

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804

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



MEMORANDUM

TO: Blount County Board of Commissioners

FROM: Cameron Buckner, Senior Planner
Building Commissioner

DATE: December 19, 2025

SUBJECT: Request for public hearing

Attachments

- (1) Draft Resolution
- (2) Report of action from December 1, 2025
- (3) Staff memo and exhibits

Discussion:

This is a request for a public hearing on a resolution to amend the Zoning Map of Blount County, Tennessee from R-1 (Rural District 1) to RAC (Rural Arterial Commercial District) for a 4.615 acre portion of a 7.263 acre tract located at 5220/5226 U.S. Highway 411S. The property is identified as part of tax map 100, parcels 009.00 and 009.01.

The Blount County Regional Planning Commission held a public hearing on this item at their December 1, 2025 regular meeting. No one spoke on the item and the Planning Commission considered the request and voted unanimously (8-0) to recommend approval by the County Commission. Prior to taking action on the amendment, the County Commission must hold a public hearing pursuant to TCA § 13-7-105 and Section 12.2 of the Zoning Regulations of Blount County, Tennessee.

RESOLUTION NO. __-__-__

SPONSORED BY: Commissioners _____ and _____

A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY TENNESSEE, from R-1(Rural District 1) to RAC (Rural Arterial Commercial District) for a 4.615 acre portion of a 7.263 acre tract located at 5220/5226 U.S. Highway 411S. The property is identified as part of tax map 100, parcels 009.00 and 009.01.

WHEREAS, the legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations, including a zoning map, in Tennessee Code Annotated Section 13-7-101, et seq., and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations, including the Zoning Map of Blount County, Tennessee in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7- 101, et seq., OF THE TENNESSEE CODE ANNOTATED,** and

WHEREAS, it is desired to amend the Zoning Map of Blount County, Tennessee, and

WHEREAS, the Blount County Regional Planning Commission met in regular session on December 1, 2025, and voted unanimously (8-0) to forward to the County Commission with a recommendation for approval of the following amendment to the zoning regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Legislative Body of Blount County, Tennessee, assembled in regular session on this ____ day of _____ 20__, to adopt the following:



That the Zoning Map of Blount County, Tennessee, be amended by rezoning land from R-1 (Rural District 1) to RAC (Rural Arterial Commercial) for a 4.615 acre portion of a 7.263 acre tract located at 5220/5226

U.S. Highway 411S. The property is identified as part of tax map 100, parcels 009.00 and 009.01. (the portion to be rezoned is shown in red above).

BE IT FURTHER RESOLVED, that THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.

Duly authorized and approved the _____ of _____ 20__.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

County Mayor

Date

☐ Approved

☐ Vetoed



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft Planning Commission

Blount County Courthouse, Room 430
Monday, December 1, 2025

***The following are not approved minutes, but only a report of action**

[...]

IV. Public Hearings:

Rezoning request from R-1(Rural District 1) to RAC (Rural Arterial Commercial District) for a 4.615 acre portion of a 7.263 acre tract of land located 5220/5226 US Hwy 411 S, Blount County, TN (Tax map 100, parcels 009.00 and 009.01).

A motion was made by Commissioner Bledsoe, seconded by Commissioner McClellan, that the rezoning request be forwarded to full commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Tipton, and Sullins

No: 0

Absent: 3 - Bright, Myers, and Wells

Abstain: 0

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Maryville, TN 37804

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



MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner, Senior Planner

DATE: December 1, 2025

SUBJECT: Rezoning request from R-1(Rural District 1) to RAC (Rural Arterial Commercial District) for a 4.615 acre portion of a 7.263 acre tract of land located 5220/5226 US Hwy 411 S, Blount County, TN (Tax map 100, parcels 009.00 and 009.01). The two parcels, as shown on the tax card, have since been combined via the attached recorded plat 4834A.

Attachments

1. Application
2. Survey
3. Legal Description
4. Plat (4834A)
5. Tax Map
6. Zoning Map

Applicant/Owner

Homewood Rentals LLC

Land Use and Zoning

The subject property totals 7.263 acres and is zoned R-1 (Rural District 1). The existing land use is vacant.

