and that the trustee sends out all tax notices.

Greene County Attorney Roger Woolsey and Building Official Tim Tweed said they could see some issues with the enforcement of some of the regulations. Tim Tweed said that he was not entirely familiar with all of the new regulations and how they would work as he had not written them.

Commissioner Murray said he was not comfortable voting for the measure if Tim Tweed was not confident and familiar with all contents, and that there was a lot of information in the regulations. Tim Tweed said that he felt the regulations could be simplified.

Commissioner White asked Tim Tweed what would happen if the resolutions were to be voted down, and he said that the county would continue on with its existing regulations.

Mayor Morrison called the Commissioners to vote on their keypads. Commissioners Anderson, Burkey, Cobble, Crawford, Dabbs, Kiker, Parton, Quillen, and Smithson voted yes. Commissioners Arrowood, Bible, Bowers, Carpenter, Clemmer, Peters, Murray, Shelton, Waddle, and White voted no. Commissioners Gunter and Lawing were absent. The vote was 9 – aye; 10 – nay; and 2 – absent. The motion to approve the Resolution failed.

**A RESOLUTION TO AMEND THE GREENE COUNTY  
ZONING RESOLUTION CONCERNING CAMPGROUNDS  
AND RELATED USES WITHIN THE UNINCORPORATED  
TERRITORY OF GREENE COUNTY, TENNESSEE**

**WHEREAS**, the Greene County Legislative Body has adopted a zoning resolution establishing zoning districts within the unincorporated territory of Greene County, Tennessee and regulations for the use of property therein; and

**WHEREAS**, the Greene County Legislative Body realizes that any zoning plan must be changed from time to time to provide for the continued efficient and economic development of the County; and

**WHEREAS**, the natural beauty of Greene County makes camping a desirable activity for County residents and visitors to the area; and

**WHEREAS**, Greene County seeks to provide a variety of camping options to meet the needs of residents and visitors; and

**WHEREAS**, campgrounds and related uses must be regulated to maximize the benefits while protecting County residents and the natural environment of the County.

**WHEREAS**, pursuant to state law, the Assessor of Property is required to tax Recreational Vehicles/Campers utilized as permanent or seasonal occupancy by the same family unit for more than thirty days consistent with current state law; and

**WHEREAS**, a proposal has been submitted to and studied by the Greene County Regional Planning Commission on the 13<sup>th</sup> of May, 2025, which recommended that the Greene County Legislative Body amend the zoning resolution; and

**WHEREAS**, Public Notice requirements pursuant to T.C.A. §13-7-105(b)(1) have been met;

**NOW THEREFORE BE IT RESOLVED**, by the Greene County Legislative Body meeting on June 16, 2025, in regular session, a quorum being present and a majority voting in the affirmative, to amend of *Greene County Zoning Resolution* as follows:

Revise Article II Definitions of Terms Used in Ordinance to add the following definitions:

05-13-25

Submitted under other business by

Roger Woolsey, Tim Tweed & Paul Ricci

Buffer zone: a landscaped area located around the perimeter of a property intended to decrease the potential nuisance of certain high-impact land uses, such as solar energy systems, campground, and RV parks. Other than landscaping, buffer zones shall only contain the necessary signage (such as entry, directional, and business signs), opaque fencing. The width of a buffer zone shall be as required elsewhere in these regulations.

Campground: a plot of ground upon which two (2) or more designated campsites are located, established or maintained for occupancy by camping units for use as temporary living quarters for recreation, education or vacation purposes.

Campground, special event: temporary accommodation provided close to an event or on the grounds, for use by attendees, but not the general traveling public. Accommodation shall be provided for no more than a four (4) day period for any special event, limited to a maximum of 4 events per calendar year, each event separated by sixty (60) days.

Camping Dispersed: camping that does not take place in a traditional campground or RV Resort where designated campsites are not used. The entirety or portion of may be set aside for “dispersed camping area”, which campers may reach by hiking, bicycling, horseback or vehicle.

251B. Recreational vehicle (also referred to as RV). A vehicle which is either self-propelled or towed by a consumer-owned tow vehicle, and designed to provide temporary or permanent living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and does not require a special-movement permit to legally use the highways; and includes motor homes, travel trailer, fifth wheel travel trailers, and folding camping trailers.

RV Resort: a development that is exclusive by design and structure and contains paved roads, concrete parking pads and more space between campsites than required in standard RV parks. Electric, water and septic hookups are required for each campsite. Amenities can include pools, spas, fitness centers, clubhouses, convenience stores, eateries, tennis courts, bath house with showers, coin operated machines, and like uses, intended for and only used by resort guests. Sites include full hookup, 30, 50 or higher amp service (as required by state electrical regulations), water and sewer connections.

#### Amend Article 514. Recreational Vehicles

Recreational Vehicles may be used for temporary or permanent living quarters as outlined in the following requirements:

- A. Recreational Vehicles may be located in designated campgrounds, recreational parks, private property, or public land where permitted statute and/or by the Zoning Ordinance or regulations. Recreational vehicles used for thirty (30) days or less shall be designated as Short-Term Rental (Transient) and be subject to the county hotel/motel tax. Recreational vehicles used for more than thirty (30) days shall be designated as Permanent/Occupation or Seasonal and shall be subject to the county property tax. The owner and/or operator of the property or business shall be required to designate whether each designated location for a Recreational Vehicle is for Short-Term Rental (Transient) or for Permanent/Seasonal Occupation and shall file that designation within thirty (30) days of the passage of this Resolution with the Office of Building and Zoning to assist with compliance and enforcement of these regulations.
- B. On private property, campers/RVs used as permanent living quarters must meet the same lot, setback, and road frontage requirements as manufactured homes per Section 601 in addition to the following items:
  1. Recreational Vehicles must be secured to the site through the frame as required with manufactured housing.
  2. Recreational vehicles shall provide at least one (1) primary means of egress by porch or deck as approved by the building official.
  3. All non-factory external fuel tanks must be secured against tip over and at least twenty (20) feet from the primary means of egress.
  4. Sanitary systems must be approved by TDEC.
  5. Electrical supply must meet the requirements of the proper utility authority.
  6. The recreational vehicle must be at least two hundred (200) square feet of living space with a kitchen, full bathroom and designated sleeping area.
  7. Must meet all applicable zoning regulations for permanent living quarters.
- C. On private property where a home intended to provide permanent living quarters is being built, for a period does not exceed one (1) year, unless an extension is approved by the building official.
- D. Used as a temporary accessory dwelling on private property, for a period not to exceed sixty (60) days, provided the unit shall not be permitted in the front yard of the principal use unless a gravel or paved area is used for parking the vehicle.



- E. The Recreational Vehicle must comply with all applicable federal vehicle regulations and does not require a special movement permit to legally use the highways.

Add Article 517. Campgrounds

517. Campgrounds and RV Resorts. The purpose of this section is to regulate campgrounds in a manner that will encourage enjoyment of the natural environment, wildlife, and historical elements in Greene County, while ensuring their protection, and limiting negative impact on area residents and property owners.

A. General Information.

1. These regulations shall apply to new campgrounds/dispersed camping areas. The expansion area of existing campgrounds shall meet the new regulations.
2. The minimum tract size for a campground, RV facility, or property containing a dispersed camping area, is five (5) acres.
3. Fires, if allowed, shall only be permitted in designated fire pits, fire rings, and grills.
4. Subdivision of campground property. Property approved and operated as a campground cannot be subdivided unless:
  - a. Each lot or tract fronts on and has its own access from a public County Road.
  - b. Each lot/tract meets all applicable regulations, including those in the *Zoning Resolution* and *Subdivision Regulations*.
5. Campsites are not permitted to be accessed directly from an external county, state or federal maintained roads but must front on and be accessed from an internal access road or access area.
6. Potable water provision and sanitary facilities.
  - a. Water provision.
    - i. When potable water is provided, it may be provided using either public or private systems.
    - ii. Private systems will only be permitted when:
      - (a) Public water is not available.
      - (b) The system meets the requirements of the Tennessee Department of Environment and Conservation (TDEC), Division of Water Resources.
  - b. Sanitary (toilet) facilities.
    - i. Toilet facilities are required for all campgrounds,

ii. The Tennessee Department of Environment and Conservation (Division of Water Resources) must approve septic systems, and other forms of waste collection must meet their requirements.

7. Signage. Campgrounds shall be permitted to display one (1) free-standing sign on each road frontage where an access point is located, provided the sign has a maximum size of twenty (20) square feet.

8. Site plans.

A For all Designated campsites.

A site plan meeting the requirements of Section 512. B. Standard Site Plan must be approved by the Planning Commission.

i. The maximum size vehicle permitted on each campsite shall be identified on the site plan.

Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted as part of the site plan.

ii. The Planning Commission may approve an alternate buffer, such as opaque fencing, as part of the site plan approval process.

9. Lighting. Campground lighting, whether permanent or temporary, shall not be directed off-site or into the sky. Lighting provided by campers shall not be directed off-site.

10. Registration.

a. An accurate register shall be maintained by the campground manager, and shall contain a record of all occupants, including the information listed below, if applicable:

i. Name and address of each visitor staying at the campground/dispersed camping area.

ii. The number of the campsite.

iii. The date the visitor reserving the campsite entered the property;

iv. The license number of each recreational vehicle and/or car, truck, etc. with state of issuance, make and type of vehicle.

b. The register shall be available at all times for inspection by the Enforcement Officer, emergency responders, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.

c. Potable water shall be provided via a frost-proof yard hydrant or comparable method at a distance not to exceed four hundred (400) feet from each campsite, with at least one (1) yard hydrant per five (5) campsites.

B Campgrounds and RV Resorts with designated campsites

1. Maximum permitted number of campsites/acres.

a. Campgrounds with septic facilities are permitted up to fifteen (15) campsites/acre.

b. Campgrounds on sanitary sewer are permitted up to twenty (20) units/acre.

2. Daily Operation.

a. All campgrounds shall have a person/persons available 24 hours a day, seven days a week, to serve as a contact in the event of an emergency.

b. A notice containing the name(s) and telephone number(s) of any emergency contact shall be posted at the manager's office. The information shall also be included as part of any paperwork provided to a visitor/camper, such as a map of the campground and/or campsite leasing information. The owner/operator must designate permanent or temporary camp site usage.

3. Permanent placement of an RV.

a. An RV may be permitted to be placed in a campground and maintained in the same location for year-round use provided it is anchored to the site, inspected by the enforcement officer, and the RV provides:

- i. At least one (1) exit from the vehicle in the event of fire; and
- ii. Has a safe heating source installed in a safe manner; and
- iii. Electrical service and distribution wiring is adequate and safe for the intended use; and

- iv. The RV provides a safe living environment and meets requirements of the Flood Ordinance, Zoning Resolution and any other relevant regulations; and
  - v. The RV complies with all applicable federal vehicle regulations and does not require a special permit to legally use the highways.
    - b. The RV is connected to a septic or sanitary sewer system.
    - c. Decks are permitted, provided they are permanently anchored to the ground, and not attached to the RV. Decks greater than 200 square feet require a building permit.
    - d. Carports that provide protection to campers may be permanently installed provided they meet the building and fire codes. Carports greater than 200 square feet require a building permit.
- 4. Permanent occupation.
  - a. The permanent occupation of an RV in an approved RV campground, park, or resort, shall be permitted provided:
  - b. The RVs meet the safety requirements set forth in Section 517.B.3.
  - c. The waste disposal system for the listed type of RV facility meets certain requirements:
    - i. RV facilities open year-round shall have their systems approved by TDEC for year-round use; or
    - ii. Facilities open seasonally shall have their systems approved by TDEC as being sufficient for the anticipated increase in use of the system for the time the facility is open.
- 5. Short-Term Rental (Transient).
  - a. Unless permitted elsewhere, a camper/visitor may stay no more than thirty (30) days in a campground, RV resort or dispersed camping area.
  - b. The permittee is responsible for collecting and submitting the hotel/motel tax to the county.
- 6. Setbacks for campgrounds and dispersed camping areas.
  - a. To exterior property lines.
    - i. All uses and structures in campgrounds shall be located at least fifty (50) feet from exterior property lines.
    - ii. The Enforcement Officer can increase the width of the exterior setback from fifty (50) feet to a maximum of one

thousand (1,000) feet if they determine the campground may generate excessive dust, noise, drainage, or any other type of nuisance which may negatively impact the surrounding area. The permittee may appeal the decision to the Board of Zoning Appeals if they disagree with this assessment.

- iii. Uses that, in the opinion of the Enforcement Officer, have the potential to create a moderate nuisance (clubhouses, active recreation areas, etc.), shall be located at least one hundred (100) feet from exterior property lines which abut residential or agricultural uses and zones.
- b. Within the campground.
  - i. The boundaries of campsites shall be located at least twenty (20) feet from access roads and twenty (20) feet from other camp sites or uses/structures.
  - ii. Buildings.
    - (a) All buildings shall be set back at least twenty (20) feet from campsite boundaries.
    - (b) Buildings shall be located at least twenty (20) feet from internal access roads, except that entry kiosks are permitted to adjoin or locate within access roads, provided allowances are made for thru travel to the satisfaction of the Planning Commission.
    - (c) The minimum separation between buildings shall be at least twenty (20) feet.
  - iii. Active recreation areas shall be located at least twenty (20) feet from internal roads, and twenty (20) feet from buildings and campsite boundaries.

