

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Cameron Buckner
Senior Planner

DATE: June 26, 2025

SUBJECT: Site Plan review for Camp Tipton at 933 Walker School Road, Maryville, TN
(map 101, parcel 080.02)

Attachments

1. Zoning Map
2. Tax Map
3. Cover Page
4. Site Plan
5. Building Elevations

Applicant

Chilhowee Baptist Association

Land Use and Zoning

The subject property is zoned R-1 (rural district 1). The existing land use is commercial.

Background

The proposed site plan is for the addition of living quarters that will serve primarily as staff housing for "Camp Tipton." The property is roughly 67 acres and contains (1) single family dwelling and several other accessory structures, per the tax card. The site plan illustrates the setback requirements are met and that there is sufficient space for the additional structure. For reference, the planning commission approved an expansion in 2011 for the same property. Since the use predates the county's zoning regulations, the addition must again be approved by the planning commission as an expansion of a non-conforming use.

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 applicant will need to coordinate with environmental health regarding any permitting requirements and/or necessary inspections in order to utilize the existing unused septic system.

Recommendation

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