

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804

Phone: 865-681-9301 Fax: 865-681-9502



MEMORANDUM

TO: Blount County Planning Commission

FROM: Thomas A. Lloyd, AICP 

DATE: April 19, 2018

SUBJECT: Rezoning request from R-2 (Rural District 2) to PRRD (Planned Rural Resort District) for multiple tracts of land on E. Millers Cove Road and The Loop Road, Walland. The properties are identified on tax map 051 parcels 015.00, 015.03, and 015.04; tax map 061 parcels 027.08, 027.09, and 027.10; tax map 062 parcels 006.00, 006.01, 006.02, and 006.03; and from R-1 (Rural District 1) to PRRD for properties on Old Walland Hwy, identified on tax map 072 parcels 014.00, 016.00, 017.00, 017.01, and 017.02; and tax map 072G, group A, parcel 001.00..

Attachments

- (1) Applications
- (2) Location/Zoning Map (overall)
- (3) Zoning Map (Walland)

Applicant/Owner

Blackberry Mountain Club LLC

Summary

Pursuant to recent changes to the PRRD (Planned Rural Resort District) which no longer restricts it to areas in West Millers Cove, Blackberry Mountain Club is requesting that the area in and around their Three Sisters project, as well as multiple contiguous tracts of land under their ownership in Walland be included in the district. There are a total of 16 tracts of land. Some are currently in the R-1 district, others in the R-2. An approved rezoning would allow for comprehensive master planning of the project and the potential for mixed uses consistent with the standards set forth in the district.

Several exhibits have been attached for reference. Given the scope of the request, the attachments include all of the applications, a map of the overall request, and a larger scale map of the Walland center portion.

Applicable code sections regarding the districts are included below for reference:

Section 9.2 R-1 – Rural District 1. It is the purpose and intent of this district to regulate rural development of expected moderate to low density within the county, 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, 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; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); ***private non-commercial airstrips***; 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); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales 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 that buffering of the use from surrounding residential land shall be constructed and maintained; ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***.

D. Uses Prohibited: In the R-1-Rural District 1, 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.

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:

1. If on individual septic system, unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 30,000 square feet. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 residential units per gross acre.

2. If on public utility sewer, unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 23,000 square feet. For more than one unit per lot, or for planned unit development, the density shall be no greater than 1.5 residential units per gross acre.

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, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

Section 9.3 R-2 – Rural District 2. It is the purpose and intent of this district to regulate rural development of expected low density within the county, 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, and their associated sales or rental offices for the development (see also Section 7.6), 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; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; 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; sawmills and associated lumber yards; and accessory structures customarily associated with the above uses.

C. Uses Permitted as Special Exceptions with Specific Limitations: ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***

D. Uses Prohibited: In the R-2-Rural District 2, 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.

E. Uses Requiring Site Plan Review: All uses permitted as special exception in subsections B and C above. Permitted uses in subsection A above, 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 five acres. For other than one unit per lot, or for planned unit development, the density shall be no greater than 0.2 units per gross acre, provided that density may be up to 0.33 units per gross acre in planned unit developments with a commensurate amount of common open space permanently set aside and maintained.

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, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

Section 9.11 Planned Rural Resort District (*as amended 3/15/18*). In consideration of the substantial importance of tourism in the County, it is the intent of this district to allow low to moderate density mixed-use planned developments that combine resort type residential and recreational uses along with resort oriented accommodations and commercial uses, 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. Resort oriented commercial uses includes production of resort-related food, beverage, and alcohol items for retail, agricultural, and wholesale trade. The minimum area for application of the zone shall be 40 acres under one concept for development, and shall be either under one ownership, under partnership, under lease or contract or agreement for integrated use and development. This section does not amend the Zoning Map, nor zone, nor rezone any land to Planned Rural Resort District, but only identifies limits for any land that may in the future be zoned as such.