7. Requirements for campsites.

- a. Each campsite shall be graded and hardened with small gravel or similar material to prevent erosion and to direct storm drainage away from any provided vehicle/RV pad and tent site.
- b. Each campsite shall be clearly defined by a permanent sign or marker.
- c. Campsites shall be large enough to provide exterior areas for cooking, eating, and sleeping, without extending beyond the boundary of the campsite, i.e., RV slide-outs and awnings shall not extend over required setback/green areas.

- d. The slope of the surface of the vehicle/RV pad shall not exceed three percent (3%).
- e. Campsites shall be large enough that vehicles (including towables), when parked, shall not extend over or onto internal access roads.

8. Landscaping and buffers for campgrounds.

- a. A buffer zone at least fifty (50) feet wide shall be provided around the perimeter of the tract.
- b. The buffer zone shall preserve, where practicable in the opinion of the Enforcement Officer, existing trees and other vegetation capable of meeting the screening requirements.
- c. A buffer strip shall be placed in the outer portion of the buffer zone and shall contain, at a minimum, three rows of trees and/or shrubs planted in a staggered pattern.
- d. A landscape plan shall be submitted as part of the site plan, process and shall contain information on the buffer design, and the width, height, opacity, and growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted to and approved by the Planning Commission.
- e. The campground shall be landscaped with grass, trees, and other plantings where the area is not being used for campsites, buildings, parking, paths, or designated recreation areas (that require an alternate ground cover).

9. Trash/Refuse Disposal.

- a. In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.
- b. In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.
- c. Campground operators are required to collect and dispose of trash/refuse in a manner and frequency to ensure that hazards to public health and nuisances to neighbors are not created.
- d. Trash receptacles may either be placed on each site, or central garbage collection points may be used
- e. The roll-off or other container(s) used to store contents of individual trash cans, shall be screened from view and emptied at least one time per week.

10. Other required services.
  - a. Water hookup.
    - i. A frost-proof yard hydrant or comparable facility shall be installed at a distance not to exceed three hundred (300) feet from each campsite where a potable water hookup is not provided.
    - ii. A minimum of one hydrant per five (5) campsites shall be provided.
  - b. For campsites lacking black water hookups, toilet facilities that discharge to an on-site septic system or sanitary sewer shall be provided and located no more than three hundred (300) feet from each campsite.
11. Zoning.
  - a. Campgrounds and RV parks are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.
  - b. Campgrounds are permitted in the A-1 zone upon submission and approval by the Greene County Regional Planning Commission.
12. Road design within the campground.
  - a. All roads within a campground shall be privately constructed and maintained.
  - b. Intersections, both at the property line and within the development, shall be less than 4 percent slope.
  - c. Gravel roads are permitted in campgrounds, provided the first 30 feet of the access road located on private property shall be paved, concreted, or chip sealed.
  - d. The ground underlying roads must be prepared and the road installed using generally accepted practices for the size and type of vehicle using the site.
13. Parking requirements.
  - a. Each parking space shall be prepared with a minimum of four inches of gravel on a firm base (compacted, not swampy, etc.), or paved to generally accepted practice.
  - b. Parking on the campsite.
    - i. Unless designated as a dispersed campsite that is not accessed via a vehicle, each campsite is required to designate an area that is set aside and graded, graveled/paved,

stabilized, or otherwise prepared to permit parking of two (2) passenger vehicles.

- ii. Parking spaces shall be designed for the largest size vehicle the campsite is capable of accommodating.
- c. Parking off the campsite.
  - i. The minimum number of parking spaces required for employees shall be based on the number of workers onsite per shift when the campground is at capacity.
  - ii. At least one (1) parking space shall be provided for every five (5) campsites. The spaces shall not be on or alongside campground roads.

C. Special event campgrounds. These campgrounds are associated with cultural events, musical events, celebrations, festivals, fairs, carnivals, circuses, artisan sales, communal camping, and like uses.

1. Special event campgrounds are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.
2. Special event campgrounds are permitted as a special exception in the A-1 General Agriculture District provided:
  - a. The special event is located on or near the campground.
  - b. A special event permit shall be obtained prior to each event, which shall be issued a maximum of four times per year for the same property, with a minimum of sixty days between permits.
  - c. The Board of Zoning Appeals shall set the maximum number of days of parking/overnight camping, which shall, in no instance, be more than four (4) days/event.
  - d. Impact of the proposed event on the area shall be limited.
  - e. Parking for the campground and special event shall be provided on-site, or on nearby property with approval of the property owner.
  - f. Parking areas are not required to be paved with a hard surface material, but if an area is graded for parking, it shall be covered with vegetation or other material so that soil is not washed from the site.
  - g. The location and treatment of parking areas shall not change the location or volume of the natural drainage system.
  - h. Parking shall not be permitted along public roads, whether they be county, state, or federal.
3. A site plan must be reviewed and approved by the Planning Commission, as per the requirements of Section 512 of these regulations.



4. A site plan is not required when the property will be used for special day-parking events only, though a special event permit must be obtained for such use.
5. Hours of operation for the event shall be limited to 10:00 a.m. to 9:00 p.m., though the BZA may extend the hours of operation if it is found to be in the public interest and would not have an adverse effect on the neighboring properties/occupants.
6. Services
  - a. At least one frost-free yard hydrant shall be provided for every five campsites, located so that no campsite is more than three hundred (300) feet from a hydrant.
  - b. At a minimum, portable toilets shall be provided. The type and number of toilets shall be as per guidelines established by the Portable Sanitation Association International (PSAI).
  - c. Trash/garbage collection.
    - (i) Receptacles shall be located on main walking routes and near restrooms to encourage use by visitors,
    - (ii) Receptacles shall also be provided elsewhere in the campground and parking areas, in a number and location that is sufficient for the number and location of camping units.
    - (iii) In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.
    - (iv) In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.
7. Campsites shall be at least ten (10) feet apart, to prevent the spread of fires, offer some privacy, and enable mobility of camping units.
8. Emergency access lanes shall be maintained within the campground.

D. RV Resort.

1. The maximum density permitted is seven (7) units per acre.
2. Campsite dimensions are as follows:
  - a. Each campsite shall consist of a parking pad and a camping pad and contain at least twenty-five hundred (2500) sq. ft.
  - b. The parking pad shall measure at least 20 ft. by 50 ft.
  - c. Adjacent to each camping pad, an area measuring at least 20 ft. by 20 ft. shall be provided for outdoor living.
3. There shall be a minimum distance of twenty-five (25) feet between Campsite boundaries.

This change shall take effect after its passage; the welfare of the County requires it.

Sponsor Greene County Regional  
Planning Commission

\_\_\_\_\_  
Date

Date of Public Hearing by the  
Greene County Commission:

\_\_\_\_\_  
Date

Decision by the Greene  
County Commission:

\_\_\_\_\_  
Approved or Denied

Signed in Open Meeting:

\_\_\_\_\_  
County Mayor

Attest:

\_\_\_\_\_  
County Court Clerk

Approved as to Form:

\_\_\_\_\_  
County Attorney

**A RESOLUTION TO AMEND THE GREENE COUNTY  
ZONING RESOLUTION CONCERNING CAMPGROUNDS  
AND RELATED USES WITHIN THE UNINCORPORATED  
TERRITORY OF GREENE COUNTY, TENNESSEE**

**WHEREAS**, the Greene County Legislative Body has adopted a zoning resolution establishing zoning districts within the unincorporated territory of Greene County, Tennessee and regulations for the use of property therein; and

**WHEREAS**, the Greene County Legislative Body realizes that any zoning plan must be changed from time to time to provide for the continued efficient and economic development of the county; and

**WHEREAS**, the natural beauty of Greene County makes camping a desirable activity for County residents and visitors to the area; and

**WHEREAS**, Greene County seeks to provide a variety of camping options to meet the needs of residents and visitors; and

**WHEREAS**, campgrounds and related uses must be regulated to maximize the benefits while protecting County residents and the natural environment of the County;

**WHEREAS**, a proposal has been submitted to and studied by the Greene County Regional Planning Commission on the 11<sup>th</sup> of February, 2025, which recommended that the Greene County Legislative Body amend the zoning resolution; and

**WHEREAS**, Public Notice requirements pursuant to **T.C.A. §13-7-105(b)(1)** have been met;

**NOW THEREFORE BE IT RESOLVED**, by the Greene County Legislative Body meeting on March 17, 2025, in regular session, a quorum being present and a majority voting in the affirmative, to amend of *Greene County Zoning Resolution* as follows:

Revise Article II Definitions of Terms Used in Ordinance to remove the following definitions:

Buffer Strip. Plant material or such growth characteristics as will provide an obscuring screen not less than six feet in height when planted, or other material as may be approved by the planning commission. Buffer strips shall be a minimum of ten feet in width and shall be landscaped with trees, shrubs, grass, and in a manner

as specified by the planning commission. The strip shall be located in the outside portion of the buffer zone unless approved otherwise by the Planning Commission.

Buffer strip, solar energy system. An evergreen landscaped strip located within a buffer zone intended to conceal required fencing within five years of planting. (3/19/24)

Buffer zone. An area of green space located around the fenced perimeter of a solar energy system. (3/19/24)

Revise Article II Definitions of Terms Used in Ordinance to add the following definitions:

Buffer strip: an area at least ten (10) feet wide containing trees or shrubs which are at least six (6) feet tall at the time of planting and capable of screening the use from view within three (3) years, using generally accepted guidelines for the Northeast Tennessee hardiness zone and species planting recommendations. Landscape materials shall be planted in an off-set pattern, with a minimum of two rows of trees/shrubs, though additional rows may be required if the Enforcement Officer deems it necessary to meet the intent of these regulations. An opaque fence or other alternate contents and/or design may be installed in the buffer strip if approved during the site plan approval process. If a buffer zone is also required, the buffer strip shall be located within the zone.

Buffer zone: a landscaped area located around the perimeter of a property intended to decrease the potential nuisance of certain high-impact land uses, such as solar energy systems, campground, and RV parks. Other than landscaping, buffer zones shall only contain the necessary signage (such as entry, directional, and business signs), opaque fencing, and the shortest length possible for entry/exit drive(s). The width of a buffer zone shall be as required elsewhere in these regulations.

Cabana: a small, simple building that has a roof and usually walls, and is used to provide shade and/or privacy, often used for changing clothes at a lake or river.

Camper: for the purposes of these regulations, “camper” refers to a person who camps, whether in a tent, a vehicle, or under the stars.

Campground: a plot of ground upon which two (2) or more designated campsites are located, established or maintained for occupancy by camping units for use as temporary living quarters for recreation, education or vacation purposes.

Campground entrance station: a structure where campers check in/check out, which may or may not be manned, and includes payment kiosks.

Campground, manager: the person designated by the permittee as the individual responsible for the daily operation of the park or camp. The manager may be the permittee, an employee, or campground operator.

Campground operator: The owner/permittee or any person employed or contracted by a campground owner/permittee who is responsible for the management and general administrative operation of the campground.

Campground, permittee: the permittee is either the property owner or their legally designated representative. The permittee is responsible for obtaining the permit and is ultimately responsible for the operation of the campground or RV facility, including ensuring the facility complies with this and all applicable regulations.

Campground, rustic: a form of designated tent-only camping where non-flush toilet facilities (pit, vault, mobile, portable, or composting toilets) may be provided instead of more advanced waste handling. Potable water is required to be provided at centralized locations.

Campground, special event: temporary accommodations provided close to an event or on the grounds, for use by attendees, but not the general traveling public. Accommodations shall be provided for no more than a four (4) day period for any special event, limited to a maximum of 4 events per calendar year, each event separated by sixty (60) days.

Camping, bicycle tour: a form of primitive camping, where all equipment is carried in by the camper onto the campground. Water is not required to be provided, but some form of sanitary facility (pit or vault toilet, Port-as-Potty, etc.) is required.

Camping, cabin: A permanent structure located in a commercial campground that: has a roof and four walls; meets applicable requirements of the building code; is intended for short-term use; does not have kitchen facilities; may have indoor plumbing; and is constructed or placed on a permanent foundation.

Camping, car: using a non-recreational vehicle for dispersed camping, where the only service required to be provided is sanitary (pit or vault toilet, Port-a-Potty, etc.)

Camping, designated campsite: a specific site intended for use by an individual camping unit, whether camping is by tent, non-RV vehicle, or RV, within an area set aside for camping. Each campsite shall be identified by a sign or other method.

Camping, dispersed: camping that does not take place in a traditional campground or RV facility and where designated campsites are not used. The entirety or just a portion of a property may be set aside as a “dispersed camping area”, which campers may reach by hiking, bicycling, horseback, or vehicle.