Adjacent Land Uses

North– RAC (map 100 parcels 008.01, 008.02, and 012.06)

East – RAC (map 100, parcel 009.02)

West – RAC (map 100, parcel 007.00)

South- R-1 (map 100, parcel 066.00 and 067.00)

Summary

Please see attachments. The RAC (rural arterial commercial) district allows only the first 500 ft from the right of way to be rezoned into that district, as is shown on the attached survey/exhibit. In light of that restriction, only 4.6 acres of the 7.2 acre parcel will be rezoned into the RAC district. The remaining portion in the rear of the parcel will remain in the R-1 zone. As with all rezoning requests, the commission must review this request on its own merits, with no specific development plan in mind by considering all potential uses in the RAC- Rural Arterial Commercial District (Section 9.10 included below). Any future commercial development would be subject to review and approval by either the planning commission for a site plan or the Board of Zoning appeals for special exception, as appropriate.

The signed application, survey/exhibit, legal description, tax map, and recorded plat are attached for reference. This property is not within a FEMA flood hazard area.

The commission should review the proposal and, by way of a motion, forward this request to the County Commission with a recommendation for approval or denial.

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

Section 9.10. RAC – Rural Arterial Commercial District. It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to major four or more lane arterial roads in 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. It is further the policy of the County Commission that the RAC district and this section should have applicability only to land adjacent to Highway 411 South outside the Maryville urban growth boundary, and to Highway 321 – East Lamar Alexander Parkway outside the Maryville urban growth to intersection with Foothills Parkway, and that amendments to the Zoning Map should extend no more than 500 feet away from the right-of-way lines of the above delineated highways. This section does not amend the Zoning Map, nor zone nor rezone any land to RAC, but only identifies limits to location for any land that may in the future be zoned RAC.

A. Permitted Uses: General retail sales and rental of goods and merchandise; Restaurants; bed and breakfast, office of a physician, dentist, or other similar medical professional; campgrounds; Golf driving ranges, miniature golf courses, and similar uses; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Commercial greenhouses; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Golf courses; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.2.A and 9.2.B, with any related commercial uses subject to site plan and design standards in Section 7.2; stand-alone uses not associated with a residential use (family commercial enterprise) as listed in Section 7.10.C and subject to full site plan requirements and commercial design standards in Sections 7.2 and 7.15.(Resolution 17-01-002)

B. Uses permitted as special exception: Motorcycle safety training facilities.

C. Uses permitted as special exception with specific limitations: None.

D. Uses Prohibited: In the RAC – Rural Arterial Commercial District: pain management clinics. All other uses are prohibited except those uses permitted or permitted as special exception specifically above. (Resolution 12-08-003)

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: For residential structures as required in Section 9.2.F. For all other uses: minimum lot size shall be one (1) acre, and maximum lot coverage of all buildings shall be no more twenty five (25) percent provided that both primary and duplicate area for septic field purposes are maintained unhindered by any structure, parking, drainage or other design element of the site which may impact septic functioning (Resolution 10-11-003)

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 60 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 accessory structure, provided that the rear setback shall be 40 feet for any non residential use 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: For any commercial use under Permitted Uses abutting another commercial use or land zoned C-Commercial or I-Industrial or RAC-Rural Arterial Commercial, the minimum building setback from the side property line shall be ten (10) feet. For any commercial use under Permitted Uses abutting a residential lot or land zoned S, R-1 or R-2, the minimum building setback from the side property line shall be 20 feet. For any special exception, the minimum building setback from the side property line shall be 20 feet, or greater as may be required by the Board of Zoning Appeals. For any residential use the minimum building setback from the side property line shall be ten (10) feet.

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.

I. Additional Site Plan Requirements: In addition to 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 prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC or C. 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 uses permitted under this Section shall provide a front building elevation that meets the design requirements in Section 7.15-C-3 . All external lighting shall be directed away from or screened from land zoned other than RAC or C, 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. (Resolution 10-10-011).

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 9.2.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 charged fees as such.

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: 100 009.00/009.01 Site Address: 5220 Highway 411 S, Maryville, TN 37801

Owner: Homewood Rentals, LLC Phone: 276-346-7887

Mailing Address: 21680 Wilderness Road
Rose Hill VA 24281
City State Zip Code

Type of Permit:

Appeal ___ Rezoning ☒ Special Exception ___ Variance ___ Co-Locate ___ Tower ___

Zone ___ Size of lot ___

Notes: Rezoning to Rural Arterial Commercial (RAC)

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

10-28-2025
Date

Fee: _____

Receipt #: 25-001999

Approval Signature: _____

Date: _____

[illegible]

CERTIFICATE

I HEREBY CERTIFY THAT I AM A FOREIGNER RESIDING IN THE UNITED STATES OF AMERICA, AND THAT I HAVE SUBMITTED THE NECESSARY DOCUMENTS TO THE IMMIGRATION AND NATURALIZATION SERVICE, AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT. I HAVE ALSO BEEN ADVISED THAT THE INFORMATION CONTAINED HEREIN IS SUBJECT TO THE VERIFICATION OF THE IMMIGRATION AND NATURALIZATION SERVICE, AND THAT THE INFORMATION CONTAINED HEREIN IS SUBJECT TO THE VERIFICATION OF THE IMMIGRATION AND NATURALIZATION SERVICE.