A. Permitted Uses:

1. All permitted uses allowed in R-1 Rural District 1, as described in Section 9.2A.
2. Within an overall mixed-use planned development, resort facilities and functions; restaurants, taverns and drinking establishments; hotels, motels, rooming and boarding houses, bed and breakfast and other similar uses; indoor and outdoor recreational facilities, including commercial guided activities, equestrian facilities, spa, gym and health club facilities; sales and rental of real estate and real estate development; and use of land and structures associated with resort-type facilities for the production of food, crafts, and beer, and for retail and wholesale trade. Any mixed-use planned development within the zone shall include all the following: integrated resort accommodations, restaurant, recreational facilities, and defined open space of at least 20 percent of the zone as the core of the zone development.
3. Working farm facilities and functions, which may be included in required 20 percent open space.
4. Agricultural, natural area uses, and farming activities, including breeding animals for consumption and for resale, production of food items from farm animals, harvesting farm animals for retail and wholesale trade industry purposes, which may be included in required 20 percent open space.

B. Uses permitted as special exception: Special exception uses identified in Section 9.2B for the R-1 Rural District 1.

C. Uses permitted as special exception with specific limitations: Special exception uses with specific limitations identified in Section 9.2C for the R-1 Rural District 1.

D. Uses Prohibited: All uses are prohibited except those uses permitted or permitted as special exception specifically above.

E. Uses Requiring Site Plan Review: All uses and customary accessory structures, 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: Land within the zone may be divided into separate lots with mixed uses. For residential structures as required in Section 9.2 for the R-1 Rural District 1 zone, or greater as appropriate for previously R-2 zoned land on steep slopes. For all other uses: all lots shall be adequately sized to accommodate necessary parking requirements, setbacks, buffering, and soils requirements for any required on site septic disposal. A minimum of 20 percent of the zone shall be set aside as open space exclusive of required setbacks.

G. Setback Requirements: All uses 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.

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 residential accessory structure.

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 for any non-residential use with a side property line abutting a residential use lot, or abutting a lot in the R-1 or R-2 zones.

4. Zone Boundary Setback: the minimum building setback from the zone boundary shall be 40 feet for all but single family and duplex residential use structures.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Section, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

I. Additional Site Plan Requirements: In addition to the site plan requirements in Section 7.2, site plans for any commercial use permit under this Section shall be drawn by a qualified professional, and shall include front elevation of any proposed structure.

J. Additional design requirements: All site plans shall be accompanied by a stormwater drainage plan, if necessary, prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All non residential and non-agricultural uses permitted under this Section shall provide a vegetative landscape buffer, to be determined during site plan review, between the use/buildings on any commercial site, and any parcel or lot zoned other than Planned Rural Resort District. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All non-residential and non-agricultural uses permitted under this Section shall have a building elevation, along all fronting public roads, constructed of at least 50 percent nonmetal building materials, or shall be screened from view from all fronting public roads. All external lighting shall be directed away from or screened from land used or zoned for residential use, and away from any public right-of-way. Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.

K. Review on change of use.

1. For any change of use to special exception use under provisions for change of use requiring Board of Zoning Appeals approval, the Board of Zoning Appeals shall have permit and review authority under provisions of these regulations.

2. For other change of use, excluding change to uses allowed in Section 9.11.A, a permit application for zoning compliance shall be submitted, to be reviewed by the Building Commissioner for conformity to requirements for the zone and any previously approved site plan. The Building Commissioner shall require information on the application sufficient for determination of zoning compliance, and certification of zoning compliance in writing shall be considered as approval of the permit for change of use.

3. Notwithstanding subsection 2 above, upon determination by the Building Commissioner that a use will be of greater impact or will require new or changed site design elements upon change of use, the Building Commissioner shall require a new permit application and site plan to be reviewed by the Planning Commission as a new permit for that change of use.

4. All changes of use under this subsection shall require new permit application and site plan.

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

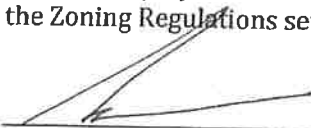
Tax Map/Parcel: 051 015.00 Site Address: E MILLERS COVE ROAD
Owner: BLACKBERRY MOUNTAIN CLUB LLC Phone: 865-273-8572
Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886
City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate
Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.



