



MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner
Senior Planner

DATE: January 22, 2026

SUBJECT: Site Plan review for CLC Excavating at 518 Russell Road, Rockford, TN (map 027B, group A, parcel 011.01).

Attachments

1. Location/Zoning Map
2. Tax Map
3. Site plan/Building elevations
4. Recorded Plat

Applicant

CLC Excavating

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 non-conforming use at 518 Russell Road, Rockford, TN. The subject property is 3.46 acres and currently contains three commercial garage facilities. Per the tax card, the property was developed in the 1980s, and has since been used commercially, predating Blount County's zoning regulations. The expansion is for a 1,505 SF office building, as shown on the attached site plan and building elevations. Per the zoning regulations, an expansion of a non-conforming use must be reviewed and approved by the planning commission prior to the issuance of a building permit.

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 environmental health department has reviewed the proposed use and has issued the septic permit.

Recommendation

Staff recommends approval subject to applicable permitting.