ON THIS 10th DAY OF OCTOBER, 1963.

SURVEY IS 1. 10,000

ON SMALL LOTS.

[illegible]

- [illegible]

Legal Description – Zoning Request – R-1 to RAC

SITUATED in District One (1) of Blount County, Tennessee and being a portion of Tract 1R of the David Tex Hill Estate Property and the Homewood Rentals, LLC. Property, as shown by map of the same of record in Map File 4834A in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particularly described as followed:

BEGINNING at an iron rod old at the southern right-of-way of U.S. Highway 411 South and being the common corner with Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 687 Page 633) and being South 57-34-25 West 453.66 feet to an iron rod old at concrete monument along the southern right-of-way of U.S. Highway 411 South; thence North 86-03-18 West 168.0 feet to a point in the centerline intersection with U.S. Highway 411 South and Henry Lane; thence with the Point of Beginning and continuing with the southern right-of-way of U.S. Highway 411 South the following four (4) calls: (1) North 57-34-25 East 96.43 feet to an iron rod old at a concrete monument; thence (2) North 53-45-08 East 104.78 feet to an iron rod old; thence (3) North 53-45-60 East 45.60 feet to an iron rod old at a concrete monument; thence (4) North 57-35-35 East 155.28 feet to an iron rod old and common corner with Tract 2 of the David Tex Hill Estate Property (Map File 4475A); thence leaving to southern right-of-way of Highway 411 South and with the common property line with Tract 2 of the David Tex Hill Estate Property (Map File 4834A) South 15-15-24 East 503.92 feet to a point; thence crossing Tract 1R the following three (3) calls: (1) South 67-35-35 West 75.79 feet to a point; thence (2) South 63-45-08 West 150.29 feet to a point; thence (3) South 67-34-25 West 176.00 feet to a point at the common line with Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 387 Page 633); thence with the Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 387 Page 633) North 25-15-24 West 334.26 feet to an iron rod old; thence continuing with the Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 387 Page 633) North 25-15-24 West 169.68 feet to the point of the beginning and containing 4.615 acres, as shown by Kevin Edgar Pitts, Tennessee Registered Land Surveyor No. 2324, 1710 W. Lamar Alexander Parkway, Maryville, Tennessee 37801, October 22nd, 2025 and Job Number 12574.

THIS CONVEYANCE is made subject to all applicable restrictions, conditions, rights-of-way of U.S Highway 411 South, etc. of record in the Register's Office for Blount County, Tennessee, and including but not limited to Map File 4834A.

[illegible]

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent.

10/09/2025
Date
Matthew Weaver
Tina Leslie
10/6/25
10/6/25
HOMWOOD-RENTALS, LLC.

COMBINATION SURVEY OF THE DAVID TEX
HILL ESTATE & OTHERS PROPERTIES

ACCORDING TO TENNESSEE CODE
ANNOTATED SECTION 13-3-401(4)
(B) THIS PLAT DOES NOT FALL
WITHIN THE DEFINITION OF A
"SUBDIVISION" THAT MUST BE
APPROVED BY THE BLOUNT COUNTY
PLANNING COMMISSION.


IRVIN E. PHILLIPS
RIS NO. 2324

The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, in conducting any development or use that will disturb soils on the lot, shall receive and must have sufficient for primary secondary (and tertiary when applicable) development or activities appropriate to the site and use of buildings on the lot. The applicant for the Blount County Environmental Health Department should be consulted prior to any construction to determine appropriate uses to be reserved undisturbed for

CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSEE LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF KENTUCKY, THAT I HAVE SURVEYED THE FOREGOING DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF MY SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEYING INSTRUMENTS USED IN THE MAKING OF THIS PLAT WERE ACCURATELY STANDARDIZED.