Owner Signature
SAMUEL E BEALL, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 051 015.03 Site Address: E MILLERS COVE ROAD

Owner: THREE SISTERS TWO ASSOCIATES LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

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[Signature]
Owner Signature
SAMUEL E BEALL, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 051 015.04 Site Address: E MILLERS COVE ROAD

Owner: THREE SISTERS TWO ASSOCIATES LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal ___ Rezoning X Special Exception ___ Variance ___ Co-Locate ___

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

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[Signature]
Owner Signature
SAMUEL E. BEALL, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 061.027.08 Site Address: 1129 The Loop Rd

Owner: BLACKBERRY MOUNTAIN CLUB LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

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Owner Signature

4/10/10
Date

Fee: _____

Receipt #: _____

Approval Signature: _____

Date: _____

Updated 08/09/2017

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 061.027.09 Site Address: The Loop Rd

Owner: BLACKBERRY MOUNTAIN CLUB LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road

Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone Size of lot

Notes: Request rezoning to Rural Resort District

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.


Owner Signature

4/10/18
Date

Fee: _____

Receipt #: _____

Approval Signature: _____

Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 061.027.10 Site Address: 1109 The Loop Rd

Owner: BLACKBERRY MOUNTAIN CLUB LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone Size of lot

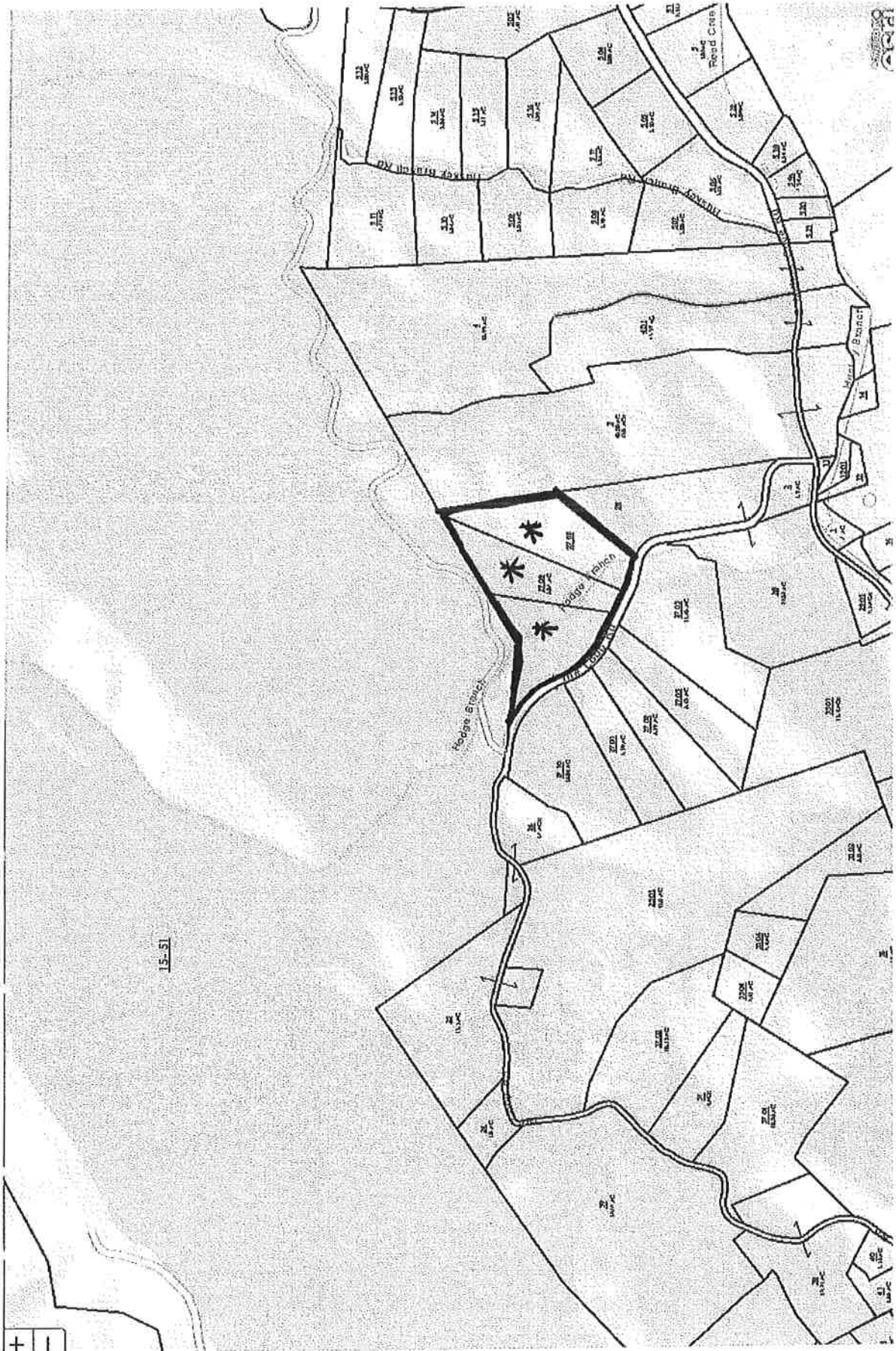
Notes: Request rezoning to Rural Resort District

