

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner
Senior Planner

DATE: August 28, 2025

SUBJECT: Site Plan review for 3409 Tuckaleechee Pike, Maryville, TN (map 059, parcel 110.03)

Attachments

1. Location/Zoning Map
2. Civil Drawings
3. Tax Map

Land Use and Zoning

The subject property is zoned S-Suburbanizing. The 7+ acre parcel is undeveloped.

Background

The proposed development, as shown in the attached site plan, is for a sanctuary for Ridgeview Baptist Church. The project is subject to site plan approval, per section 9.1.E., as well as all permitting to include building, driveway, environmental health, and stormwater as discussed below. The county highway department has preliminarily reviewed and approved of the proposed location of the two driveways. The applicant will need to continue to coordinate with the highway department during the driveway permitting process.

Conformance with Applicable Zoning Regulations

Section 9.1. S- Suburbanizing

The use is a permitted use according to section 9.1.A as, “churches, temples, and other places of worship.” Site Plan approval is required, per section 9.1.E., when the project requires land greater than 3 acres. In this case, since the parcel is 7+ acres, a site plan must be approved by the planning commission before any building permits can be issued. All other dimensional requirements of section 9.1. appear to be met.

Parking

The site plan illustrates 118 parking spaces consisting of 115 standard parking spaces and 5 ADA parking spaces. The proposed parking is sufficient for the use.

Lighting

The site plan does not illustrate any pole lighting in the parking area. Staff will review the applicant’s architectural plans once they are received to determine if any external lighting is proposed. If so, the applicant will need to submit a lighting plan demonstrating compliance with section 7.15. prior to lighting installation as well as an as built plan post installation. If external lighting is proposed, the as built lighting plan will be required prior to the issuance of the certificate of occupancy.

Environmental Health

The environmental health manager has reviewed the preliminary soil map and has determined there to be adequate soils to serve the proposed use/structure. The applicant will need to continue to coordinate with the environmental health manager during the permitting process.

Stormwater

The applicant has submitted the necessary documentation to TDEC and has received their subsequent NOC (Notice of Coverage). Since the project is outside of the urbanized area, the applicant will need to coordinate all stormwater concerns with TDEC.

Recommendation

Staff recommends approval subject to any/all applicable county and state permitting requirements.

Reference:

Section 9.1 S – Suburbanizing District. It is the purpose and intent of this district to regulate suburbanizing development of expected high to moderate 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: one or two single family dwellings or manufactured home dwellings on a single lot, duplex dwellings, customary home occupations, group homes as provided in Tennessee Code Annotated, Section 13-24-101, et seq; churches, temples and other places of worship, cemeteries associated with churches and other places of worship; local, state and federal government and utility uses necessary for providing services to land or population within the district; and accessory structures customarily associated with the above uses.

B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; privately funded nonprofit community libraries (Resolution 16-06-004); bed and breakfast accommodations; golf driving range; and accessory structures customarily associated with the above uses.

C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); commercial campgrounds and recreational vehicle parks (see also Section 7.18) (Resolution 14-08-016); Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

D. Uses Prohibited: In the S - Suburbanizing District, adult oriented establishments as defined in TCA 7-51-1101 et seq., and pain management clinics. All other uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals. (Resolution 12-08-003)

E. Uses Requiring Site Plan Review: All uses permitted as special exception in subsections B and C above. Permitted uses in subsection A above requiring land greater than three acres, 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: unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 32,670 square feet (.75 acres) if septic tank and field line is utilized or 21,780 square feet (.50 acres) if public utility sewer is utilized. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 units per gross acre if septic tank and field line is utilized or 6.2 units per gross acre if public sewer utility is utilized, provided that for high density multi-family planned development the maximum density shall be 13 units per acre. (See also subsection I below.) (Resolution 22-11-016)

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 as shown on the registered plat.

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 special exception.

3. Side Setback: the minimum building setback from the side property line shall be ten (10) feet, provided that the side setback shall be 20 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.

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.