

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner, Senior Planner

DATE: December 1, 2025

SUBJECT: Site plan review for a 405 SF addition for Eagle Rock Camp at 7143 Flats Road, Tallassee, TN (map 114, parcel 020.06)

Attachments

- Site plan
- Architectural plans
- Zoning Map
- Tax Map

Applicant

Fellowship of Christians in Action; DBB Construction

Land Use and Zoning

The subject property is zoned R-2 (Rural District-2). The existing land use is commercial (Eagle Rock Camp).

Background

The Eagle Rock Camp was constructed prior to the adoption of zoning in Blount County, making the facilities an existing non-conforming use. Construction of the last expansion to the Camp was approved by the Planning Commission in 2017. The applicant is now proposing a 405 SF addition to the existing lodge, as shown on the attached site plan. The attached architectural plans indicate that the addition will include assembly space, storage, and kitchen space. Since the facility is a nonconforming use in the R-2 district, any expansion is subject to Section 6.1 of the Zoning Regulations, as referenced below. The addition meets the setback requirements for the R-2 zone.

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

Recommendation

Staff recommends approval subject to applicable permitting.