Camping, dispersed, best practices: the guidelines of “Leave No Trace: Principles of Outdoor Ethics” (National Park Service).

Campground, dry: a form of camping where a vehicle is used to reach a campsite and then may be used for shelter. Some form of toilet facility shall be located on the property for vehicles that do not have black water storage tanks. . Water and electrical service are not provided. Also known as boondocking or car camping.

Campground, primitive: another term for tent-only camping where food, water, and shelter are brought in by the camper, and only toilet facilities are provided. Usually reachable only by foot, bicycle, or horseback.

Camping, pack: a type of primitive camping where campers and their supplies are packed in on horseback.

Camping pad: the area of a campsite set aside for all camping and camping-related uses, other than a vehicular camping unit.

Camping, tent-only: another term for primitive camping, where campers are not permitted to use motorized vehicles to access campsites. Term is inclusive of hammock camping.

Camping unit: tents, tent trailers, travel trailers, camping trailers, pick-up campers, truck campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed, marketed, and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

Camping, van: camping in a vehicle which has been modified to enhance its use for part or full-time living.

Camping, walk-up: a campground with designated campsites that are accessed by foot, but where a vehicle is parked in a nearby designated parking area (usually within a few hundred feet). Potable water is not required to be provided, but sanitary facilities, such as pit, vault, portable toilets, or the like, are required to be provided.

Campsite: any plot of ground that is used or intended for exclusive occupation by a camping unit.

Campsite, designated: a campsite set aside for use by one (1) lessee that is shown on a site plan and is duplicated on the ground. It shall be designed: to ensure adequate space so that use of the campsite does not extend beyond the campsite boundaries, and shall be based upon anticipated use (tent-only, small RV, or large RV, etc.). Adequate room shall be provided to allow for: outdoor living space; vehicle parking; and, if applicable, towed vehicles, RV slide-outs and awnings.

Chip seal: a form of paving consisting of layering tar and fine stones on top of a base layer, which strengthens upon compaction and use.

“Leave No Trace”: a collection of seven ethical principles with directions on how to meet each recommendation, developed by the National Park Service.

Permit, campground or dispersed camping: a permit required to be obtained by a property owner when a portion or the entirety of a property is to be used by non-residents for temporary living space that is not located in a permanent residential structure. Permits shall be obtained even if payment is not required by the property owner or provided by the camper.

Primary travel route: the most logical route between the entrance to a development and the closest arterial or collector street, as shown or notated on the 1993 Greene County Zoning Map.

Recreation area, active: areas used for running, swimming, biking, climbing, and like uses that involve some amount of physical activity.

Recreation area, passive: quiet, low energy activities such as sunbathing, reading, bird-watching and like uses that involve very little physical activity.

Recreational vehicle, large: Class A and C motorhomes, fifth wheel, toy hauler, travel trailer, and like vehicles.

Recreational vehicle (RV), small: pop-up camper, class B motorhome, truck camper, tiny travel trailers, and like vehicles.

RV facility: a term inclusive of RV parks, RV resort, and campgrounds with RVs.

RV parks: a place where RV travelers can park their vehicles at a designated campsite and set up camps, and where camping by tent or other vehicle type is also permitted. Camp sites are usually large and level enough for larger RVs to set up camp. There may or may not be electrical, water, and/or septic hook ups provided to each campsite, though water and sanitary facilities must be provided.

RV resort: a development that is exclusive by design and structure and contains: paved roads; level, concrete parking pads; and more space between campsites than required in standard RV parks. Electric, water, and septic hookups are required for each campsite. Amenities can include pools, spas, fitness centers, clubhouses, convenience stores, eateries, tennis courts, bath house with showers, coin laundry machines and like uses, intended for and only used by resort guests. Sites include full hookup; 30, 50, or higher amp power (as required by state electrical regulations), water, and sewer connections.

Sanitary facilities: rooms or spaces that contain equipment and fixtures for the purpose of personal hygiene and human waste removal. They can include toilets, privies, urinals, lavatories, bathtubs, or showers.

Service building, campground: a structure located on a campground or RV facility where services are provided for campers using the property. Uses may include laundry services, sanitary facilities, check in/check out buildings/kiosks, clubhouses, and commercial (only for users of the campground).

Tent: for the purposes of these regulations, the term “tent” includes: items commercially produced and marketed for temporary housing, usually for recreational purposes; and any home-made or site-built structure, including tarps, that is fashioned/used to shelter a person or persons from the elements.

Toilet, camping: a lightweight and easily transportable toilet used to collect and transport human waste until it can be disposed of properly. Examples include a five-gallon bucket with a seat that uses a bag for waste collection, and toilets with built-in tanks and flushing mechanisms.



Toilet, composting: permitted as per the requirements of the Tennessee Department of Environment and Conservation.

Toilet, pit: i.e., an “outhouse”.

Toilet, mobile: enclosed toilets that can be easily moved and set up in various locations, often used to provide sanitation in temporary setups like festivals, camps, and disaster relief operations. Also known as a portable toilet, Port-a-Potty, or Porta John, they typically measuring 88-90 inches tall, 43-44 inches wide and 46–48 inches deep. They use a storage tank (typically 70 gallons) instead of sewer line connections for waste collection. The number of toilets provided shall be based upon guidelines set forth by the Portable Sanitation Association International (PSAI), or similar industry group, and shall include handicap-accessible toilets and hand-washing stations.

Toilet, vault : a waterless toilet facility consisting of a holding tank which, because it lacks inlet and outlet pipes, does not release sewage into the ground but must be pumped.

Travel route: the most logical road network between the main access point for a specific property and the nearest collector road, as designated on the 1993 Greene County zoning map.

#### Add Article 517. Campgrounds and RV Parks.

517. Campgrounds and RV parks. The purpose of this section is to regulate campgrounds, RV parks, and like transient housing in a manner that will encourage enjoyment of the natural environment, wildlife, and historical elements in Greene County, while ensuring their protection, and limiting negative impact on area residents and property owners. This shall be done by locating such developments in areas with utility and transportation networks that are adequate for the anticipated development, and regulating the size and type of vehicles accessing such sites.

##### A. General Information.

1. These regulations shall apply to new campgrounds/dispersed camping areas. The expansion area of existing campgrounds shall meet the new regulations.
2. The minimum tract size for a campground, RV facility, or property containing a dispersed camping area, is five (5) acres.
3. Fires, if allowed, shall only be permitted in designated fire pits, fire rings, and grills.

4. Subdivision of campground property. Property approved and operated as a campground cannot be subdivided unless:
  - a. Each lot or tract fronts on and has its own access from a public County road.
  - b. Each lot/tract meets all applicable regulations, including those in the *Zoning Resolution* and *Subdivision Regulations*.
5. Campsites are not permitted to be accessed directly from an external County road, but must front on and be accessed from an internal access road or access area.
6. Note on potable water provision and sanitary facilities.
  - a. Water provision.
    - i. When potable water is provided, it may be provided using either public or private systems.
    - ii. Private systems will only be permitted when:
      - (a) Public water is not available.
      - (b) The system meets the requirements of the Tennessee Department of Environment and Conservation (TDEC), Division of Water Resources.
      - (c) The permittee has the water tested annually to confirm it meets safety standards established by TDEC.
  - b. Sanitary (toilet) facilities.
    - i. Toilet facilities are required for all dispersed camping areas, campgrounds, and RV parks or resorts.
    - ii. Pit, vault, or portable toilets are permitted in dispersed camping areas, rustic camping, and all primitive camping areas.
    - iii. The Tennessee Department of Environment and Conservation (Division of Water Resources) must approve septic systems, and other forms of waste collection must meet their requirements.
7. Signage. Campgrounds shall be permitted to display one (1) free-standing sign on each road frontage where an access point is located, provided the sign has a maximum size of twenty (20) square feet.
8. Activities prohibited in dispersed camping areas, campgrounds, and RV facilities.
  - a. The underpinning or the removal of wheels from any type vehicle, except for the temporary purpose of repair or stabilization.

- b. External structures associated with individual campsites, such as carports or cabanas, which are permanently attached to the ground, unless expressly permitted elsewhere in these regulations.
- 8. Site plans.
  - a. Dispersed camping areas. A site plan meeting the requirements of Section 512. A. Conceptual Site Plan must be approved by the Enforcement Officer prior to obtaining a Dispersed Camping Permit.
  - b. Designated campsites.
    - i. A site plan meeting the requirements of Section 512. B. Standard Site Plan must be approved by the Planning Commission prior to obtaining a Campground Permit.
    - ii. The maximum size vehicle permitted on each campsite shall be identified on the site plan.
    - iii. Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted as part of the site plan.
    - iv. The Planning Commission may approve an alternate buffer, such as opaque fencing, as part of the site plan approval process.
- 9. Lighting. Campground lighting, whether permanent or temporary, shall not be directed off-site or into the sky. Lighting provided by campers shall not be directed off-site.
- 10. Permits.
  - a. Each permit shall contain the name, address, and telephone number of the permittee, who will act as the contact with the County. If the permittee does not act as the operator or manager, they shall be responsible for ensuring that the operator and manager are aware of all correspondence from, or interaction with, the County.
  - b. A "Dispersed Camping Permit" shall:
    - i. Be obtained from the Greene County Office of Inspection and Regulation.
    - ii. Be issued for a period of one (1) year and shall be renewable.
    - iii. Include a certification to be signed by the permittee that:
      - (a) Campers shall be provided a copy of, or access to, the "*Leave No Trace Seven Principles*" of the National Park Service;

- (b) They understand the permit may be revoked, or a new permit may not be issued, if the campground does not meet the applicable requirements, or negatively impacts the public health, safety, or welfare;
    - (c) Permittees are personally subject to be fined the maximum amount permitted by law if the campground is not in compliance.
  - c. A "Campground Permit" shall be obtained for all other types of campground/RV developments, and shall:
    - i. Be obtained from the Greene County Office of Inspection and Regulation.
    - ii. Be issued for a period of one (1) year and shall be renewable.
    - iii. Include a certification to be signed by the permittee that:
      - (a) The permit may be revoked, or a new permit may not be issued, if the campground does not meet applicable requirements, or it is found to negatively impact the public health, safety, or welfare.
      - (b) A manager or operator may be appointed to oversee the campground, but the permittee is ultimately responsible for ensuring compliance with the regulations and that the campground does not create a nuisance or health hazard;
      - (c) Permittees are personally subject to be fined the maximum amount permitted by law if the campground is not in compliance.
  - d. Process for permit violations.
    - i. How to count violations.
      - (a) If more than one (1) occurrence of the same violation is found during the same inspection, it shall be recorded as one (1) violation.
      - (b) Violations of different sections of the regulations found at the same inspection shall be counted as separate (multiple) violations.
    - ii. Posting of notice of violation. If the permittee is cited for a violation, they shall publicly display the notice in a prominent location within the campground, such as the campground office.

- iii. Excess violations.
  - (a) The campground permit shall be revoked if the permittee is cited for three or more violations.
  - (b) In order to resume operation, a new campground permit must be submitted and approved.
  - (c) The Enforcement Officer has the option of declining to issue a new permit, based in part on the history of violations committed by the permittee.
- iv. For violations of the regulations which do not create a danger to the public health, safety, or welfare:
  - (a) A certified letter will be sent to the permittee with the following information:
    - (i) The regulations which have been violated;
    - (ii) The corrections which need to be made;
    - (iii) The time frame in which the campground or designated camping area must be brought into compliance before the permit will be revoked.
    - (iv) The permittee will be fined one hundred (\$100) dollars per day, every day constituting a separate offence, until compliance has been reached.
    - (v) The permittee may appeal the decision to the Board of Zoning Appeals by submitting an application for an appeal hearing within ten (10) days of receipt of the revocation letter. This option is only possible if the permittee believes the Zoning Administrator is in error in their interpretation of the regulations.
  - (b) The issue is resolved if the operation is brought into compliance within the time frame provided, and the fines paid.

- (c) If the operation is not brought into compliance within the time frame provided, the Enforcement Officer shall revoke the permit.
- (d) If the permittee chooses to appeal the decision of the Enforcement Officer and:
  - (i) The BZA finds the Enforcement Officer was correct, the permittee shall either pay the fines and bring the operation into compliance, or have the permit revoked; or
  - (ii) The BZA finds the permittee was correct, no fines are paid, and the operation is not considered out of compliance.
- v. For violations of the regulations which create a danger to the public health, safety, or welfare:
  - (a) The permittee shall be notified of the violation(s) by phone or an in-person visit and provided with the following information:
    - (i) Operation of the campground is violating the regulations and is endangering the public health, safety or welfare.
    - (ii) The specific regulation or regulations which has/have been violated;
    - (iii) The corrections which need to be made immediately;
    - (iv) Depending upon the type of violation (septic system failure, no water available, flooding, etc.), closing the operation may be required immediately, or the permittee may be allowed up to ten (10) days to resolve the issue.
    - (v) A fine of two hundred fifty (\$250) dollars per day, every day constituting a separate offence, will be assessed to the permittee until compliance has been reached.
    - (vi) A letter containing this information will be provided to the permittee, with the permittee required to sign for delivery.
    - (vii) The permittee may appeal the decision to the Board of Zoning Appeals by submitting an application for an appeal

hearing within ten (10) days of receipt of the revocation letter. Appealing will not stop the fine or the revocation process, but fines will be held in abeyance until the BZA considers the request.

