

**BRISTOL, TENNESSEE  
TRANSPORTATION  
&  
LAND USE STUDY**



Prepared By:

**Allen & Hoshall**  
since 1915



**August 1, 2006**

## TABLE OF CONTENTS

<b>I.</b>	<b>INTRODUCTION</b>	<b>I-1</b>
	A. Study Area Characteristics	I-1
	B. Purpose of Study	I-3
	C. Land Use and Transportation	I-3
	D. Scope of Study	I-4
	E. Community Ownership	I-5
	F. Review of Previous Plans and Studies	I-10
 <b>II.</b>	 <b>BACKGROUND FOR PLANNING</b>	 <b>II-1</b>
	A. Location and Size	II-1
	B. Early Settlement	II-2
	C. Major Events Affecting Development	II-3
 <b>III.</b>	 <b>FACTORS AFFECTING DEVELOPMENT</b>	 <b>III-1</b>
	A. Natural Factors	III-1
	B. Socio-Economic Factors	III-3
 <b>IV.</b>	 <b>EXISTING LAND USE, TRANSPORTATION, AND UTILITIES</b>	 <b>IV-1</b>
	A. Existing Land Use	IV-1
	B. Existing Zoning	IV-12
	C. Findings From Existing Land Use and Examination of Existing Zoning	IV-19
	D. Utility Service	IV-22
	E. Vacant Land Analysis	IV-26
	F. Transportation Analysis	IV-29
 <b>V.</b>	 <b>LAND USE ALTERNATIVES</b>	 <b>V-1</b>
	A. Long-Range Land Planning Issues	V-1
	B. Land Use Alternatives	V-1
	C. Land Use Implications	V-2
 <b>VI.</b>	 <b>LAND USE PLAN</b>	 <b>VI-1</b>
	<b>Section I - Land Use Plan Objectives, Conclusions, and Recommendations</b>	
	A. High Growth Plan	VI-1
	B. Future Residential, Commercial, Industrial Growth	VI-2
	C. Public Services	VI-7
	D. Land Use Controls and Land Use Planning Policy	VI-7
	 <b>Section II - Land Use Plan Policies and Action Steps</b>	
	A. General Citywide Land Use Policies	VI-13
	B. Central Bristol Study Area	VI-17
	C. Eastern Study Area	VI-31
	D. Southern Study Area	VI-45

E.	Western Study Area	VI-59
F.	Unincorporated Sullivan County Study Area	VI-75

<b>VII.</b>	<b>TRANSPORTATION INITIATIVES</b>	<b>VII-1</b>
A.	Transportation Background	VII-1
B.	Transportation Initiatives	VII-1
C.	Transportation Action Steps	VII-10
	<b>APPENDIX A - DEMOGRAPHICS</b>	<b>A-1</b>
	<b>APPENDIX B – LAND USE</b>	<b>B-1</b>
	<b>APPENDIX C – TRANSPORTATION</b>	<b>C-1</b>