

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner
Senior Planner

DATE: October 23, 2025

SUBJECT: Site plan review for Kingdom Kustom at 2307/2309 Mitchell Ave, Maryville, TN
(tax map 037N, group A, parcels 008.00 and 009.00)

Attachments

1. Location/Zoning Map
2. Site Plan

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 2307/2309 Mitchell Avenue. The subject properties exist as two contiguous, but separate parcels, under common ownership. Per the applicable section of the zoning ordinance below (Article 6), the owner is allowed to expand the existing, non-conforming use since the two properties were under common ownership and operating on a commercial basis prior to the adoption of the zoning resolution.

The existing use (automotive) has operated under the names Kingdom Kustom as well as Fugate-Ellis automotive over the years. The primary existing structure is located on parcel 009.00. The neighboring parcel (008.00) is currently vacant but has also been utilized as spill over parking for the automotive use. The proposed expansion is for an additional 2,160 sq.ft. building on the vacant lot. Per the attached site plan, the proposed structure meets the applicable setback requirements for the district.

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

The property is served by sanitary sewer.

Recommendation

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