(b) If corrective action is taken that addresses the violations to the satisfaction of the Enforcement Officer, the revocation will be lifted.

(i) Lifting the revocation does not change the date of permit issuance, as it does not constitute approval of a new campground permit.

(ii) If, in the opinion of the Enforcement Officer, sufficient effort is being made to correct the issue, the time frame may be extended.

(c) If corrective action is not taken, the permit will be revoked. Any further use of the property as a campground will then require submission of a new campground application.

(d) If the Board of Zoning Appeals finds the decision of the Enforcement Officer to be in error, they shall require the revocation to be lifted. Their approval may include a list of conditions that the permittee must meet. No fines will be assessed.

(e) If the Board of Zoning Appeals agrees with the decision of the Enforcement Officer, the County will revoke the permit.

#### 11. Registration.

a. An accurate register shall be maintained by the campground manager, and shall contain a record of all occupants, including the information listed below, if applicable:

- i. Name and address of each visitor staying at the campground/dispersed camping area.
- ii. The number of the campsite.
- iii. The date the visitor reserving the campsite entered the property;

- iv. The license number of each recreational vehicle and/or car, truck, etc. with state of issuance, make and type of vehicle.
  - b. The register shall be available at all times for inspection by the Enforcement Officer, emergency responders, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.
- B. Requirements for dispersed camping.
  - 1. Dispersed camping is permitted in the A-1, General Agricultural District.
  - 2. Up to four (4) campsites per acre are permitted.
  - 3. Sanitary facilities.
    - a. Permittees shall be required to provide toilet facilities within the dispersed camping area.
    - b. Because of the rural character of the camping area, pit, vault, portable toilets, or the like, may be utilized.
    - c. As campsites are not designated, the permittee shall identify the most desirable potential campsites, and shall construct toilet facilities so that they are no more than four hundred (400) feet from the most desirable campsites.
  - 4. Uses/buildings.
    - a. When dispersed camping areas are the principal use of the tract:
      - i. The only buildings permitted are entrance stations, emergency shelters for campers, sanitary facilities and like structures;
      - ii. These structures shall be located at least one hundred (100) feet from exterior property lines, and screened from view offsite.
    - b. When dispersed camping areas are accessory to another use:
      - i. The portions of the tract used for dispersed camping shall be identified as a “dispersed camping area”, instead of the property as a whole.
      - ii. Dispersed camping shall be the principal use of the designated area.
      - iii. The property shall be zoned A-1, General Agriculture District.
      - iv. Agriculture and residential uses associated with agriculture shall be the principal use(s).



- v. The property and principal use shall meet the requirements of the *Zoning Resolution*.
  - c. Property may be used for dispersed camping even if the area of the property designated for such use is less than five (5) acres in size, provided the overall tract size contains at least five acres.
- 4. Camping locations within a dispersed camping area shall be located at least two hundred (200) feet from bodies of water, whether located on the tract or on adjacent land.
- 5. Trash disposal. Trash receptacles shall be:
  - a. Provided at each exit to the campground;
  - b. Bear proof and inaccessible to insects;
  - c. Emptied on a schedule that prevents the creation of a nuisance due to odor, insect, or animal activity.
- 6. Dispersed camping areas are not required to set aside areas for recreation.
- 7. All dispersed camping developments shall have a person/persons available 24 hours a day, seven days a week, to serve as a contact in the event of an emergency. A notice containing the name(s) and telephone number(s) of any emergency contact shall be posted at the entrance(s) to the camping area. The information shall also be included as part of any paperwork provided to a visitor/camper, such as a map of the campground.
- C. Rustic campgrounds.
  - 1. Rustic campgrounds are permitted in the A-1, General Agriculture District.
  - 2. Uses shall be as permitted/prohibited for other campgrounds with designated campsites.
  - 3. Up to ten (10) campsites/acre are permitted, with at least twenty (20) feet between campsite boundaries.
  - 4. Required Services.
    - a. Potable water shall be provided via a frost-proof yard hydrant or comparable method at a distance not to exceed four hundred (400) feet from each campsite, with at least one (1) yard hydrant per five (5) campsites.
    - b. Toilets, which are not required to connect to a septic or public sewer system, must be provided and located so that they are no more than four hundred (400) feet from each campsite, and may include portable, vault, pit toilets, or the like.
    - c. Trash/garbage receptacles.
      - i. In areas with bear activity, the receptacles shall lock, be bear- and insect-proof and located away from campsites.

- ii. In areas where there is no known bear activity, receptacles shall lock and be inaccessible to flies, rodents, and small animals.
  - iii. Receptacles shall be emptied on a schedule that prevents the creation of a nuisance due to odor, insect, or animal activity.
- D. Campgrounds and RV parks with designated campsites.
  - 1. Maximum permitted number of campsites/acre.
    - a. Primitive tent-only campsites with pit/vault/portable toilets.
      - i. Walkup campsites, and those accessed by hiking or biking, are permitted up to eight (8) campsites/acre.
      - ii. Campsites for pack (horse) camping are permitted up to four (4) campsites/acre.
    - b. Campgrounds with septic facilities are permitted up to fifteen (15) campsites/acre.
    - c. Campgrounds on sanitary sewer are permitted up to twenty (20) units/acre.
  - 2. Daily Operation.
    - a. Campgrounds with thirty (30) designated campsites or more, shall have on-site staff available from 7:00 a.m. to 6:00 p.m., Sunday through Thursday, and 7:00 a.m. to 9:00 p.m. on Friday and Saturday.
    - b. All campgrounds shall have a person/persons available 24 hours a day, seven days a week, to serve as a contact in the event of an emergency. A notice containing the name(s) and telephone number(s) of any emergency contact shall be posted at the manager's office. The information shall also be included as part of any paperwork provided to a visitor/camper, such as a map of the campground and/or campsite leasing information.
  - 3. Permanent placement of an RV.
    - a. An RV may be permitted to be placed in a campground and maintained in the same location for year-round use provided it is anchored to the site, inspected by the Enforcement Officer, and in their opinion:
      - i. Provides more than one (1) exit from the vehicle in the event of fire; and
      - ii. Has a safe heating source installed in a safe manner; and
      - iii. Wiring is adequate and safe for the intended use; and
      - iv. The RV provides a safe living environment; and

- v. It meets the requirements of the *Flood Ordinance*, *Zoning Resolution*, and any other relevant regulations; and
  - vi. The vehicle complies with all applicable federal vehicle regulations and does not require a special-movement permit to legally use the highways.
- b. The RV is connected to a septic or sanitary sewer system.
- c. Underpinning is permitted, but not required.
- d. Decks are permitted, provided they are permanently anchored to the ground, and not attached to the RV.
- e. Carports that provide protection to campers may be permanently installed provided they meet the building and fire codes
- 4. Permanent occupation.
  - a. The permanent occupation of an RV in an approved RV campground, park, or resort, shall be permitted provided:
  - b. The RVs meet the safety requirements set forth in Section 517.D.3.
  - c. The waste disposal system for the listed type of RV facility meets certain requirements:
    - i. RV facilities open year-round shall have their systems approved by TDEC for year-round use; or
    - ii. Facilities open seasonally shall have their systems approved by TDEC as being sufficient for the anticipated increase in use of the system for the time the facility is open.
  - d. The permittee designates each lot number that shall be permitted to be used as a permanent residence, with the total number of permanent sites designated on the site plan;
  - e. The Property Assessor shall assesses the lot, set a value on the improvements on the lot, and send a tax notice to the permittee (as property owner) for the property tax due. The County does not determine who pays the bill, as that will be decided by the permittee.
- 5. Transient campers.
  - a. Unless permitted elsewhere, a camper/visitor may stay no more than 30 consecutive days in a campground/dispersed camping area.
  - b. Campers may re-enter the campground after five (5) days.
  - c. The permittee is responsible for submitting the hotel/motel tax collected for these campsites.
- 6. Uses/buildings.
  - a. Permitted principal uses/structures.

- i. Campsites which serve as temporary transient housing using a tent, RV, travel trailer, pick-up truck, motor home, passenger vehicle, camping trailer and the like, for travel, vacation and recreation purposes.
  - ii. Campsites for camp workers employed by the campground, provided they shall be limited to no more than one non-employee campsite per ten (10) total campsites or fraction thereof within the campground.
  - iii. Camping cabins, as defined in Article II Definitions of Terms Used in Ordinance.
- b. Permitted accessory uses/structures. Uses and buildings which are customary and incidental to the principal use and intended for use by or the benefit of campers who are leasing campsites, such as:
  - i. Management headquarters; grounds keeping, maintenance, and storage buildings intended for use by employees, owners, and managers, not for use by transient guests;
  - ii. Emergency shelters and check-in kiosks.
  - iii. One (1) permanent residence for an on-site campground manager.
  - iv. Sanitary facilities, laundry facilities, picnic pavilions, and similar buildings.
  - v. Recreation areas, such as playgrounds, ball fields, swimming pools, walking trails, etc.
  - vi. The selling of supplies and related items to campers leasing a campsite, provided that all commercial uses shall be limited to 0.5% of the total land area of the campground.
  - vii. Fishing piers, docks, and similar structures.
- c. Prohibited uses/structures.
  - i. Customary home occupations by campsite lessee's;
  - ii. Commercial uses other than those listed as permitted accessory uses, unless permitted elsewhere in these regulations.
  - iii. Any use which is intended to be used by persons not leasing a campsite in the campground, unless permitted elsewhere in these regulations.
  - iv. Mobile homes on individual campsites.
  - v. Mobile home parks.

- vi. Outbuildings or other structures associated with an individual campsite, unless permitted elsewhere in these regulations.
  - vii. External structures associated with individual campsites, such as carports or cabanas, which are permanently attached to the ground, unless expressly permitted elsewhere in these regulations.
  - viii. The underpinning or the removal of wheels from any type vehicle, except for the temporary purpose of repair or stabilization.
6. Check-in kiosks/buildings shall be located so that registering vehicles do not impair movement of non-registering vehicles, and so that a queue does not extend off the property.
7. Setbacks for campgrounds and dispersed camping areas.
- a. To exterior property lines.
    - i. All uses and structures in campgrounds shall be located at least fifty (50) feet from exterior property lines.
    - ii. The Enforcement Officer can increase the width of the exterior setback from fifty (50) feet to a maximum of one thousand (1,000) feet if they determine the campground may generate excessive dust, noise, drainage, or any other type of nuisance which may negatively impact the surrounding area. The permittee may appeal the decision to the Board of Zoning Appeals if they disagree with this assessment.
    - iii. Uses that, in the opinion of the Enforcement Officer, have the potential to create a moderate nuisance (clubhouses, active recreation areas, etc.), shall be located at least one hundred (100) feet from exterior property lines which abut residential or agricultural uses and zones.
  - b. Within the campground.
    - i. The boundaries of campsites shall be located at least twenty (20) feet from access roads and twenty (20) feet from other camp sites or uses/structures.
    - ii. Buildings.
      - (a) All buildings shall be set back at least twenty (20) feet from campsite boundaries.
      - (b) Buildings shall be located at least twenty (20) feet from internal access roads, except that entry kiosks are permitted to adjoin or locate within access roads, provided allowances are

made for thru travel to the satisfaction of the Planning Commission.

- (c) The minimum separation between buildings shall be at least twenty (20) feet.

- iii. Active recreation areas shall be located at least twenty (20) feet from internal roads, and twenty (20) feet from buildings and campsite boundaries.

8. Requirements for campsites.

- a. Each campsite shall be graded and hardened with small gravel or similar material to prevent erosion and to direct storm drainage away from any provided vehicle/RV pad and tent site.

- b. Each campsite shall be clearly defined by a permanent sign or marker.

- c. Campsites shall be large enough to provide exterior areas for cooking, eating, and sleeping, without extending beyond the boundary of the campsite, i.e., RV slide-outs and awnings shall not extend over required setback/green areas.

- d. The slope of the surface of the vehicle/RV pad shall not exceed three percent (3%).

- e. Campsites shall be large enough that vehicles (including towables), when parked, shall not extend over or onto internal access roads.

- f. Tent-only campsites.

- i. Campsites designed to be reached by hiking shall contain a minimum of one hundred (100) square feet.

- ii. Campsites designed to be reached by a passenger vehicle shall have room for two (2) vehicles on the campsite, in addition to the one hundred (100) square feet designated for the tent.

- iii. At least one hundred (100) sq. ft. of outdoor living area shall be provided, in addition to the tent and parking areas.

- iv. Picnic tables and fire pits or grills may be provided for each campsite but it is not required.

9. Landscaping and buffers for campgrounds.

- a. A buffer zone at least fifty (50) feet wide shall be provided around the perimeter of the tract.