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Owner Signature

4/10/19
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____



15-51

15-51

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Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 062.006.00 Site Address: E MILLERS COVE ROAD

Owner: BLACKBERRY MOUNTAIN CLUB LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate
Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

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[Signature]
Owner Signature
SAMUEL E BEAU, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 062.006.01 Site Address: E MILLERS COVE ROAD

Owner: BLACKBERRY MOUNTAIN CLUB LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal ___ Rezoning X Special Exception ___ Variance ___ Co-Locate ___

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

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[Signature]
Owner Signature
SAMUEL E BEALL, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
 1221 McArthur Road Maryville, TN 37804
 Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 072 014.00 Site Address: 5291 Old Walland Highway

Owner: BLACKBERRY MOUNTAIN CLUB LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

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[Signature]
 Owner Signature
SAMUEL E BEALL, III

3/30/18
 Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 072 016.00 Site Address: 5324 Old Walland Highway

Owner: TSM PROPERTIES OF TENNESSEE LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road

Walland, TN 37886

City State Zip Code


Type of Permit:

Appeal ___ Rezoning X Special Exception ___ Variance ___ Co-Locate ___

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.


Owner Signature
SAMUEL E BEALL, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 072 017.00 Site Address: 5315 Old Walland Highway

Owner: TSM PROPERTIES OF TENNESSEE LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

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[Signature]
Owner Signature
SAMUEL B BEALL, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 072 017.01 Site Address: 5323 Old Walland Highway

Owner: TSM PROPERTIES OF TENNESSEE LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.

[Signature]
Owner Signature
SAMUEL E BEALL, III

3/30/18
Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
 1221 McArthur Road Maryville, TN 37804
 Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 072G A 001.00 Site Address: 207 E Millers Cove Road

Owner: TSM PROPERTIES OF TENNESSEE LLC Phone: 865-273-8572

Mailing Address: 1471 West Millers Cove Road
Walland, TN 37886

City State Zip Code

Type of Permit:

