

# Blount County

## Planning and Development Services

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### MEMORANDUM

**TO:** Blount County Planning Commission

**FROM:** Cameron Buckner, Senior Planner

**DATE:** December 4, 2023

**SUBJECT:** Site plan review for Nisus Corporation at Stock Creek Blvd, Rockford (Stock Creek Industrial Park), map 009, parcel 027.12

#### Attachments

1. Location/Zoning Map
2. Site plan
3. Architectural for boiler canopy

#### Land Use and Zoning

The subject property is zoned I (Industrial). The existing land use is industrial and it is located within the Stock Creek Industrial Park.

#### Background

Nisus Corporation is proposing the addition of a 42' x 17' boiler canopy for their facility in the Stock Creek Industrial Park. The existing warehouse was approved by the planning commission in January of 2019 with a subsequent expansion approval occurring in 2021. Per the attached site plan, this proposed addition meets the required setbacks of the district. Before any permits can be issued, the site plan must first be approved by the Planning Commission, per section 9.5.E. of the zoning ordinance.

## **Conformance with Applicable Zoning Regulations**

### **Section 9.5 IND – Industrial District.**

The proposed canopy addition demonstrates compliance with applicable setbacks for the district, which are 40 front, 40 side, and 40 rear, per subsection 9.5.G.

### **Recommendation**

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

### *Reference:*

**Section 9.5 IND – Industrial District.** It is the purpose and intent of this district to regulate industrial and other development of high to medium 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: Excavation of minerals, rock, stone, sand, gravel, or top soil for mining purposes; Use of land and structures for manufacturing, mining, and related and similar operations with indoor and outdoor operations, and general manufacturing, creating, repairing, painting, cleaning and assembly of goods, merchandise and equipment; Fabrication of metal products, furniture, and fixture manufacturer; Food production, textile mill production, apparel and other finished products made from fabrics, leather and similar materials; Lumber and wood product manufacturing; Professional and highly scientific and technical production; All types of wholesale trade industry.
- B. Uses Permitted as Special Exceptions: Scrap and salvage operations, automobile wrecking, or junkyards; Paper or similar product manufacturing; Sanitary landfills and other waste disposal systems subject to the approval of Tennessee Department of Public Health and other applicable government agencies; any other industrial use not specified in subsection 9.5.A above. Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13)
- C. Uses Permitted as Special Exceptions with Specific Limitations: none.
- D. Uses Prohibited: In the IND – Industrial District, all uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals.
- E. Uses Requiring Site Plan Review: Permitted uses in subsection A above, all uses permitted as special exception in sub-sections B and C above, and any accessory structures to such uses.

- F. Minimum Lot Size and Density: All industrial lots shall be adequately sized to accommodate necessary parking requirements, setbacks, buffering, and soils requirements for any required on site septic disposal.
- 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 40 feet from any road right-of-way or easement line, except when the lot fronts on a principal arterial or major arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet.
  2. Rear Setback: the minimum building setback from the rear property line shall be 40 feet, provided that the rear setback may be greater as may be required by the Board of Zoning Appeals for an industrial lot with a rear property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.
  3. Side Setback: the minimum building setback from the side property line shall be 40 feet, provided that the side setback may be greater as may be required by the Board of Zoning Appeals for an industrial lot with a side property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

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, provided that the Board of Zoning Appeals may waive this requirement if the industrial operation or process requires a greater height.