- b. The buffer zone shall preserve, where practicable in the opinion of the Enforcement Officer, existing trees and other vegetation capable of meeting the screening requirements.

c. A buffer strip shall be placed in the outer portion of the buffer zone and shall contain, at a minimum, three rows of trees and/or shrubs planted in a staggered pattern.

d. A landscape plan shall be submitted as part of the site plan, process and shall contain information on the buffer design, and the width, height, opacity, and growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted to and approved by the Planning Commission.

e. The campground shall be landscaped with grass, trees, and other plantings where the area is not being used for campsites, buildings, parking, paths, or designated recreation areas (that require an alternate ground cover).

f. Bond for landscaping.

i. An estimate shall be made of the replacement cost of landscaping in the buffer zone and buffer strip, based on the landscape plan approved by the Planning Commission.

ii. A bond in the amount equal to the replacement cost of the materials in the buffer zone/buffer strip, plus five (5) percent, shall be approved by the Planning Commission and submitted to the County Attorney.

iii. The bond shall be held until the Enforcement Officer determines the buffer zone/buffer strip is well established and meets the intent of the requirements, but in no event shall the bond be held beyond three (3) year from the time of site plan approval.

iv. If the Enforcement Officer determines that the intent of the regulations are met, the Planning Commission will be asked to release the bond.

v. If the Enforcement Officer determines, three years after approval of the site plan, that the landscaping does not meet the intent of the regulations, the Planning Commission will be asked to approve use of the bond to bring the campground into compliance. The standard to be met is whether or not the campground is visible from off the site

(a) A letter shall be sent by certified mail to the permittee, stating the date and time that the Planning Commission will discuss using the bond to bring the campground buffering into compliance.

- (b) If the Planning Commission agrees with the Enforcement Officer that the buffer zone and/or buffer strip are not in compliance with the regulations, they shall authorize the County Attorney to cash the bond, and the monies used to bring the buffers into compliance.
      - (i) This shall be accomplished by adding elements shown on the approved landscape plan, be it trees, shrubs, or fencing
      - (ii) Whichever elements are added, the campground must be screened from view when the work is complete
    - (c) If the Planning Commission disagrees with the finding of the Enforcement Officer, the bond shall be released.
- 10. Trash/Refuse Disposal.
  - a. In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.
  - b. In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.
  - c. Campground operators are required to collect and dispose of trash/refuse in a manner and frequency to ensure that hazards to public health and nuisances to neighbors are not created.
  - d. Trash receptacles may either be placed on each site, or central garbage collection points may be used
  - e. The roll-off or other container(s) used to store contents of individual trash cans, shall be screened from view and emptied at least one time per week. It shall be located so that the roll-off truck can maneuver on-site, without disturbing non-paved or non-graveled areas, intruding upon campsites, or impinge on the buffer.
- 11. Recreation areas.
  - a. At least ten (10) percent of the total land area of the campground shall be set aside for recreational uses by campers, preferably in a central location. The square footage of the buffer zone shall be used to calculate total land area, but shall not be included as part of the open space total.



- b. The only structures permitted in the area set aside for recreation are those directly used for recreation, or accessory support structures, such as small buildings used for the storage of recreational items.
- 12. Other required Services.
  - a. Water hookup.
    - i. A frost-proof yard hydrant or comparable facility shall be installed at a distance not to exceed three hundred (300) feet from each campsite where a potable water hookup is not provided.
    - ii. A minimum of one hydrant per five (5) campsites shall be provided.
  - b. For campsites lacking black water hookups, toilet facilities that discharge to an on-site septic system or sanitary sewer shall be provided and located no more than three hundred (300) feet from each campsite.
- 13. Zoning.
  - a. Campgrounds and RV parks are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.
  - b. Campgrounds and RV parks are permitted in the A-1 zone provided:
    - i. Entrances are located on arterial or collector streets; or
    - ii. All roads on the primary travel route accessing the campground meet recommendations from the American Association of State and Highway Transportation Officials (AASHTO) for road safety for the largest vehicle anticipated to access the campground. This includes horizontal and/or vertical curves, the geometry of road intersections, sight distance, and road width; or
  - c. The applicant provides information from a licensed transportation engineer showing how the project can be safely developed, although a road or roads on the primary travel route do not meet AASHTO recommendations.
- 14. Road design within the campground.
  - a. All roads within a campground shall be privately constructed and maintained.
  - b. Intersections, both at the property line and within the development, shall be level or nearly level.
  - c. Where a kiosk is used for check-ins:

- i. At least two ingress traffic lanes (one lane for in-bound campers and one lane for a bypass for registered campers) shall be provided on-site between the property line and the kiosk.
    - ii. This requirement may be waived if check-in kiosks are not provided, or they are located, in the opinion of the Planning Commission, where it will not interfere with the movement of traffic onto the property.
  - d. Gravel roads are permitted in campgrounds, provided the first 30 feet of the access road located on private property shall be paved, concreted, or chip sealed.
  - e. The ground underlying roads must be prepared and the road installed using generally accepted practices for the size and type of vehicle using the site.
  - f. The design for roads within campgrounds will be evaluated based on guidelines listed in the 2019 edition of *Guidelines for Geometric Design of Very Low-Volume Roads ( $\leq 400$  ADT's)*, and *Guidelines for Geometric Design of Low Volume roads*, prepared by the American Association of State and Highway Transportation Officials (AASHTO).
  - g. No more than one (1) access point shall be permitted, unless:
    - i. The campground has fifty (50) or more sites; or
    - ii. The Planning Commission determines that additional access points will be advantageous to the campground and the surrounding area, based on topography, off-site transportation issues or concerns, development of the surrounding area, and like issues.
  - h. All traffic into and out of the park shall be thru access points identified as such on the approved site plan.
  - i. Access points shall be designed to allow ingress and egress simultaneously, for the maximum size and type of vehicle that will be utilizing the property, unless the Planning Commission approves enter only or exit only driveways.
15. Parking requirements.
- a. Each parking space shall be prepared with a minimum of four inches of gravel on a firm base (compacted, not swampy, etc.), or paved to generally accepted practice.
  - b. Parking on the campsite.
    - i. Unless designated as a tent-only campsite that is not accessed via a vehicle, each campsite is required to designate

an area that is set aside and graded, graveled/paved, stabilized, or otherwise prepared to permit parking of two (2) passenger vehicles.

ii. Parking spaces shall be designed for the largest size vehicle the campsite is capable of accommodating.

c. Parking off the campsite.

i. The minimum number of parking spaces required for employees shall be based on the number of workers onsite per shift when the campground is at capacity.

ii. At least one (1) parking space shall be provided for every five (5) campsites. The spaces shall not be on or alongside campground roads.

E. Special event campgrounds. These campgrounds are associated with cultural events, musical events, celebrations, festivals, fairs, carnivals, circuses, artisan sales, communal camping, and like uses.

1. Special event campgrounds are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.

2. They are permitted as a special exception in the A-1 General Agriculture District provided:

a. The special event is located on or near the campground.

b. A special event permit shall be obtained prior to each event, which shall be issued a maximum of four times per year for the same property, with a minimum of sixty days between permits.

c. The Board of Zoning Appeals shall set the maximum number of days of parking/overnight camping, which shall, in no instance, be more than four (4) days/event.

d. Impact of the proposed event on the area shall be limited.

e. Parking for the campground and special event shall be provided on-site, or on nearby property with approval of the property owner.

f. Parking areas are not required to be paved with a hard surface material, but if an area is graded for parking, it shall be covered with vegetation or other material so that soil is not washed from the site.

g. The location and treatment of parking areas shall not change the location or volume of the natural drainage system.

h. Parking shall not be permitted along public roads, whether they be county, state, or federal.

3. A site plan must be reviewed and approved by the Planning Commission, as per the requirements of Section 512 of these regulations.

4. A site plan is not required when the property will be used for special event day-parking only, though a special event permit must be obtained for such use.
  5. Hours of operation for the event shall be limited to 10:00 a.m. to 9:00 p.m., though the BZA may extend the hours of operation if it is found to be in the public interest and would not have an adverse effect on the neighboring properties/occupants.
  6. Services
    - a. At least one frost free yard hydrant shall be provided for every five campsites, located so that no campsite is more than three hundred (300) feet from a hydrant.
    - b. At a minimum, portable toilets shall be provided. The type and number of toilets shall be as per guidelines established by the Portable Sanitation Association International (PSAI).
    - c. Trash/garbage collection.
      - i. Receptacles shall be located on main walking routes and near restrooms to encourage use by visitors,
      - ii. Receptacles shall also be provided elsewhere in the campground and parking areas, in a number and location that is sufficient for the number and location of camping units.
      - iii. In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.
      - iv. In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.
  7. Campsites shall be at least ten (10) feet apart, to prevent the spread of fires, offer some privacy, and enable mobility of camping units.
  8. Emergency access lanes shall be maintained within the campground.
- F. RV resort.
1. The maximum density permitted is seven (7) units per acre.
  2. Campsites.
    - a. Each campsite shall consist of a parking pad and a camping pad, and contain at least twenty-five (2,500) sq. ft.
    - b. The parking pad shall measure at least 20 ft. by 50 ft.
    - c. Adjacent to each camping pad an area measuring at least 20 ft. by 20 ft. shall be provided for outdoor living space.
  3. There shall be a minimum distance of twenty-five (25) feet between campsite boundaries.
  4. At least fifteen (15) percent of the total site shall be reserved for open space and/or recreation. The square footage of the buffer zone shall

be used to calculate total land area, but shall not be included as part of the open space total.

5. In addition to the water, sanitary facilities, and garbage collection services required for campgrounds with designated campsites, the following are additional services permitted for use and enjoyment of guests: club house, indoor and outdoor recreation facilities, and laundry facilities. Eating and retail establishments limited to use by guests, are also permitted.

6. Standard cabins (not camping cabins) are permitted to be constructed and used for transient accommodation, provided they constitute no more than ten (10) percent of the total number of sites (campsites plus cabins).

7. All parking spaces and internal roads shall be covered with an all-weather surface.

This change shall take effect after its passage, the welfare of the County requiring it.

Sponsor Greene County Regional  
Planning Commission

\_\_\_\_\_

Date

Date of Public Hearing by the  
Greene County Commission:

\_\_\_\_\_

Date

Decision by the Greene  
County Commission:

\_\_\_\_\_

Approved or Denied

Signed in Open Meeting:

\_\_\_\_\_

County Mayor

Attest:

\_\_\_\_\_

County Court Clerk

Approved as to Form:

\_\_\_\_\_

County Attorney

## **New RV Park & Campground Regulations Have Now Been Updated But Something Is Still Missing**

In September 2022, Greene County adopted a zoning resolution that requires most new businesses to be built only on arterial or collector roads, regardless of zoning, which can safely handle all types of traffic.

Yet now, the new rules for RV Parks & Campgrounds are being allowed and not subjected to the same rules.

We are hoping this was an oversight and we request it be added to the new legislature.

**If this wording for RV Parks & Campgrounds is not added to the proposed new rule this is a threat to:**

- Your safety and your family's
- Our farmland and peaceful way of life
- Emergency access and everyday driving
- If this additional designation is not added we will be facing 40ft. rigs on narrow county roads.

### **It's Time to Speak Up & Make Your Voice Heard**

Email: Amy Tweed – Zoning Office  
[atweed@greencountytn.gov](mailto:atweed@greencountytn.gov)

Attend the Zoning & Planning Meeting  
Tuesday, June 10th at 1:00  
Greene County Courthouse Annex  
204 North Cutler Street, Greeneville, TN

Call the Zoning Office  
(423) 798-1724

Sign the Petition  
[www.keepitlocalgreeneville.com](http://www.keepitlocalgreeneville.com)

## MEMORANDUM

To: The Greene County Regional Planning Commission  
From: Lyn Ashburn, Research/Special Projects  
Date: June 5, 2025  
Subject: Request to rezone property located adjacent to Taylor Lane  
Tax map ID: 087-061.00  
Owner: Raquel Ingram  
Applicant: Peter Medlyn  
Existing zone: R-2, Medium Density Residential District  
Requested zone: B-2, General Business District  
Existing use: Vacant (wooded)  
Proposed use: Expansion area for the CMH Homes (Clayton Mobile Homes) Inc. development, which fronts East Andrew Johnson Highway (tax parcel 087-058.00), and abuts the property being requested for rezoning.  
  
Town limits: The Greene County zoning map, as well as a conceptual site plan submitted by the applicant, shows that part of this property has been annexed by Greeneville. The Greeneville zoning map shows the entirety of the property to be located outside of Greeneville, as does Greene County property assessor information. With agreement of the property owner, the Building Commissioner can determine that the zoning map is incorrect, and the property is located outside of Greeneville.  
  
Area zoning: Greeneville zoning: the parcels in the area (south and east), as well as those adjoining the property, are zoned M-2, High Impact Use District. This includes the property where the existing CMH Homes facility is located.  
  
Greene County: The lot adjoining the property to the north is zoned R-2, Medium Density Residential District, as is the area located to the north and east of the site.  
  
