Land Use Plan and Policy

Bristol, Tennessee

Resolution # 13-01

Adopted January 8, 2013
Future Land Use Plan

The purpose of the Future Land Use Plan is to guide the future growth of the community in a manner that embraces the Vision Statement of the City of Bristol "to be a vibrant, caring, diverse community, committed to excellence, where our heritage and natural beauty are celebrated, our citizens are engaged, and our leadership visionary."

The Future Land Use Plan is an essential planning instrument for a community to implement an overall development plan while at the same time being a strategic document which formulates a coordinated, long-term development program for the City of Bristol and its urban growth area. The resulting map and policies are intended to facilitate growth and land use patterns in areas where it can best be accommodated so as to maximize the long term effectiveness and economic benefit to the city.

The land use plan policies are based on the following principles:

- To utilize land resources in a manner that contributes to community health, safety, and quality of life.
- To secure the city’s economic future by strengthening cultural tourism and arts, motor sports, medical arts and healthcare, diversified manufacturing, and destination retail.
- To ensure that policies are in place that will allow the construction and availability of housing that will provide diverse housing choices throughout the community.
- To create an efficient, well-connected, intermodal transportation network.
- To preserve important community assets including cultural, historic, natural, and archeological resources.

This plan is not intended to be a parcel-by-parcel directive for the specific use of each property in the city. Rather, its purpose is to serve as a general policy guide for the future development of the city and urban growth area. In areas of transition (areas where land use categories meet), all of the converging land uses should be given due consideration in context with the policies of the plan.
Land Use Policies

Policy 1: Provide sufficient park and open space to satisfy the recreational and leisure needs of the community.
- Provide for appropriately located active and passive recreational opportunities.
- Encourage development of areas and facilities to meet existing and future needs.
- Provide and protect natural open areas.

Policy 2: Provide a housing inventory that is diversified in dwelling unit type, size and design that supports the local population, attracts new residents, and creates a high quality residential environment.
- Protect the character of the city’s residential neighborhoods.
- Encourage the development of communities which provide adequate land for anticipated demands in a pattern which allows a mixture of uses.
- Provide transition areas between low density residential uses and nonresidential uses.
- Promote neighborhood revitalization.

Policy 3: Sustain existing commercial areas while providing for adequate and compatible growth and expansion.
- Encourage a strategic regional retail development near I-81 Exit 74
- Provide for connectivity and shared features between business developments.
- Provide for the continued growth and expansion of commercial corridors.
- Provide for neighborhood-type retail development.

Policy 4: Provide land and infrastructure to sustain and promote industrial growth.
- Ensure adequate buffering between incompatible uses.
- Protect existing industrial developments from rezoning and subsequent development with the potential to create land use conflicts.
- Provide for continued use and responsible expansion of the railroad corridor.
- Encourage connections from industrial areas to recreational opportunities, open spaces, and greenway trails.
Policy 5: Create a vibrant, social, living and entertainment destination downtown which includes a mixture of retail, restaurant, residential, lodging and business uses.

- Encourage compatible, adaptive reuse of signature buildings.
- Promote compatible infill development.
- Encourage mixed use developments.
- Encourage permanent downtown residency and the services and amenities to support downtown living.

Policy 6: Encourage the redevelopment of underutilized land and buildings to capitalize on existing infrastructure and services.

- Encourage the redevelopment of shopping and other commercial centers.
- Encourage redevelopment of underutilized buildings and properties.
- Encourage the reuse of dormant manufacturing facilities.
- Encourage infill development which will be compatible with the neighboring development and utilizes existing supporting infrastructure.

Policy 7: Target the area around Bristol Motor Speedway for development that will leverage and support motorsports-related activities.

- Establish a primary area in the BMS environs to accommodate lodging and associated commercial services.
- Encourage shared and integrated parking, with design flexibility, to maximize the efficient use of land.
- Encourage pedestrian connectivity and a walking-environment.
- Encourage a unified design concept.

Policy 8: Provide sufficient land and infrastructure to stimulate and support a mixed use medical district with compatible commercial and residential growth in the hospital vicinity.

- Provide for the development of compatible business growth in the area.
- Provide for a variety of residential opportunities, including all types of senior housing, from independent living arrangements through nursing and hospice facilities.
- Encourage the development of medically-related research and development operations in this area.