

# Blount County

## Planning and Development Services

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### MEMORANDUM

**TO:** Blount County Planning Commission

**FROM:** Thomas A. Lloyd, AICP

**DATE:** May 8, 2026

**SUBJECT:** Site Plan review for multifamily development at Morganton Road/William Blount Drive Maryville, TN (map 067, parcel 111.03)

#### Attachments

1. Location/Zoning Map
2. Site Plan
3. Building Elevations
4. Landscape Plan
5. Traffic impact study (executive summary)
6. Utility letters

#### Applicant

KV Construction, LLC  
Engineering-Sterling

#### Land Use and Zoning

The subject property is zoned C (Commercial). The existing land use is undeveloped.

#### Summary

The applicant is requesting site plan approval for a 62 unit multifamily development on the subject 10 acre parcel. *Section 9.4.A* provides for multifamily as allowed use in the Commercial district, through reference, “any use permitted or listed as permissible as a special exception in Sections 9.1.A and 9.1.B.” *9.1.B (Suburbanizing)* lists among those uses, “multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6).” Compliance with Section 7.6 (Design Standards for Manufactured Home Parks and Multifamily Uses) is detailed below.

The use is subject to site plan approval by the Planning Commission pursuant to *Section 9.4.E*, “Permitted uses in subsection A above 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.”*

The maximum allowable density for multifamily development in the District is 6.2 units/acre when served by public utility sewer (9.1.F). At 10 acres, 62 units are permitted.

Access will be exclusively from William Blount Drive. A traffic study (summary attached) was prepared by the applicant and provided to the Highway Department and TDOT for review. William Blount Drive is a State Route, with access controlled by TDOT and subject to their final approval and permitting.

### **Conformance with Applicable Zoning Regulations**

*Section 7.6. Design Standards for Manufactured Home Parks and Multifamily Uses. It is the intent of this Resolution that manufactured home parks and multifamily uses are acceptable housing options in the County, provided that minimum design requirements are followed to mitigate impact on surrounding properties and public infrastructure, and a minimum of internal design standards are incorporated. In this regard, the following shall apply.*

*A. Manufactured home parks and multifamily uses shall have constructed and maintained a buffer along the perimeter of the park development to consist of a minimum building setback of no less than 40 feet from all side and rear property lines, and either a solid non-metallic fence of at least 6 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least four feet and a depth of at least eight feet along side and rear property lines. Notwithstanding the above, accessory structures to the residential units may be placed within the required 40 foot setback buffer but no closer than 10 feet to any side or rear property line, provided that such accessory structures shall be no higher than 12 feet and be used only by residents in the developments.*

- Landscape Buffer Plan (attached) demonstrates compliance.

*B. All private drives or streets within the development shall be paved at least 16 feet wide, with minimum six inches of stone base and a minimum two-and-one-half inches asphalt pavement. Alternative pavement such as concrete may be allowed by the Board of Zoning Appeals as part of special exception approval, provided that the overall structural carrying capacity is the same or greater than for an asphalt drive or street.*

- Site Plan (attached) demonstrates compliance.

*C. All parking within the development shall be off of the paved drives or streets on prepared paved surfaces.*

- Site Plan (attached) demonstrates compliance.

*D. Any development with more than four units, or with land area greater than three acres, shall provide a drainage plan as part of special exception application.*

- In compliance.

*E. Common open space shall be provided as part of the plan for any development, such open space to include at least one contiguous identifiable and functional space of area at least five percent of the total area of the development, provided that if such open space area is greater than 20,000 square feet, the total of such area may be divided into separate areas throughout the development at the discretion of the Board of Zoning Appeals.*

- In compliance. Site Plan (attached) shows a 0.15 acre area (6,516 SF) designated for a dog park. This is adjacent to a large open space area which exceeds the minimum 5% of 10 acres is 0.5 acres, or 21,780 SF.

*F. Any site plan shall also address provision for fire service with fire hydrants, and adequate access for emergency vehicles within the development.*

- In compliance.

*G. Any site plan shall also address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.*

- Not indicated.

### **Design**

No specific design standards are required for residential uses. Elevations have, however, been provided and are attached.

### **Environmental Health**

This development will be served by Maryville sewer.

### **Stormwater**

The Stormwater Department has preliminarily reviewed the plans for compliance. Full review, coordination, and approval will be required prior to the issuance of any permits. The project will also require all necessary TDEC permits regarding grading, storm water, and erosion control.

### **Recommendation**

Staff recommends approval, subject to any/all applicable County and TDOT permitting as well as TDEC permitting regarding stormwater, erosion, and grading. If applicable, updated plans to indicate location and appropriate design of common trash receptacle(s) will be required. Prior to issuance of any permits, a preconstruction meeting will be required.