

# 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 5155/5157 US HWY 411 S, Maryville, TN (map 100, parcel 012.30)

#### Attachments

1. Location/Zoning Map
2. Site Plan
3. Replat
4. Tax Map

#### Land Use and Zoning

The subject property is zoned both RAC (Rural Arterial Commercial) and R-1 (Rural District-I). The existing land use is commercial (American Drywall Supply).

#### Background

The attached site plan shows the addition of a 100 x 50 sq. ft. storage building that is to be located on the portion of the property that is zoned RAC. The original 1.5 acre parcel that is zoned RAC was recently combined with the neighboring 15+ acre parcel to the rear in order for the proposed structure to meet the side setback requirements due to the greater parcel being a flag lot (see attached replat). Staff research indicates that the existing commercial building/use likely predates the county's zoning and building code regulations, making it an existing non-conforming use. The planning commission must approve a site plan for the additional structure, per article 6 of the zoning ordinance (see below), 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 proposed structure does not require a septic system. The environmental health manager will review the building permit to ensure the existing system is free from obstruction.

## **Recommendation**

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