Area land use: The area located outside of Greeneville, which primarily fronts on Kingsport Highway and Taylor Lane, contains a mixture of smaller residential and vacant lots. The area inside Greeneville, which fronts on the four-lane and Industrial Road, is commercial and industrial.  
  
Transportation: Taylor Lane is located in a right-of-way which extends from Kingsport Highway to E. Andrew Johnson Highway. The road itself does not extend the full length, and has a narrow (15 feet or less) pavement width and ROW width (30) feet. It is not adequate to handle traffic from a commercial development.  
  
Site plan: The concept site plan shows the center portion of the property, which is presently wooded, being used as a graveled “modular home staging area”. A “25’ peripheral setback not to be disturbed”, is identified along the property boundary, with the exception of a 50’-wide driveway accessing the existing CMH Homes site. No access is proposed from Taylor Lane.

The submitted site plan meets the requirements listed in Section 512. Site Plan Requirements, with the exception of the buffer width adjoining the northerly property line. Section 606.3 D of the Greene County Zoning Resolution requires property zoned B-2 to maintain a minimum buffer width of thirty (30) feet adjacent to residential districts. The site plan shows twenty-five (25) feet

adjacent to all property lines, though a buffer is not required adjacent to the Greeneville town line. If the Planning Commission recommends the rezoning, changing the note on buffer width would be a simple fix.

Regional Plan: The *Greene County Land Use and Transportation Policy Plan* provides objectives and policies used to determine the appropriateness of rezoning requests.

Residential policies: there are four policies which apply to this situation. (The policies are numbered as shown in the Plan; policy numbers 1, 4, 6, and 7 did not apply specifically to this situation, and so were not included.)

**2. The County should allow for a broad range of housing types including single-family structures, two family structures, multi-family developments, and mobile homes located on individual lots and in mobile home parks.** There are few areas in the County which are zoned for smaller residential lots, particularly in what appears to be a well-established neighborhood, so using the property for residential development is desirable.

**3. Residential developments of varying types and densities should be encouraged in locations which are compatible with surrounding residential densities.** Developing the property for medium density residential is in keeping with how the area has developed.

**5. The County should encourage and concentrate high intensity types of development in the urban growth areas, and along major traffic corridors, with access to retail businesses, cultural activities, schools, and parks.** The property is located adjacent to the Greeneville town line and close to businesses and activities.

**8. The County should encourage the rehabilitation of existing residential areas.** The neighborhood doesn't need to be rehabilitated, but the construction of new residential units on the property would improve the long-term health of the area.

Commercial Policies. There are six commercial policies which apply to this situation.

**1. In cooperation with the municipalities, Chamber of Commerce, and the Greeneville-Greene County Partnership, the County should strive to recruit and retain business and service enterprises that fulfill local market demands.** Rezoning the property will enable the expansion of a long-term, established business.

**2. Commercial development should be approved only in those areas where adequate infrastructure is available to support such development.** The proposal will not require infrastructure.



3. **Commercial development should be designed so as to minimize potential negative impacts to the existing transportation system.** There will be no impact to the existing transportation system.

4. **Clustering of commercial developments should be encouraged, with controlled entrance and exit points.** The property adjoins existing commercial development, and the entrance/exit point is through commercial property.

5. **Commercial uses which are high intensity traffic generators should be located on major collector or arterial roads.** Access will be from E. Andrew Johnson Highway.

8. **Commercial developments should be designed so as to minimize negative impacts to residential developments via planted buffers and/or berms in order to enhance the aesthetics and property values of such developments.** Existing trees are proposed to be maintained to provide a buffer between the proposed use and the residential area along Taylor Lane.

Other:

The most important reasons for recommending denial of a rezoning request is the potential impact of noise, lighting, and traffic on the adjoining property and the area as a whole. These impacts would primarily be lighting, noise, and traffic. Lighting could be an impact if a future user decides to light the area, but the presence of a 30-foot-wide mature buffer should negate that impact. Noise would be restricted to hours of operation, which would not extend beyond daylight hours. The third concern, traffic, is negated by restricting access through the existing CMH Homes development.

Recommendation: Staff recommends approval of the request, based on the following rationale:

1. The request is in keeping with several policies of the Land Use/Transportation Policy Plan.
2. The potential impact to the surrounding residential area can be sufficiently addressed by maintaining the required landscape buffer of mature trees.

**THIS IS NOT THE BUILDING PERMIT**  
THIS IS A PUBLIC DOCUMENT



**Greene County Zoning &  
Building Permit Application**

129 Charles St, Suite 2  
Greeneville, TN 37743

Permit / Receipt#

12071

Phone (423) 798-1724

Fax (423) 798-1725

<b>Location</b>	Applicant <u>Peter medlyn</u>		<b>Contractor</b>	Business _____	
	Property Owner(s) <u>Raquel Ingram</u>			Contractor _____	
<b>Location</b>	Property Address <u>Taylor Lane</u>		<b>Contractor</b>	Address _____	
	Map <u>87</u> Parcel <u>61</u> District <u>10</u>			City, State, Zip _____	
	Subdivision Name _____			Telephone # _____	
	Lot # _____ Total Acres <u>4</u>			Contractor's License Number _____	
	Telephone # <u>865 599 2322</u> <u>phone</u>			Workers Compensation Insurance _____ Yes _____ No	
<b>Building</b>	<input type="checkbox"/> (210) Single Family Residential <input type="checkbox"/> (200) Other _____		<b>Zoning</b>	Number of existing dwellings on parcel _____	
	<input type="checkbox"/> (213) Residential Add-on _____			Zoning Classification <u>B-2 request B-2</u>	
	<input type="checkbox"/> (212) Off or On Frame Modular <input type="checkbox"/> (244) Apartment _____			Setbacks: Front Yard _____	
	<input type="checkbox"/> (231) Double Wide Manufactured* # of units _____			Rear Yard _____	
	<input type="checkbox"/> (220) Single Wide Manufactured* <input type="checkbox"/> (245) Commercial _____			Left Side Yard _____	
	<input type="checkbox"/> (240) Attached Res. Garage _____			Right Side Yard _____	
	<input type="checkbox"/> (243) Detached Res. Garage <input type="checkbox"/> (300) Gas _____			*Setbacks need to be verified before excavation *	
	<input type="checkbox"/> (243) Detached Res. Accessory Bldg. _____			FEMA Flood Plain: Firm Map # _____ Zone _____	
	<input type="checkbox"/> (241) Porch <input type="checkbox"/> (301) Mechanical _____				
	<input type="checkbox"/> (242) Deck <input type="checkbox"/> (302) Plumbing _____				
<b>Permit Fee</b>	<input checked="" type="checkbox"/> (241) Carport <input type="checkbox"/> (303) Sign _____		<p>I (the undersigned) of this permit do hereby covenant and agree to comply with all Greene County Resolutions and laws of this jurisdiction pertaining to said building and site and to construct the proposed building or structure or make the proposed change or alternation in accordance with the plans and specifications submitted herewith. I (the undersigned) have read and completed the reverse side of this form and certify that the information and statements given on this application, drawings and specifications are to the my knowledge, true and correct. I (the undersigned) understand and agree that any error, misstatement or misrepresentation of fact either with or without intention on my part, such as might if known, cause a refusal of this application or any alteration or change in plans made without approval of the Building Official or designee subsequent to the issuance of the building permit, shall constitute sufficient grounds for revocation of such permit. This permit shall expire after six months if work has not commenced or if it has been abandoned or suspended for a period of six months after work has commenced.</p> <p>Signature <u></u> Date <u>1/23/25</u></p> <p>*See Reverse Side*</p> <p>Print Name <u>Peter medlyn</u></p>		
	<input type="checkbox"/> (260) Rezoning _____				
	<input type="checkbox"/> (265) Variance _____				
	*Decks & Skirting must be completed in 90 days				
	Must provide sign details				
Use Code _____ Dimensions _____ Square Footage _____					
Total Estimated Cost \$ _____					
Total Fee Due \$ <u>300</u>					
Payment Type Cash _____ Check # <u>2729</u>					

email peter@oliversmithrealty.com

AIRPORT

M-1

R-2

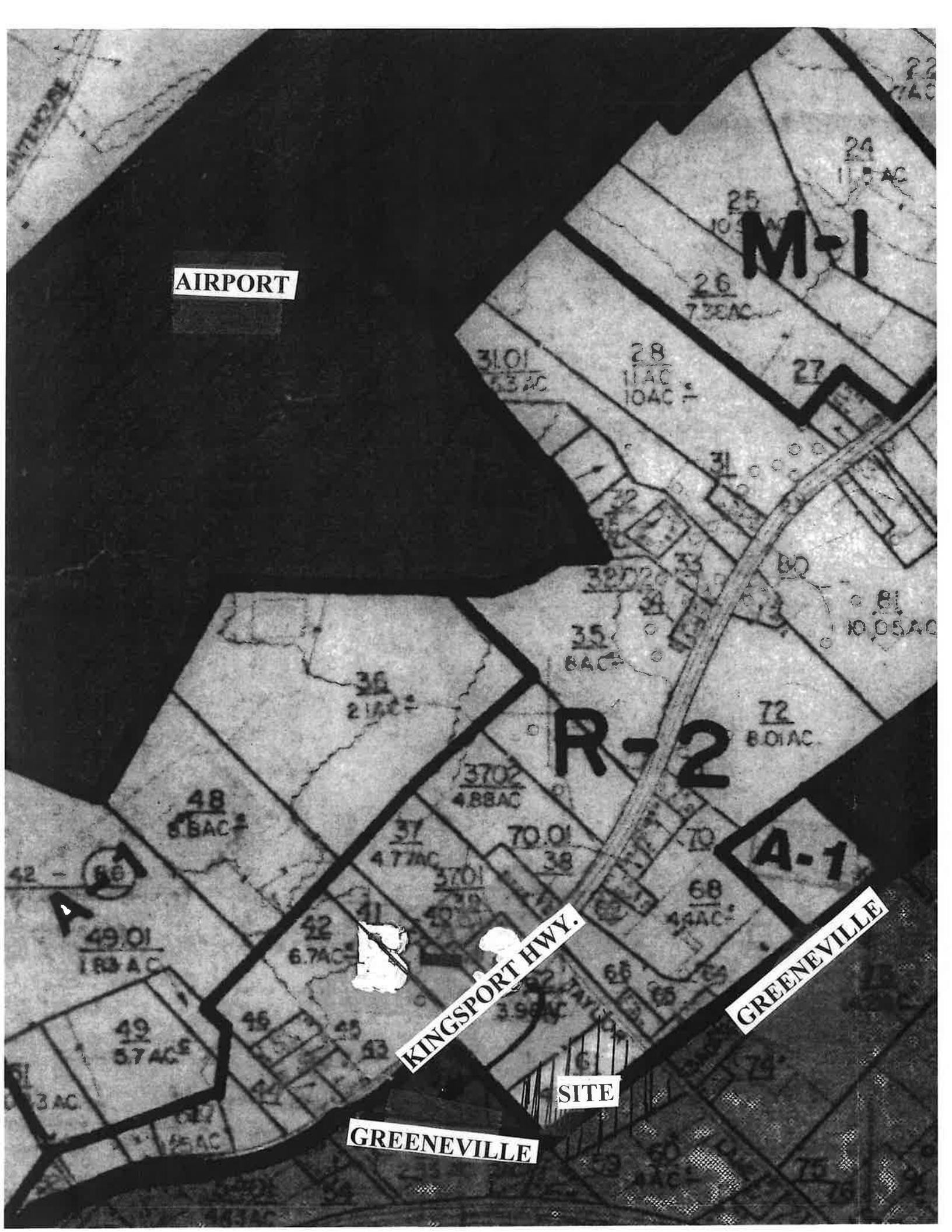
A-1

KINGSPORT HWY.