Appeal Rezoning Special Exception Variance Co-Locate

Zone _____ Size of lot _____

Notes: Request rezoning to Rural Resort District

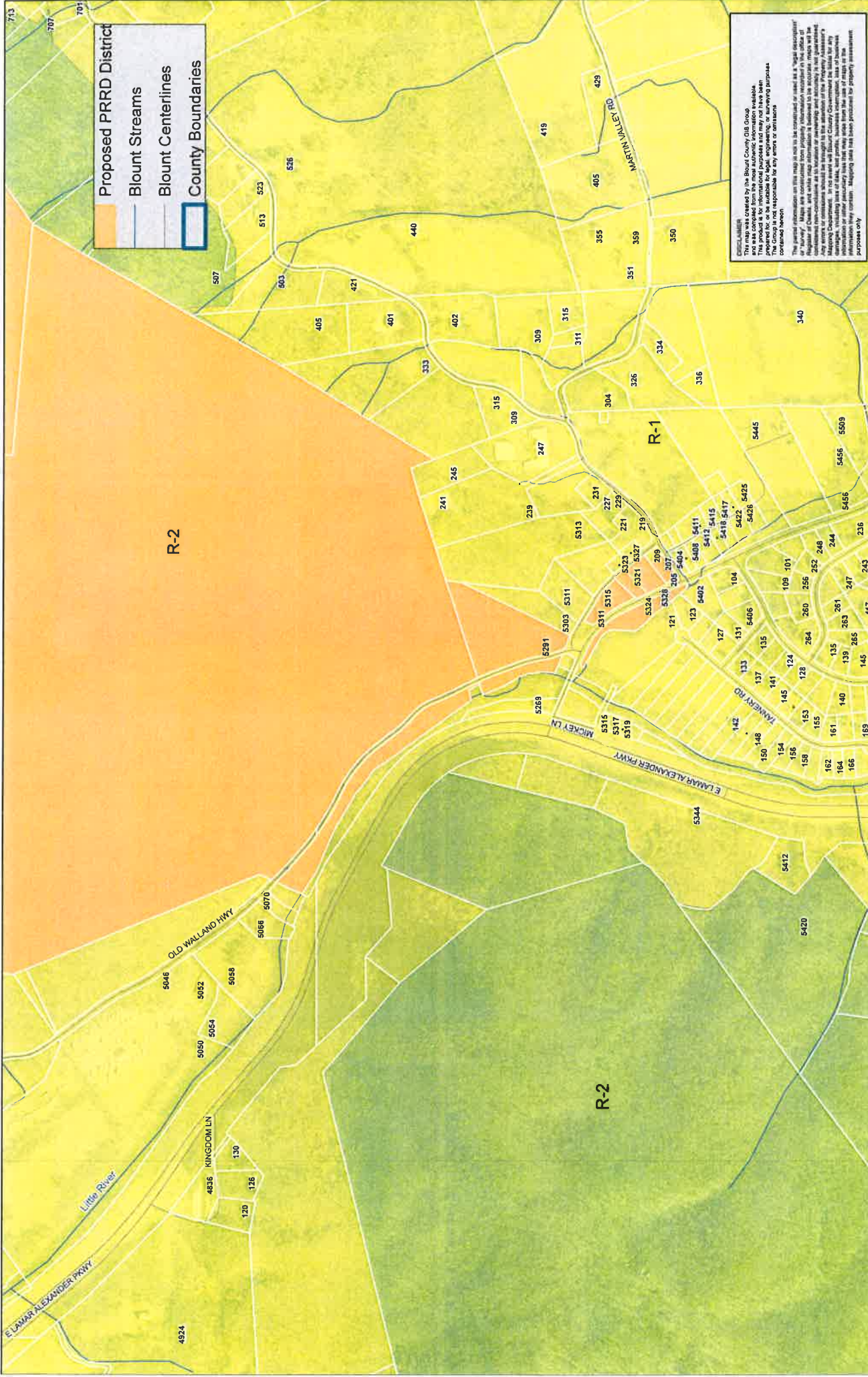
I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.

