

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner, Senior Planner

DATE: December 2, 2024

SUBJECT: Site plan review for 579-583 National Drive (New Towne Industrial Park), for Al Blankenship Enterprise

Attachments

1. Location/Zoning Map
2. Site plan
3. Drainage Plan
4. Building Elevations
5. Site plan with vegetative buffer
6. Lighting Plan
7. Tax Map

Applicant

Al Blankenship Enterprise
Architect – The Architecture Collaborative
Engineer – C2RL, Inc.

Land Use and Zoning

The subject property is zoned I-Industrial. The existing land use is undeveloped and is located within the New Towne Industrial Park.

Background

In 2018, the subject property was rezoned into the Industrial (I) District with plans to develop it as an unofficial extension of the Littlebrook Industrial Park, served by a private easement/road from National Drive, and accessed through Rockford. The final plat for the industrial park was approved by the planning commission in 2021, followed by a minor lot line adjustment in 2022. The proposed development will be located at the terminating cul-de-sac of New Town Industrial Park (see site plan) and will consist of a shop and office space for Al Blankenship Enterprise.

Conformance with Applicable Zoning Regulations

Section 9.5 IND – Industrial District.

The proposed use of a concrete production facility and associated outdoor and indoor operations (office and storage spaces) are permitted uses within the Industrial district. The proposed site plan demonstrates compliance with applicable setbacks for the district (40' from all property lines and ROW's as per subsection G).

Section 7.8. Parking

For commercial and industrial uses, parking areas shall be proportionate to the use intended or established, with the publications Parking Generation (Institute of Transportation Engineers, 1987) and Off-Street parking Requirements (Planning Advisory Service No. 432, 1991) providing guidance to design and to site plan review by the Board of Zoning Appeals and the Planning Commission. The site plan indicates sufficient parking for both equipment and employees.

Section 7.15. Design Requirements for Commercial and Industrial Developments

The design standards of Section 7.15 are not applicable to this project since it is internal to the Industrial Park. Per section 7.15, the design requirements are only applicable to, “mitigate the impact of building appearance along scenic highways and other existing roads within the county exterior to a commercial development.” Even so, the submitted elevations show that the structures will be constructed of mixed materials, including brick, and are designed with architectural changes to the surface planes to avoid a “boxlike” appearance. Finally, a landscape buffer has been installed and is illustrated on the attached site plan.

Lighting

A lighting plan demonstrating compliance with section 7.15 has been submitted. Prior to certificate of occupancy, a follow up as-built plan will be required as per this section.

Environmental Health

This project will be served by sanitary sewer.

Stormwater

Full review, coordination, and approval of plans will be required prior to the issuance of any permits. The project will also require all necessary county and TDEC permits regarding grading, storm water, and erosion control.

Recommendation

Staff recommends approval subject to the issuance of applicable permits.

Reference:

Section 9.5 IND – Industrial District. It is the purpose and intent of this district to regulate industrial 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: Excavation of minerals, rock, stone, sand, gravel, or top soil for mining purposes; Use of land and structures for manufacturing, mining, and related and similar operations with indoor and outdoor operations, and general manufacturing, creating, repairing, painting, cleaning and assembly of goods, merchandise and equipment; Fabrication of metal products, furniture, and fixture manufacturer; Food production, textile mill production, apparel and other finished products made from fabrics, leather and similar materials; Lumber and wood product manufacturing; Professional and highly scientific and technical production; All types of wholesale trade industry.
- B. Uses Permitted as Special Exceptions: Scrap and salvage operations, automobile wrecking, or junkyards; Paper or similar product manufacturing; Sanitary landfills and other waste disposal systems subject to the approval of Tennessee Department of Public Health and other applicable government agencies; any other industrial use not specified in subsection 9.5.A above. Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13)
- C. Uses Permitted as Special Exceptions with Specific Limitations: none.
- D. Uses Prohibited: In the IND – Industrial District, all uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals.
- E. Uses Requiring Site Plan Review: Permitted uses in subsection A above, all uses permitted as special exception in sub-sections B and C above, and any accessory structures to such uses.
- F. Minimum Lot Size and Density: All industrial lots shall be adequately sized to accommodate necessary parking requirements, setbacks, buffering, and soils requirements for any required on site septic disposal.

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 40 feet from any road right-of-way or easement line, except when the lot fronts on a principal arterial or major arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet.
2. Rear Setback: the minimum building setback from the rear property line shall be 40 feet, provided that the rear setback may be greater as may be required by the Board of Zoning Appeals for an industrial lot 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: the minimum building setback from the side property line shall be 40 feet, provided that the side setback may be greater as may be required by the Board of Zoning Appeals for an industrial lot with a side property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

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, provided that the Board of Zoning Appeals may waive this requirement if the industrial operation or process requires a greater height.