

STAFF CONTACTS

For further information about setting an appointment or working with staff members for additional assistance, please call the Department of Community Development at **423-989-5514**. Individual staff contact information has been provided below for follow-up questions and information requests.

Community Development Department

Brian Rose,
Director of Community Development,
brose@bristoltn.org 423-989-5514

Christy Justice, Administrative Office Coordinator,
Planning, 423-989-5514
cjustice@bristoltn.org

*Planning:
Subdivisions, Zoning, Sign Permits, Land Use, Wireless Telecom Permits, Site Plans*

Planners:

Heather Moore, 423-989-5549
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Jessica Harmon, 423-989-5518
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Community Development Technician:

Steve Blankenship 423-989-5515
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CITY OF BRISTOL, TENNESSEE ZONING RELATED MEETING DATES

- The Bristol, Tennessee City Council meets at the Slater Center, 325 McDowell Street, at 7:00 PM the first Tuesday of each month.
- The Bristol, Tennessee Municipal Regional Planning Commission meets at the Easley Municipal Annex Building, 104 8th Street, at 6:00PM the third Monday of each month.
- The Bristol, Tennessee Board of Zoning Appeals meets at the Easley Municipal Annex Building, 104 8th Street, at 11:00 AM the third Thursday of each month.
- Please contact the Department of Community Development to verify that meeting dates and times have not changed.

OFFICE LOCATION

From Interstate 81:

Exit 3 to 381/Commonwealth. Follow Commonwealth from Bristol, Virginia to the State Street intersection. Turn Left onto State Street, travel one block, turn right onto 8th Street. Travel one block to the stop sign at the intersection of 8th and Shelby Streets, then turn right onto Shelby Street.

From Volunteer Parkway and 11-E:

Follow Volunteer Parkway to its intersection with Anderson Street (look for the green dining car at Anderson). Turn onto Anderson Street, travel one block to turn left onto 8th Street. Travel one block to the stop sign at the intersection of Shelby and 8th Streets, then turn left onto Shelby Street.

Find application forms, the zoning ordinance, the subdivision regulations and other regulations online at <http://www.bristoltn.org/Planning.cfm>

The Department of Community
Development

PROPERTY ZONING IN BRISTOL, TENNESSEE



104 8th Street
Bristol, Tennessee 37601
Phone: 423-989-5514
Fax: 423-989-5717
<http://www.bristoltn.org>

PROPERTY ZONING IN BRISTOL, TENNESSEE

How does zoning impact the land use and buildings on a piece of property?

Zoning is assigned to groups of property based upon existing zoning designations, as well as the *Transportation and Land Use Plan* which shows long term land use patterns for the growth and development of the entire city. Within the groups or districts, every piece of land has a specific zoning designation, as defined in the *Zoning Ordinance*. Land usually is designated as commercial, residential, or industrial. The zoning designation provides a list of what uses are permitted and determines the building area and density of development allowed for the property. The land use, building setbacks, minimum lot sizes and number of dwelling units are determined by zoning. When land is being subdivided or recombined the request also must meet regulations of the *Zoning Ordinance*.

How long has Bristol, Tennessee had zoning and subdivision regulations?

Bristol, Tennessee's Planning Commission was chartered in 1943.

What is my property's zoning designation?

Contact the Department of Community Development, Planning Division for the zoning designation for any property in the City of Bristol by phoning 423-989-5514 or by using the online e-services zoning verification request at www.bristoltn.org.

How can I learn what uses are allowed and what I can build on my property?

Using the zoning designation (R-1, B-3, M-1, etc), the necessary information may be found in the *Zoning Ordinance*, which is available at the offices of the Department of Community Development or online at <http://tn-bristol.civicplus.com/138/Planning> as a searchable Adobe PDF document. Select *Zoning Ordinance*.

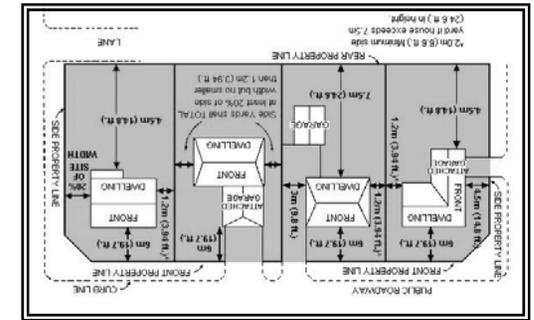
The zoning designation section will specify the required yard area for the front, rear, and side yard which create setbacks for any structure within the city limits. The designation also sets the number of allowable dwelling units per acre. There are many general provisions of the *Zoning Ordinance* which are applicable items like accessory structures, corner lots, parking requirements, and signage within the city.

Staff is available to assist individuals with zoning ordinance questions Monday-Friday, 8AM-5PM in the office or by phoning at 989-5514. Appointments also may be made at your convenience to discuss more detailed or

involved zoning issues or processes.

How do I apply for property rezoning?

Rezoning Applications are available at the Department of Community Development, located on the corner of 8th and Shelby Streets, or



online at <http://tn-bristol.civicplus.com/138/Planning>. Applications may be submitted at our offices or by mail to 104 8th Street, Bristol, Tennessee 37620. All documentation is due by the monthly meeting of the Planning Commission, held on the third Monday of the month, one month prior to the Planning Commission meeting when the item should be reviewed. (For example, if the item is to be heard in May, the deadline is the April Planning Commission meeting.).

What is the property rezoning process?

Following neighboring property owner notification, the Planning Commission meets to make a recommendation to City Council. The item then is considered by City