[Signature]
 Owner Signature
SAMUEL E BEALL, III

3/30/18
 Date

Fee: _____	Receipt #: _____
Approval Signature: _____	Date: _____

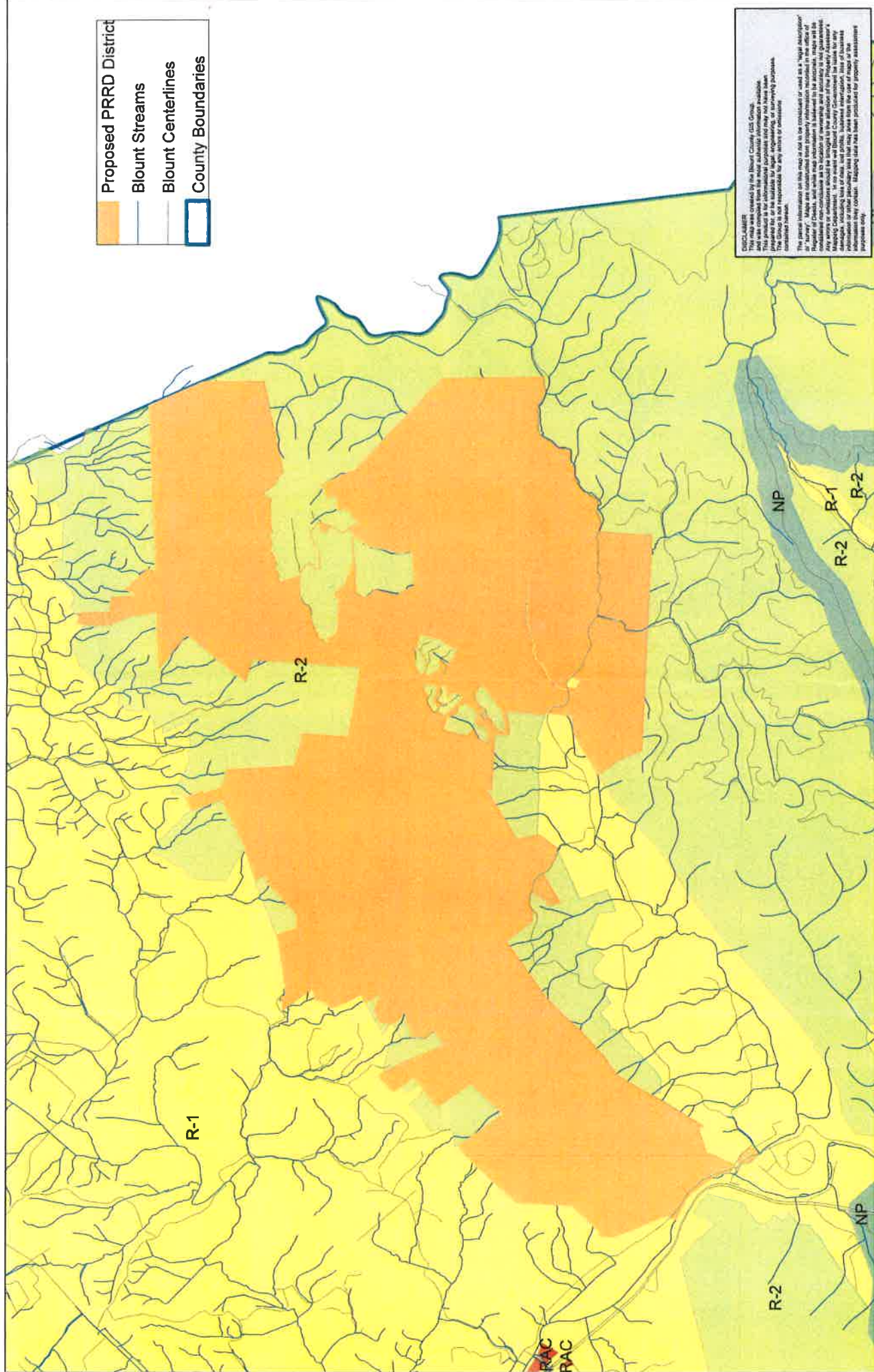
Updated 08/09/2017



Proposed PRRD District
 Blount Streams
 Blount Centerlines
 County Boundaries

DISCLAIMER
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 The parcel information on this map is not to be construed or used as a "legal description" of any parcel. The information is provided for informational purposes only. The Group is not responsible for any errors or omissions contained herein.
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- Proposed PRRD District
- Blount Streams
- Blount Centerlines
- County Boundaries



PRRD-18188
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