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:

*Propelling an engaged community of innovation that celebrates heritage, culture and natural beauty.*

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 they 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, medicine 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.
The Future Land Use Map helps to illustrate the community’s vision of what the future should be. The Future Land Use Map builds upon the Map adopted in 2013; however, it introduces few new land use categories designed to provide greater detail regarding the purpose of each designation. The Map is created from baseline technical information from real estate, infrastructure, environmental and transportation data sources. It is shaped by vision, local knowledge and public involvement.

The Future Land Use Map and Comprehensive Plan may be amended from time to time. The Map is not intended to freeze future development patterns but is a dynamic tool which may be periodically updated in response to the changing needs of the City. Any future changes to the Map will require review by the Planning Commission as well as a public hearing and adoption by City Council.

GUIDELINES FOR USING THE FUTURE LAND USE MAP

The Future Land Use Map provides a generalized guide to steer the City’s land use policies and development decisions, such as rezoning and zoning assignments of new annexations. The Future Land Use Map works in conjunction with the Comprehensive Plan and was adopted as a companion to the Comprehensive Plan document.

Together with the Comprehensive Plan, the Future Land Use Map will be used to help determine whether proposed changes to zoning are consistent with the City’s future growth strategy. The Map uses color-coded categories to show the general character, distribution, and intensity of the recommended future land use for Bristol.

Consistency with the Future Land Use Map is not the only criteria that will be used to determine the reasonableness of a rezoning request or zoning map amendment. In considering a rezoning request the city will include: Compatibility with the character of the surrounding area; Impact on public services and infrastructure; Traffic and public transit; Fire and safety; and parks and recreation.

By using the Map to guide future growth and development objectives, the City hopes to: Provide greater land use predictability and transparency; Advance the themes and strategies included in the Comprehensive Plan; and create a logical framework for future zoning and development.

INTERPRETING THE MAP

The Map is a generalized depiction of intended uses. It is not an existing land use map, although in many cases future uses in an area may be the same as those that exist today.

The Future Land Use Map should not be confused with the Zoning Map. Whereas a future land use map is used as a guide for policymaking, official and zoning maps are actual policy documents designed to achieve a preferred future. While the Map will influence future zoning, it does not alter current zoning or affect the right of property owners to use the land for its purpose as zoned at the time of the adoption of the Map. The City’s Zoning Map is parcel-specific and establishes detailed requirements for setbacks, height, use, parking, and other attributes. The Future Land Use Map recommends a range of potentially appropriate land use and intensities.

The rezoning of any given area should be guided by the Map, interpreted in conjunction with the policies included on the following pages of this document and the goals of the 2020 Comprehensive Plan. Proposed zoning changes that are consistent with this map are more likely to receive a favorable recommendation than a proposed zoning change that is inconsistent with the Map.
LAND USE POLICIES

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.

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.

3 SUSTAIN EXISTING COMMERCIAL AREAS WHILE PROVIDING FOR ADEQUATE AND COMPATIBLE GROWTH AND EXPANSION.
- Foster continued growth within the Pinnacle and surrounding areas.
- Encourage continued growth and redevelopment in strategic areas throughout Bristol’s main corridors.
- 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.

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.
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.

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

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.

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.
COMMERCIAL

This designation is used for a broad variety of commercial land uses. This designation can accommodate destination retail developments with large footprints, as well as smaller commercial businesses that serve nearby residents.

NEIGHBORHOOD COMMERCIAL

This designation accommodates commercial uses within the vicinity of residential areas. These commercial developments are typically lower-impact, have a smaller footprint than those found within the general commercial designation, and can implement mixed-use developments.

INDUSTRIAL

This designation is for areas that are appropriate for a range of industrial uses. This provides for the separation of high-impact industrial uses from other areas, such as residential, in order to preserve quality of life for the residents of Bristol.

INSTITUTIONAL

This designation is used to accommodate governmental, educational, public utility, and other publically accessible uses.
LOW DENSITY RESIDENTIAL
This designation provides for single-family detached residential structures and is used to accommodate a maximum density of three (3) units per acre.

MEDIUM DENSITY RESIDENTIAL
This designation accommodates single-family, two-family, and lower density multifamily dwelling units at a maximum density of six (6) units per acre.

HIGH DENSITY RESIDENTIAL
This designation provides for moderate to high density multifamily residential and mixed-use development. It may be interspersed with some duplex and single-family development. The maximum density within this designation is thirty-five (35) residential units per acre.

RECREATIONAL/OPEN SPACE
This designation is used to preserve agricultural, open, and recreational spaces to retain their contribution to Bristol's quality of life. This designation can also be used for other land that poses unique environmental characteristics such as floodplains.
CITY OF BRISTOL TENNESSEE
FUTURE LAND USE MAP
2020

Legend
☇ City Limits

Land Use
Commercial
Neighborhood Commercial
Industrial
Institutional
Low Density Residential
Medium Density Residential
High Density Residential
Recreational/Open Space

1,000 0 1,000 Feet
CONTACT US

City staff is always happy to help. Give us a call, send us an email, or stop by our office.

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