

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Thomas A. Lloyd, AICP
Director/Building Commissioner

DATE: June 25, 2026

SUBJECT: Site Plan review for Stone Creek Mobile Home Community addition at 170 Armona Rd, Maryville, TN (map 036 parcels 010.00 and 013.00)

Attachments

1. Location/Zoning Map
2. Site Plan

Applicant

Stone Creek MHC, LLC

LGC Construction

Denson Engineering

Land Use and Zoning

The subject property is zoned S (Suburbanizing). The existing land use is commercial (Mobile Home Park).

Background

This site plan is for the expansion of an existing nonconforming use on Armona Road Road. The existing mobile home park was developed in the 1970's, predating the county's adoption of zoning regulations. Staff has been advised by the County Attorney to review this particular mobile home park expansion pursuant to Article 6 of the zoning ordinance. The proposed would net an additional 33 units (two will be removed and 35 new units will be set), bringing the park's total to 176. The proposed density is compliant with the restrictions of the suburbanizing zone.

I. Conformance with Applicable Zoning Regulations

Article 6. EXPANSION AND RECONSTRUCTION OF EXISTING INDUSTRIAL, COMMERCIAL OR OTHER BUSINESS ESTABLISHMENTS.

Section 6.1. Application of Tennessee Code Annotated Section 13-7-208. In conformity with Tennessee Code Annotated Section 13-7-208(b)-(e) inclusive, any industrial, commercial, or other business establishment in operation and permitted to operate immediately preceding the effective date of this Resolution or any amendment to this Resolution which has the effect of creating a non-conforming use shall (1) be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to such effective date and (2) shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business; provided that the following shall apply:

A. There is a reasonable amount of space for such expansion or reconstruction on the property owned by such industry or business prior to effective date of this Resolution, so as to avoid nuisances to adjoining land owners;

B. The Blount County Planning Commission shall determine whether there is a reasonable amount of space for any such expansion or reconstruction by application of dimensional regulations of this Resolution such as lot area, density, setback, and any other requirements affecting area required for site design generally applied for the applicable zone and use. Such determination shall be based upon consideration of a site plan submitted under Section 7.2 of this Resolution by the person or entity seeking to expand or reconstruct such facilities.

C. No destruction and rebuilding shall occur which shall act to change the use classification of the land on which such industry or business is located.

Recommendation

Staff recommends approval subject to any and all applicable permitting as well as a preconstruction meeting prior to any development activity.