

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner, Senior Planner

DATE: April 24, 2025

SUBJECT: Site plan review for utility use at 3121 Mint Road, Maryville, TN (map 090, parcel 063.00)

Attachments

1. Location/Zoning Map
2. Civil plans
3. Tax Map
4. Brochure- Silicon Ranch
5. Panel specifications

Applicant

Silicon Ranch Corporation

Engineering and surveying- BL Companies

Land Use and Zoning

The subject property is zoned S-Suburbanizing. The existing land use is undeveloped.

Background

The proposed development is for a solar facility that is to be developed by the Silicon Ranch Corporation. This is the second such site to come before the planning commission, with the most recent on Sevierville Road. The subject parcels total 25.73 acres and are located on Mint Road. Per the applicant, the project is in cooperation with TVA and the power will be utilized by Maryville Electric. Additionally, other than the solar panels, no other structures are proposed on the property. The driveway entrance to the property has received conceptual approval and will be permitted by the County Highway Department. The applicant has provided the attached brochure as well as the solar panel specification sheet, for reference. Please see the attached site plan within the civil drawings.

Conformance with Applicable Zoning Regulations

Section 9.1 – Suburbanizing District.

The proposed utility use is a permitted use in the Suburbanizing district, per subsection A. as “utility uses necessary for providing services to land or population within the district.” Additionally, the proposed use is subject to site plan approval since the parcel is greater than 3 acres, per subsection 9.1.E. The proposed site plan demonstrates compliance with applicable setbacks for the district (30F, 20R, 10S.)

Landscaping

Per section 10.4 of the zoning ordinance, the planning commission may require additional buffering in the form of fencing and/or vegetative screening to be placed along the side and rear lot lines (see section 10.4 below). Per the site plan, a vegetative buffer is proposed along the north and south eastern portions of the property that abut the neighboring residential parcels (see attached).

Stormwater

The site is subject to any/all applicable county and TDEC stormwater regulations to include a SWPPP as well as review, approval, and monitoring for compliance with any other applicable TDEC regulations.

Recommendation

Staff recommends approval, subject to the issuance of any/all applicable permits.

Reference:

Article 9. REGULATIONS AND PROVISIONS FOR DISTRICTS. The following are the provisions and regulations for the various districts created in Article 8.

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 37 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, 38 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.

I. Specific regulations for high density multifamily planned development: Notwithstanding other regulations in this resolution, high density multifamily planned development shall be considered as a Planned Unit Development under provisions of Section 7.3, shall require a site plan under Section 7.2, shall apply all requirements of a multifamily development under Section 7.6, and shall meet the following additional criteria and regulations:

1. High density multifamily developments shall be located with direct frontage and have primary access onto Highway 321, Highway 411 South, or William Blount Drive, within the Urban Growth Boundary of Maryville and Alcoa set by the 1101 Growth Plan, and on land serviced by city sewer. Any secondary roads providing alternate access to a high density multifamily development shall be 18 feet of paved width with 2 foot shoulders on each side of the pavement, consistent with definitions and usage in the Subdivision Regulations of the Blount County Regional Planning Commission. Developments within 1000 feet of Highways 321 and 411 South, designated as Scenic Highways, shall meet additional height design requirements contained in TCA 54-17-115.

2 The total developed footprint area of all primary and accessory structures shall not exceed 40% of the total site area.

3. A total of fifteen percent (15%) of total site area shall be set aside and developed for useable recreation area for all residents of the high density multifamily planned development. Enclosed sauna and exercise rooms, meeting or activity rooms, and clubhouses are recreational areas that shall not satisfy the open space requirements. Unenclosed recreational facilities such as tennis courts, racquet ball courts, play grounds, and swimming pools are uses that will satisfy this requirement. No active recreation areas shall be located within required perimeter setbacks.

4. All open space, common areas, and required recreation areas shall be maintained by one of the following methods: (a) by the developer or management authority of the development, or (b) by a Homeowner's Association. Documents to accomplish such maintenance shall be submitted with required site plans in form and content acceptable to the legal advisor of county government. 39

5. If deemed necessary by the Board of Zoning Appeals, a detailed analysis and study of the public and private infrastructure serving the parcel shall be performed by the developer's engineer and consultants prior to final approval of any site plans or permits.

6. If the development has more than 40 dwelling units, and abuts two or more public roads, the development shall provide access to at least two of the roads, with main entrance and exit being oriented to the major arterial road .If the development has more than 40 dwelling units and only abuts one public road, the access roads interior to the project shall be looped to provide two entrances onto the public road.

Section 10.4. Planning Commission. In instances where the Board of Zoning Appeals does not have authority to review and approve site plans required under provisions of this Resolution, the Planning Commission shall act as an administrative review panel for review of and decision on such site plans. The Planning Commission shall have authority to review and determine for

approval the compliance of the site plan with the stated purposes, intent, goals, provisions and regulations in this Resolution, and will not have authority to vary any provisions or regulations nor to require any other provisions, regulations, conditions or requirements beyond the provisions and regulations contained in this Resolution. Notwithstanding any other provisions in this Resolution, the Planning Commission may, at its discretion when reviewing and approving site plans, require buffering along side and rear lot lines in the form of solid fencing and/or vegetative growth, for any use other than single family residential use that bounds a residential use or platted residential lot. In acting as an administrative review panel, the Planning Commission shall have all building permit powers of the Building Commissioner, such that an approval of a site plan shall constitute also an approval of a building permit for such site plan. The site plan shall be submitted to the Building Commissioner for forwarding to the Planning Commission at least fifteen calendar days prior to consideration at a regular or special called meeting of the Planning Commission. The Building Commissioner shall review any site plan before the Planning Commission and shall make recommendation for approval or denial with analysis and reasons for such recommendation. The decisions of the Planning Commission shall be by majority vote of the quorum present. The decisions of the Planning Commission shall be entered in the minutes of the Commission, and any denial of a site plan shall state the reasons for denial.