CECOTECATE

BLOUNT SURVEYS, INC.
 KEVIN EDGAR PITTS, RLS NO. 2324
 1710 W. LAMAR ALEXANDER PARKWAY
 MARYVILLE, TENNESSEE 37001
 PHONE (865) 983-8484

[illegible]

4834A

Blount County - Parcel: 100 009.00



Date: November 20, 2025

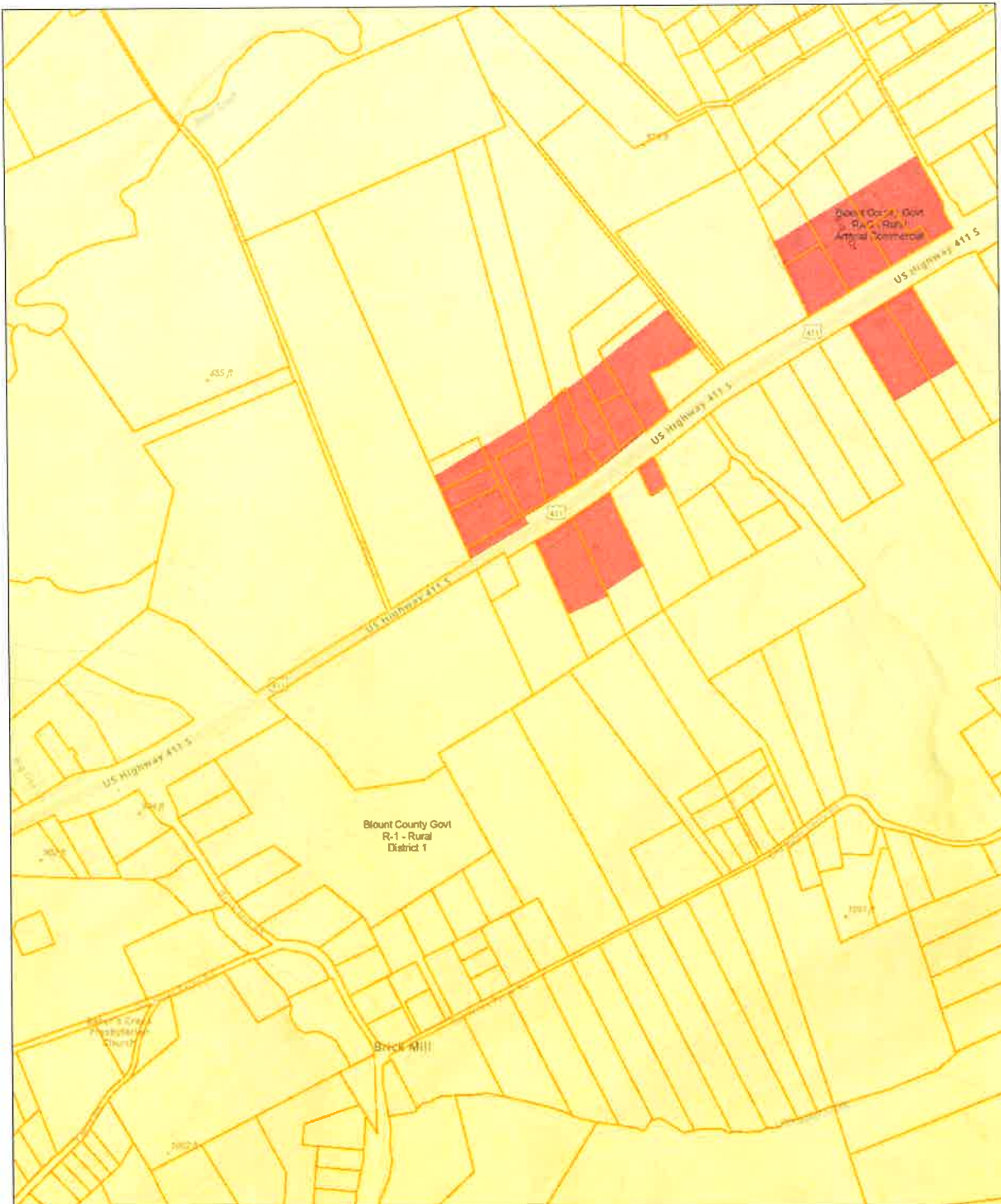
County: BLOUNT
Owner: HILL DAVID T % DAVID T HILL ESTATE
Address: HWY 411 S
Parcel ID: 100 009.00
Deeded Acreage: 6.48
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

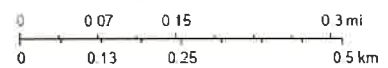
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Zoning Map US HWY 411 S



November 20, 2025

18,286



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