

# 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 addition to Broadway Baptist Church located at 2329 E Broadway Avenue, Maryville, TN. Map 037J H, Parcel 009.00

#### Attachments

1. Location/Zoning Map
2. Site Plan
3. Canopy Design

#### Land Use and Zoning

The subject property is zoned C (Commercial). The existing land is developed with a church and its associated facilities.

#### Background

The proposed development is located at 2329 E Broadway Avenue, map 037J H and parcel 009.00. The existing property is 6.9 acres and contains the Broadway Baptist Church sanctuary and its accessory structures. The proposed development is for an additional 55' x 8.5' canopy, as well as an additional parking area, as shown on the attached site plan. Additionally, a plat was recently approved by the City of Alcoa to combine all of the pre-existing lots of record that make up the new 6.9 acre parcel. The new parcel boundaries are reflected on the site plan. Because this property is zoned C-Commercial, the canopy addition must first have a site plan approved by the planning commission prior to any permits being issued.

## **Conformance with Applicable Zoning Regulations**

### **Section 9.4. Commercial District**

The proposed structure, per the site plan, will meet the setback requirements found in section 9.4.G. that are 30 ft front, 5 ft rear, and 20ft side. The structure will also not exceed the maximum height restriction found in section 9.3.H of 35 feet.

### **Stormwater**

Per section 7.2 of the Blount County zoning ordinance, a drainage plan is required only when there is an increase of more than 10 percent of impermeable surface for additions to existing sites. In this case, as noted on the site plan, the increase is less than 10%. Standard county stormwater regulations will be enforced on site.

### **Recommendation**

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

### ***Reference:***

**Section 9.4 C – Commercial District** . It is the purpose and intent of this district to regulate commercial 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: General retail sales and rental of goods, merchandise, and equipment; Restaurants, taverns, drinking establishments, and nightclubs; Medical and general offices, e.g., dentists, physicians, attorneys, real estate, insurance, etc.; Automotive and marine craft sales and services; Hotels, motels, rooming and boarding houses, bed and breakfast, campgrounds; Social and fraternal clubs and lodges, union halls, and similar uses; Golf driving ranges, miniature golf courses, and similar uses; Service stations, motor vehicle repair and body shops; Convenience stores with vehicle fuel sales; Mobile home sales; Kennels and veterinary services; Miscellaneous public and semi-public facilities including post offices; Dry cleaners and laundromats; Commercial greenhouses; Manufacturing, processing, creating, repairing, and assembly of goods, where all activities are conducted within a fully enclosed building; Hospitals, clinics, and other medical facilities; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Bowling alleys, skating rinks, indoor tennis and racquet ball courts, billiard halls, indoor athletic facilities; Public and private recreational activities conducted primarily outside enclosed buildings; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.1.A and 9.1.B; adult oriented establishment as defined in TCA 7-51-1101 et seq., subject to requirements in Section 7.12.

E. Uses Requiring Site Plan Review: All uses permitted as special exception in subsections B and C above, and customary accessory structures. 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.

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 no less than 20 feet or the platted setback, whichever is greater.

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, or greater as may be required by the Board of Zoning Appeals, for any non residential use or special exception 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, 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.