

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner
Senior Planner

DATE: December 2, 2024

SUBJECT: Site Plan review for Calvary Community Church located at 1913 Stewart Ln, map 017 and parcel 040.04.

Attachments

1. Location/Zoning Map
2. Site Plan
3. Building Elevations
4. Drainage
5. Lighting
6. Survey

Applicant

Calvary Community Church
Engineering- Sterling
Architect- Billingsley Architecture

Land Use and Zoning

The subject property is currently undeveloped and is zoned S-Suburbanizing.

Background

The proposed development is for a 9,628 sq. ft. church that will be constructed on a 4.9 acre parcel located at 1913 Stewart Lane (map 017, parcel 040.04). Per section 9.1.E, permitted uses requiring land greater than 3 acres are subject to site plan approval by the planning commission. Additionally, the applicant will need to coordinate with the City of Alcoa regarding any required permitting for the driveway and/or work within the right of way as Stewart Ln is a municipal road. The applicant will also need to coordinate with TVA regarding the transmission easement on the property and any work occurring therein. Before any permits can be issued, the site plan must be approved by the planning commission.

Conformance with Applicable Zoning Regulations

Section 9.1. S-Suburbanizing District

The use is a permitted use via section 9.1.A as, “churches, temples, and other places of worship.” A site plan is required per section 9.1.E.

The proposed structure, as shown on the attached site plan, appears to meet the setback requirements found in section 9.1.G. The structure also does not exceed the height restrictions noted in section 9.1.H.

Section 7.15. Design Requirements for Commercial and Industrial Developments

The attached building elevations demonstrate compliance with the design requirements by incorporating brick, stone, and glass.

Lighting

A lighting plan that demonstrates compliance with section 7.15.D. has been submitted. The applicant will be required to submit a follow up report prior to final inspection.

Environmental Health

Blount County Environmental Health has reviewed the proposed project and has determined the site to be adequate to serve the proposed use.

Stormwater

Full review, coordination, and approval of plans will be required prior to the issuance of any permits. The project will also require all necessary county and TDEC permits regarding grading, storm water, and erosion control.

Recommendation

Staff recommends approval subject to applicable permitting.

Section 9.1 S – Suburbanizing District. It is the purpose and intent of this district to regulate suburbanizing development of expected high to moderate density around the cities of Alcoa and Maryville, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58- 101, et seq), and consistent with plans adopted by Blount County.

A. Permitted Uses: one or two single family dwellings or manufactured home dwellings on a single lot, duplex dwellings, customary home occupations, group homes as provided in Tennessee Code Annotated, Section 13-24-101, et seq; churches, temples and other places of worship, cemeteries associated with churches and other places of worship; local, state and federal government and utility uses necessary for providing services to land or population within the district; and accessory structures customarily associated with the above uses.

B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; privately funded nonprofit community libraries (Resolution 16-06-004); bed and breakfast accommodations; golf driving range; and accessory structures customarily associated with the above uses.

C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); commercial campgrounds and recreational vehicle parks (see also Section 7.18) (Resolution 14-08-016); Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

D. Uses Prohibited: In the S - Suburbanizing District, adult oriented establishments as defined in TCA 7-51-1101 et seq., and pain management clinics. All other uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals. (Resolution 12-08-003)

E. Uses Requiring Site Plan Review: All uses permitted as special exception in subsections B and C above. Permitted uses in subsection A above requiring land greater than three acres, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 32,670 square feet (.75 acres) if septic tank and field line is utilized or 21,780 square feet (.50 acres) if public utility sewer is utilized. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 units per gross acre if septic tank and field line is utilized or 6.2 units per gross acre if public sewer utility is utilized, provided that for high density multi-family planned development the maximum density shall be 13 units per acre. (See also subsection I below.) (Resolution 22-11-016)

G. Setback Requirements: All uses permitted or permitted as special exception shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.

1. Front Setback: the minimum depth of the front building setback shall be 30 feet from any road right-of-way or easement line, with the following exceptions: (a) the lot fronts on an arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet for principal arterial roads and 40 feet for major arterial roads, and (b) the lot has been previously platted on a plat registered with the Blount County Register of Deeds prior to the enactment of this Resolution in which case the minimum shall be as shown on the registered plat.

2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.

3. Side Setback: the minimum building setback from the side property line shall be ten (10) feet, provided that the side setback shall be 20 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, the maximum height of structures shall be no greater than: 1) 35 feet for single family and duplex residential structures; 2) 40 feet to eave and 50 feet to ridge for hip and gable roofs for other primary use structures; and 3) 40 feet for all other types of roofs for other primary use structures. All accessory structures shall be no greater than 35 feet in height.

Notwithstanding the above, along highways designated as Scenic Highway under provisions of TCA 54-17-101 to 116, the maximum height of buildings shall be controlled by TCA 54-17-115, up to the maximum allowed in this subsection.