GREENEVILLE

SITE

GREENEVILLE



# Greene County - Parcel: 087 061.00

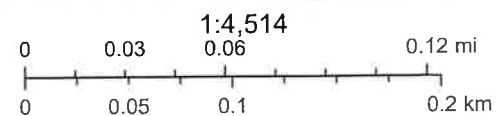


Date: May 5, 2025

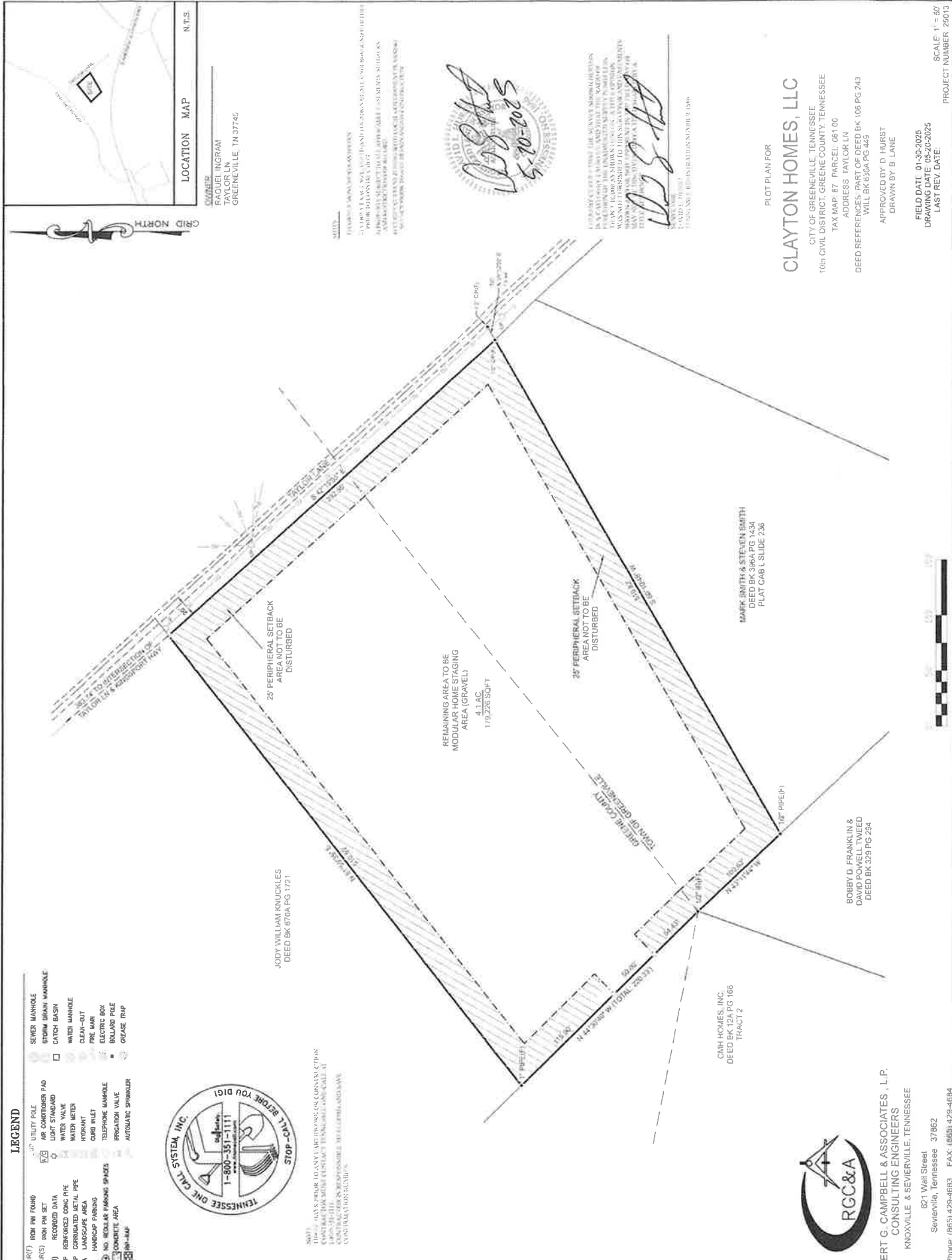
County: GREENE  
Owner: INGRAM RAQUEL

Address: TAYLOR LN  
Parcel ID: 087 061.00

Deeded Acreage: 0  
Calculated Acreage: 4



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS















N

Stormwater/Utility Easement Statement  
This is to certify that the easement shown on this plat is for the purpose of conveying stormwater and/or utility easements. The easement is shown on the plat as a shaded area. The easement is shown on the plat as a shaded area. The easement is shown on the plat as a shaded area.

NOTED: RECORDED IN THE  
TENNESSEE STATE PLAT  
COORDINATE SYSTEM (NAD 83).

06/20/2025 - 06:46:22 AM  
25/04/10  
TAX MAP 93  
PLAT CABINET: L  
SLIDE: 857  
DATE: 06/20/2025  
TIME: 06:46:22 AM  
KARIN COLLINGS-CTTINGER  
GREENE COUNTY, TENNESSEE

RECORDED FOR REGISTER OF DEEDS

VICINITY MAP  
(NOT TO SCALE)

THIS PROPERTY SUBJECT TO ANY AND ALL  
EASEMENTS, COVENANTS, OR RESTRICTIONS  
OTHER THAN THOSE SHOWN HEREON.  
THE SURVEY WAS PREPARED USING  
THE FOLLOWING DATA:  
1. FIELD MEASUREMENTS  
2. AERIAL PHOTOGRAPHY  
3. DEED RECORDS  
4. OTHER SOURCES  
ALL DISTANCES ARE REFERENCED TO GROUND  
UNLESS OTHERWISE NOTED.  
THE SURVEY WAS PREPARED BY  
AZIMUTH ENGINEERING, INC.  
ON THIS DATE: 04/04/2025  
FIELD SURVEY PERFORMED TO CATEGORY IV  
STANDARDS UNDER ANY SURVEYING AND DESIGN.



TAX REF: TAX MAP 93 PORTION OF PARCEL 94  
DEED REF: D.B. 82A PG. 344

**SURVEY OF A PORTION OF THE  
KEITH JONES et ux PROPERTY**  
(PROPERTY SURVEY FOR CHARLES BROWN et al.)  
4TH CIVIL DISTRICT GREENE CO. TN  
AZIMUTH ENGINEERING, INC.  
Engineers & Surveyors & Planners  
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 636-9191

SCALE: 1"=20'  
DATE: 04/04/2025  
JOB NO. 255U031  
DRAWN BY CAD: ADO  
FILE LOC. NET  
FILE NAME: 255U031

**GREENE COUNTY PLANNING COMMISSION**

TOTAL ACRES: 0.03 ±  
ACRES NEW ROAD: 0.00  
MILES NEW ROAD: 0.00  
DEVELOPER: CHARLES BROWN et al.  
SURVEYOR: AZIMUTH ENGINEERING  
CIVIL DISTRICT: 4TH  
CLOSURE ERROR: 1/10,000

LICK CREEK

Tax Map 93 Parcel 95  
STATE OF TENNESSEE  
D.B. 234A PG. 931

over 50' road frontage on McDonald Road  
Tax Map 93 Parcel 94  
KEITH JONES et ux  
D.B. 82A PG. 344  
(over 5 Acres Remaining)

LOT 1  
0.03 Ac. ±  
LOC. 1.6 TO BE COMPLETED  
AND CANNOT BE SPLIT  
AS A STAG ALONG LOT

Tax Map 93 Parcel 5  
CHARLES BROWN et al.  
D.B. 688A PG. 715

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I, the undersigned, hereby certify that the above described property is the property of the undersigned and that the same is being dedicated to the public use of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made for the purpose of creating a public road or highway. The dedication is made for the purpose of creating a public road or highway.

Signature: Charles Brown  
Date: 06/20/2025  
Signature: Karin Collings-CTtinger  
Date: 06/20/2025

CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the above described property is the property of the undersigned and that the same is being dedicated to the public use of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made for the purpose of creating a public road or highway. The dedication is made for the purpose of creating a public road or highway.

Signature: Karin Collings-CTtinger  
Date: 06/20/2025

Signature: Charles Brown  
Date: 06/20/2025

**LEGEND**

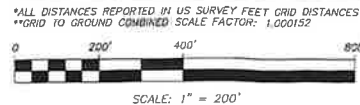
- 1/2" IRON PIN W/AZIMUTH CAP (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)

- GENERAL NOTES:
- 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
  - 2) DIVISION OF PLANNING AND ZONING DEPARTMENT SHALL REVIEW AND APPROVE ALL PLATS PRIOR TO USE FOR BUILDING PURPOSES.
  - 3) SURVEYOR SHALL PROVIDE A COPY OF THIS PLAT TO THE PLANNING COMMISSION AND THE REGISTER OF DEEDS.
- (THIS MAP #255U031) ISSUED DATE: JULY 01, 2025



**IRON MOUNTAIN**  
**SURVEY CO. INC.**  
 744 ALLISON RD.  
 PINEY FLATS, TN  
 (423) 391-8200

**SURVEY FOR THE SOUTHERN APPALACHIAN HIGHLANDS CONSERVANCY**  
**ON THE**  
**B.J. BROYLES and wife NANCY BROYLES, MICHELLE LAWRENCE**  
**MOSELEY, and STEPHEN CLINT ALBRIGHT PROPERTY**  
**CHANDLER CIRCLE, GREENEVILLE, TN 37743**  
**18TH CIVIL DISTRICT**  
**GREENE COUNTY, TENNESSEE**  
**ORIGINAL SURVEY APRIL 23, 2024**  
**PLAT REVISED APRIL 2, 2025**



**SURVEY NOTES**

**1. TITLE REFERENCES:**

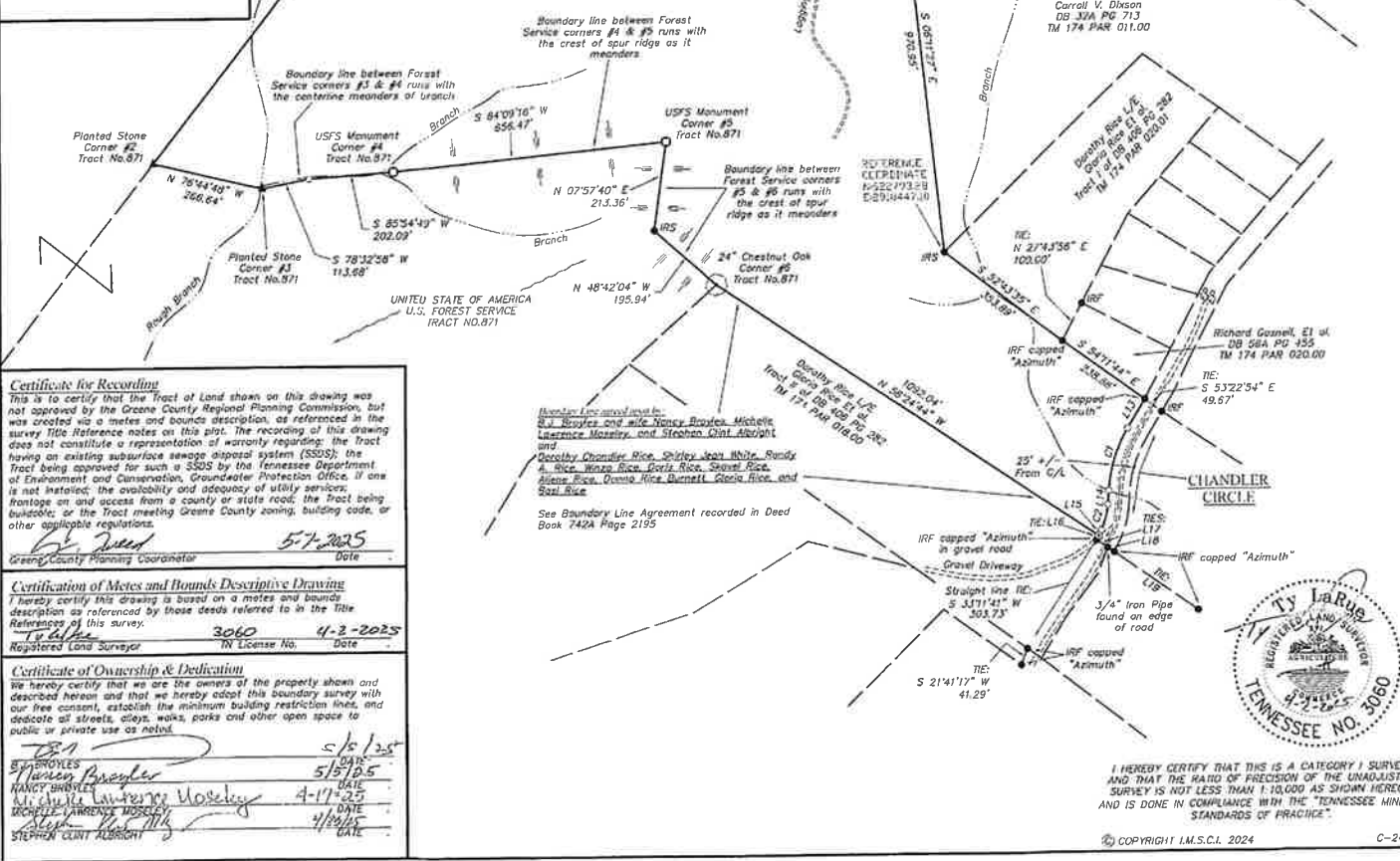
- Convey:**  
 B.J. Broyles and wife Nancy Broyles, Michelle Lawrence Moseley, and Stephen Clint Albright.  
 The Last Will and Testament of Mary Ann Broyles recorded in Will Book 78 Pages 416A-416G in the Office of the Clerk and Master for Greene County, TN, Case No. 2018-PR156
- Previous (Source of Land Description):**  
 Billy C. Broyles and wife Mary Ann Broyles.  
 DEED BOOK 226 PAGE 5, DEED BOOK 266 PAGE 304, & DEED BOOK 287 PAGE 254.
- THIS PROPERTY IS REFERENCED AS TAX MAP 174 PARCEL 012.00.
- SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
- DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
- PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL DISTANCES AND BEARINGS SHOWN REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.

