

## ARTICLE V

### PROVISIONS GOVERNING USE DISTRICTS

- A. **R-1 (Low Density) Residential.** It is the intent of this district to establish low density residential areas along with open areas, which appear likely to develop in a similar manner. The requirements for the district are designed to protect the unique characteristics of the area. In order to achieve the intent of the R-1 (Low Density) Residential District, as shown on the Zoning Map of the City of Maynardville, Tennessee, the following uses are permitted:
1. Single family residences, including mobile homes.
  2. Duplexes.
  3. Customary general farming.
  4. Customary home occupations provided that: there is no external evidence of the occupation except an announcement sign not more than six (6) square feet in area; that only two persons, not a resident of the dwelling, are employed; and not more than 30 percent of the total premises is used.
  5. Publicly owned buildings and uses, following approval by the planning commission as required by Tennessee Code Annotated, 13-4-104, and churches, provided that:
    - a. The buildings are placed not less than thirty (30) feet from the side and rear property lines.
    - b. There are planted buffer strips along side and rear property lines.
  6. Customary accessory buildings provided that they are located in rear yards and not closer than five (5) feet to any property line.
- B. **R-2 (Medium Density) Residential.** It is the intent of this district to provide areas for single and multi-family dwellings; to encourage development and continued use of the land for residential purposes; to prohibit business and industrial uses and other uses, which would interfere with development or continuation of single or multi-family dwellings. In order to achieve the intent of the R-2 (Medium Density) Residential District, as shown on the Zoning Map of the City of Maynardville, Tennessee, the following uses are permitted:
1. Any use permitted in the R-1 Residential District.
  2. Multi-family dwellings.
  3. Boarding and rooming houses and bed and breakfast houses.
  4. Day care centers upon approval of a site plan by the planning commission and the issuance of a letter of approval by the Department of Human Services.
- C. **B-1 (Central Business) District.** It is the intent of this district to establish an area for concentrated general commercial development that the general public requires. The regulations are designed to protect the essential characteristics of the district by the promotion of commercial, public and limited residential uses which serve the general

public and discourage industrial and wholesale development which do not lend themselves to pedestrian traffic. In order to achieve the intent of this district, as shown on the Zoning Map of the City of Maynardville, Tennessee, the following uses are permitted:

1. Any use permitted in the R-2 district.
2. Stores and shops conducting retail business.
3. Personal, business, and professional services, excluding junkyards, auto repair garages, and other similar uses.
4. Public and semi-public uses upon approval of a site plan by the planning commission.
5. Funeral homes.
6. Places of amusement and assembly.
7. Lodges and clubs, hotels and motels, restaurants and similar services.
8. Craft shops, pattern shops, and similar craft type uses.
9. Special Exceptions. In the B-1, Central Business District, the following uses and their accessory uses may be permitted subject to approval by the Maynardville Board of Zoning Appeals in accordance with the provisions of Article IX, Section D.
  - a. Methadone Treatment Clinic or Facility
    1. The consideration for approval by the Board of Zoning Appeals of a methadone treatment clinic or facility shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee.
    2. Maps showing existing land use and zoning within one-half mile of the proposed site should be submitted with an application for Special Exception approval along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Board of Zoning Appeals for use in making a thorough evaluation of the proposal.
    3. The clinic or facility shall be located on and gain access only from Arterial Streets as designated on the city's major road plan.
    4. Measurement shall be made in a straight line on the Maynardville Zoning Map from the nearest wall of the building in which the methadone treatment clinic or facility is proposed to the nearest property line of the following uses:
      - a) The clinic or facility shall not be located within one thousand (1,000) feet of a school, day care facility, park/recreation center, church, pharmacy or similar facility that dispenses prescription or

over the counter drugs, hospital, or any establishment that sells alcoholic beverages for either on- or off- premises consumption.  
b) The site shall not be less than one-half (1/2) mile from any other methadone treatment clinic or facility or any pain management clinic or facility.

5. The site shall comply with off-road parking requirements as regulated by this ordinance.

b. Pain Management Clinic or Facility:

1. For the purposes of this ordinance, a pain management clinic means a privately-owned facility in compliance with the requirements of TCA § 63-1-302 through § 63-1-311
2. This section does not apply to the following facilities as described in TCA § 63-1-302:
  - a) A medical or dental school, an osteopathic medical school, a physician assistant program or an outpatient clinic associated with any of the foregoing schools or programs;
  - b) Hospital as defined in TCA § 68-11-201, including any outpatient facility or clinic of a hospital;
  - c) Hospice services as defined in TCA § 68-11-201;
  - d) A nursing home as defined in TCA § 68-11-201;
  - e) A facility maintained or operated by the State of Tennessee; or
  - f) A hospital or clinic maintained or operated by the federal government.
3. Certification. Said facility shall maintain in good standing a certificate in compliance with TCA § 63-1-306 through § 63-1-309.
4. Maps showing existing land use and zoning within one-half mile of the proposed site should be submitted with an application for Special Exception approval along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Board of Zoning Appeals for use in making a thorough evaluation of the proposal.
5. Receipts. A pain management clinic, in conformity with TCA § 63-1-310 may accept only a check, credit card or money order in payment for services provided at the clinic, except that a payment may be made in cash for a co-pay, coinsurance or deductible when the remainder of the charge for services is submitted to the patient's insurance plan for reimbursement.
6. A site plan of the proposed clinic clearly depicting at a minimum:
  - a) Off-Street Parking and Vehicular Operation. Off-street parking shall be provided for the facility as required by this ordinance or as required to prevent the cuing of vehicles in the public right-of-way whichever is greater.
  - b) Measurement shall be made in a straight line on the Maynardville Zoning Map from the nearest wall of the building

in which the pain management clinic or facility is proposed to the nearest property line of the following uses:

- 1) The clinic or facility shall not be located within one thousand (1,000) feet of a school, day care facility, park/recreation center, church, pharmacy or similar facility that dispenses prescription or over the counter drugs, hospital, or any establishment that sells alcoholic beverages for either on- or off- premises consumption.
- 2) The site shall not be less than one-half (1/2) mile from any other pain management clinic or facility or any methadone treatment clinic or facility.
7. The clinic or facility shall be located on and gain access only from Arterial streets.
8. In reviewing each application, the Board of Zoning Appeals may establish additional requirements or conditions of approval to further reduce the impact such facility may have on surrounding properties.  
(Added by Ordinance 0-2013-3, 7/9/13)

**D. B-2 (General Business) District.** It is the intent of this district to establish commercial areas that encourage the grouping of compatible commercial uses, reduce traffic congestion, and maintain the aesthetic characteristics of the community. In order to achieve the intent of this district, as shown on the Zoning Map of the City of Maynardville, Tennessee the following uses are permitted:

1. Any business use permitted in the B-1 District.
2. Auto and mobile home sales.
3. Wholesale business, warehouses, storage yards and buildings, and similar uses.
4. Gasoline service stations, provided that all structures, including underground storage tanks, shall be placed not less than twenty (20) feet from all property lines. Points of ingress and egress shall not be less than fifteen (15) feet from intersection of street lines.

**E. M-1 (Industrial) District.** It is the intent of this district to establish industrial areas along with open areas, which will likely develop in a similar manner. The requirements established in the district regulations are designed to protect the essential characteristics, to promote and encourage industrial, wholesaling, and business, uses and to discourage residential development. In order to achieve the intent of the M-1 (Industrial) District, as shown on the Zoning Map of the City of Maynardville, Tennessee, the following uses are permitted:

1. Any use permitted in business districts, except residences.
2. Terminals.
3. Wholesale businesses.
4. Warehouses.