

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner
Senior Planner

DATE: June 26, 2025

SUBJECT: Site plan review for Village Behavioral Health at 2422 Jones Bend Road,
Louisville, TN (map 001, parcels 002.00 and 005.00)

Attachments

1. Location/Zoning Map
2. Tax Maps
3. Site Plan
4. Building Elevations

Applicant

Village Behavioral Health

Land Use and Zoning

The subject property is Suburbanizing. The existing land use is commercial.

Background

The proposed site plan is for the expansion of an existing nonconforming use at 2422 Jones Bend Road. The subject properties exceed 80 acres and can be identified as parcels 002.00 and 005.00 on tax map 001.00 (See attached). The existing occupant is Village Behavioral Health and the facilities/use predate the county's zoning regulations. As such, the use may expand per article 6 included below. For reference, the last addition was approved by the planning commission in 2004. The proposed site plan is for (3) identical accessory structures that are each under 100 square feet in floor area. Before any building permits can be issued, the planning commission must first approve the site plan.

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.

Environmental

Blount County environmental has preliminarily reviewed the additions. Full coordination and permitting will be required concurrently with the issuance of a building permit.

Recommendation

Staff recommends approval subject to subject to any/all other applicable permits.