**LEGEND**

- OLD PROPERTY CORNER
- IRON ROD (FOUND OR SET)
- ▲ PLANTED STONE
- USFS MONUMENT (1-3/4" PIPE W/ 3" ALUMINUM CAP)
- UTILITY POLE
- Q/H UTILITY LINE
- ROAD/DRIVEWAY CENTERLINE (C/L)
- FENCE
- BRANCH
- BOUNDARY LINE (SURVEYED)
- ADJACENT LINE (B/W MARGIN) (NOT SURVEYED UNLESS NOTED)
- CORNER TREE (SEE PLAT FOR SPECIES & SIZE)
- IRF IRON ROD FOUND
- IRP IRON PIPE FOUND
- IRS IRON ROD SET
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- DB DEED BOOK
- PG PAGE
- TM TAX MAP
- PAR PARCEL
- RIDGE MEANDERS

**REGISTER OF DEEDS**

05/00/2025 - 10:05:10 AM  
 25004099  
 I POS. AL PLAT  
 HOLLY BACH: 267168  
**PLAT CABINET: L**  
**SLIDE: B44**  
 REC FEE 10.00  
 DP FEE 2.00  
 TOTAL 12.00  
 MADE UP FEES: KAREN COLLINS-OTTINGER  
 KAREN COLLINS-OTTINGER



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN HEREON, AND THAT THE PLAN SHOWN HEREON, AND DESCRIBED HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN THE TNSA, AND THAT THE SURVEYOR HAS REVIEWED THE PLAN AND THE FIELD NOTES, AND IS Satisfied THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

**CERTIFICATE OF APPROVAL OF THE WATER SYSTEM**  
THE TOWN OF GREENE COUNTY, TENNESSEE, HAS REVIEWED THE PLAN AND THE FIELD NOTES, AND IS Satisfied THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

**CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY**  
THE GREENVILLE ENERGY AUTHORITY HAS REVIEWED THE PLAN AND THE FIELD NOTES, AND IS Satisfied THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON, AND DESCRIBED HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

**CERTIFICATE OF THE APPROVAL OF THE STREETS/ROADS**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON, AND DESCRIBED HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

**COUNTY ROAD DRIVEWAY PERMIT STATEMENT**  
THE GREENE COUNTY HIGHWAY DEPARTMENT HAS REVIEWED THE PLAN AND THE FIELD NOTES, AND IS Satisfied THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

**GRAPHIC SCALE:**  
0 50 100 150  
1" = 50'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN HEREON, AND THAT THE PLAN SHOWN HEREON, AND DESCRIBED HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

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I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN THE TNSA, AND THAT THE SURVEYOR HAS REVIEWED THE PLAN AND THE FIELD NOTES, AND IS Satisfied THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY SHOWN HEREON, AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

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**GRAPHIC SCALE:**  
0 50 100 150  
1" = 50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.79	190.84	173.06	N 87°59'20" W

**OWNERS(S)**  
KARI A. FOLKS  
849 WEST DUNLAP VALLEY RD  
DANDRIDGE, TN 37725  
**PROPERTY ADDRESS**  
WESTWOOD RD  
MOHAWK, TN 37810

**LEGEND**  
SYMBOL DESCRIPTION  
1/2" IRON PIN FOUND  
POINT IN ROW  
UTILITY POLE  
CENTERLINE ROADWAY  
EXISTING LOT NUMBER  
PROPERTY LINE  
CENTERLINE  
UTILITY LINE  
ADJOINER PROPERTY LINE  
GRAVEL DRIVEWAY

**LINE TABLE**  
LINE BEARING DISTANCE  
11 S 27°22'48" W 20.19  
12 S 35°16'52" W 29.99  
13 S 40°57'55" W 31.58  
14 S 48°53'01" W 33.82  
15 N 44°31'41" W 32.83

**REGISTER OF DEEDS**  
05/09/2025 • 12:27:06 PM  
25004109  
1 PRELIMINARY  
HOLLY BAKER, 5/17/16  
PLAT CABINET: L  
SLIDE: 845  
REG FEE 16.00  
DP FEE 2.00  
TOTAL 18.00  
KAREN COLLINS-OTTINGER  
REGISTERED PROFESSIONAL SURVEYOR

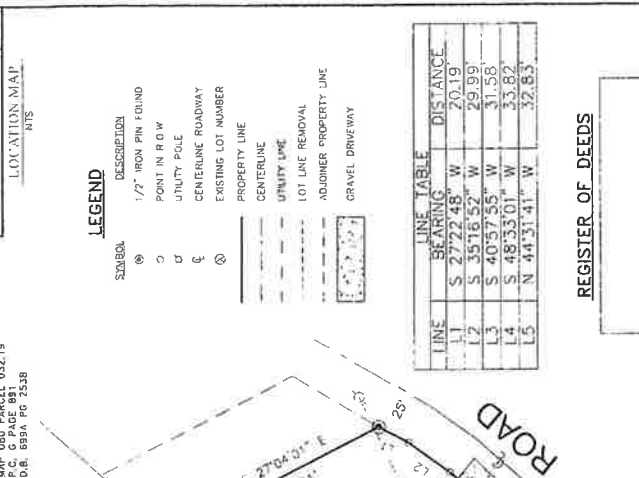
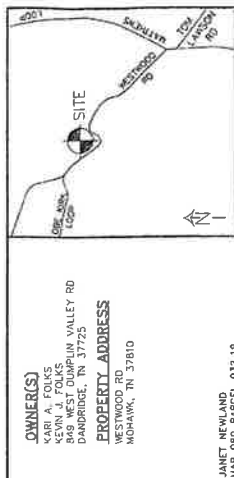
**GENERAL RESTRICTIONS**  
Approval is hereby granted for Lot(s) 11R - defined as Combination of lots 11&12 of the Porter and Ethel Albright Estate, Section B - located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building plans.  
Prior to any construction of a structure, mobile or permanent, the plan for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. After the permit is issued, the owner must follow the terms and conditions of the permit. Any violation of the terms and conditions of the permit may result in the revocation of the permit and the owner may be liable for any costs incurred by the Division of Water Resources in connection with the revocation of the permit.  
FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL  
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

**LOT RESTRICTIONS**  
Lot 11R  
Lot 11R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

**DIVISION OF GROUND WATER**  
CERTIFICATE OF APPROVAL OF ON SITE SEWAGE DISPOSAL SYSTEMS  
GENERAL RESTRICTIONS  
Approval is hereby granted for Lot(s) 11R - defined as Combination of lots 11&12 of the Porter and Ethel Albright Estate, Section B - located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building plans.  
Prior to any construction of a structure, mobile or permanent, the plan for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. After the permit is issued, the owner must follow the terms and conditions of the permit. Any violation of the terms and conditions of the permit may result in the revocation of the permit and the owner may be liable for any costs incurred by the Division of Water Resources in connection with the revocation of the permit.  
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Lot 11R  
Lot 11R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

**GRAPHIC SCALE:**  
0 50 100 150  
1" = 50'



**GREENE COUNTY REGIONAL PLANNING COMMISSION**  
COMBINATION PLAT OF LOTS 11 & 12  
OF THE  
PORTER & ETHEL ALBRIGHT ESTATE  
SECTION B  
NIR  
KEVIN & KARI FOLKS  
4TH CIVIL DISTRICT  
GREENE COUNTY, TENNESSEE

1001 E. 10th St., Ste. 200  
Greeneville, TN 37725  
423.638.1111  
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423.638.1199  
423.638.1200














"OTTINGER PROPERTY"



1. DATE OF JAWBY : *x*
2. PERSONAL ACCOUNT: 037
3. TYPE OF SOURCE: IND. THE MEDICINE
4. DATE OF SOURCE: 1-4-2013
5. DATE OF INTERVIEW: 1-4-2013
6. INFORMATION OBTAINED: WELLS IN CORE
7. DATE SOURCE OBTAIN: 1-4-2013
8. COMMENTS: SOURCE RELIABLE
9. COMMENTS: SOURCE RELIABLE

LEGEND  
O CASTING 1/2" REBAR

NUMBER	DIRECTION	DISTANCE
L1	N 42°43'03" E	48.92'
L2	N 45°06'33" E	84.99'
L3	N 46°43'02" E	125.42'


 TN GRID NORTH  
 M4D 83 ALL DISTANCE  
 ARE GRID DISTANCES

2. SUBJECT TO AIR ATTACHED CANCELS  
ON MAY 2008 ON NOT 2008

- [illegible]

**CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM**

[illegible][illegible]

LDT RESTRICTIONS

CONFIRMING, CONSISTENT  
IN DIVISION OF WHICH RESOURCES

Hanna L. [Signature]

03-11-25  
DATE

W. L. J. J.

CORNERSTONE LAND SURVEYING P.A.  
1100 ALABAMA ROAD  
GLENVIEW, TN 37413  
PHONE: 423-552-3165  
FAX: 423-552-0100  
WWW.CORNERSTONE-SURVEYING.COM



I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, TN, MAP NUMBER: 47059C0375D AND FOUND THAT THE SUBJECT PROPERTY LIES IN AN AREA DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD PLAIN. EFFECTIVE DATE 7-3-2006.

OWNER INFO:  
SEAN GEBAUER  
2790 BRIGHT HOPE RD  
HOLMWAY, TN. 37610

[illegible]

06/03/2015 11:27:53 AM  
25004965  
1 POST CL SLAT  
HOLLYBATCH 268216  
PLAT CABINET: L  
SLIDE: 870  
NET WT 16.6  
GROSS WT 26  
TOTAL 17.6  
MARLEN COLLING DITCHER  
ATTENTION: 718-881-1111

04/03/2012 11:25 AM  
25004965  
1 PO# 42 ELAT  
HOLLYBATCH 268216  
PLAT CABINET: L  
SLIDE: 870  
ARC FILE 16.6  
C# FILE 5.6  
TOTAL 17.6  
KLEIN CO. 25004965  
MARCH COLLINGDORF  
ATTENTION: 25004965

**Figure 6**

DECLARATION BY DONOR(S)

I/WE HEREBY DECLARE THAT I/WE AM/ARE THE DONOR(S) OF THE FOLLOWING ORGAN OR TISSUE AND I/WE HAVE BEEN ADVISED BY THE ORGANIZING AGENCY OF THE FOLLOWING RIGHTS, DUTIES, AND OBLIGATIONS OF THE DONOR(S) OF HUMAN ORIGINATED TISSUE OR ORGAN.

*[Signature]*

DATE: 6-6-87

I HAVE HEARD THAT THE PAUL ROSS AND ASSOCIATES  
FEDERAL OF A PAUL ROSS AND ASSOCIATES  
RESEARCH FOR THE EASTERN COASTAL REGION. PLEASE  
CONSIDER THAT THE INFORMATION NOTED WITH PAUL  
AS BEING BELONG TO THE INFORMATION OF THE  
SOUTHERN REGIONAL.

*Paul Ross*

3-12-75

SA/PC/CA

REC 12

DATE

*[Signature]* 3/10/85  
SPECIAL AGENT IN CHARGE

I HEREBY CERTIFY THAT THE ABOVE NAMED INDIVIDUAL  
 IS A PERSONAL MEMBER OF THE BOARD OF THE NATIONAL  
 YOUTH ALLIANCE OF THE UNITED STATES OF AMERICA  
 AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE  
 AND CORRECT.

\_\_\_\_\_ DATE 2-15-25

LOCAL YOUTH BOARD MEMBER OR  
 NATIONAL YOUTH BOARD MEMBER

1. ALLIED CORP. - the American firm that owned, owned and  
ran the Soviet Union and satellite state oil and refinery  
plants. It was the largest American company in the world  
at that time. It was owned by the American people.  
2. THE UNITED STATES GOVERNMENT - the American people  
owned the United States. The United States was the  
largest and most powerful country in the world.  
3. THE UNITED STATES GOVERNMENT - the American people  
owned the United States. The United States was the  
largest and most powerful country in the world.  
4. THE UNITED STATES GOVERNMENT - the American people  
owned the United States. The United States was the  
largest and most powerful country in the world.  
5. THE UNITED STATES GOVERNMENT - the American people  
owned the United States. The United States was the  
largest and most powerful country in the world.

1. ABOVE CAPTIONED HAVE BEEN SUBMITTED FOR SIGNATURE AND HAVE BEEN ORDERED TO COMPLY WITH THE SUBCOMMITTEE REGULATIONS FOR ETHICAL CONDUCT. IN ADDITION, THE SUBCOMMITTEE HAS REQUESTED THAT YOU BE ADDED TO THE LIST OF THE PERSONS WHOSE NAMES ARE BEING SUBMITTED FOR CONSIDERATION FOR AWARD.

*John G. Little* 5/12/73  
 DIRECTOR, FBI, MEMPHIS  
 SIGNED: [Signature]  
 SPECIAL AGENT

SEAN GEBAUER

AND

ANNETTE GEBÄUER

OCTOBER 28, 2024 SCALE : 1"=100'

TAX MAP 131 PARCEL 028.00

JOB 24-294

