

# Hamblen County Zoning Resolution



Adopted: September 2, 1990

Amended Through: January 24, 2023

**ARTICLE 9  
ZONING DISTRICTS**

**9.1 Classification of District** – For the purpose of this resolution, the following zoning districts are hereby established in the unincorporated sections of Hamblen County and are shown on the map entitled Zoning Map of Hamblen County, Tennessee.

<b>Agricultural – Forestry District</b>	<b>A-1</b>
<b>Rural Residential District</b>	<b>R-1</b>
<b>High Density Residential District</b>	<b>R-2</b>
<b>Floodway District</b>	<b>F-1</b>
<b>Commercial District</b>	<b>C-1</b>
<b>Industrial District</b>	<b>I-1</b>
<b>Environmental Industrial District</b>	<b>I-2</b>
<b>Planned Business District</b>	<b>PBD</b> (Oct. 19, 2000)

**9.2 Agricultural – Forestry District, A-1**

- A. Uses Permitted** - Single family residential dwellings, duplexes, agricultural uses and sales including barns, storage sheds, single-wide mobile homes, neighborhood commercial convenience uses including barber/beauty shops, gasoline stations, dry cleaners, doctors and veterinarian offices and clinics, grocery stores, laundromats, car washes, day care centers, drug stores, customary home occupations, airports, and air strips, schools and other government uses, travel trailer parks, campgrounds, marina operation, custom butchering operations, churches. Includes and provides for location of cemeteries. (July 20, 2017-Resolution 17-17)
- B. Uses Prohibited** – Any item not specifically noted above, unless the Hamblen County Board of Zoning Appeals deems a proposed use is of a similar type listed above.
- A pain management clinic or facility and a methadone treatment clinic or facility, as defined herein, shall not be considered as a doctor’s office or clinic as listed above under uses permitted.
- C. Setbacks** – The principal building must be set back ten (10) feet from the side and rear lot lines and thirty (30) feet from the front property lines. Carport & in-ground/above ground pools must be set back five (5) feet from the side and rear property lines. Accessory buildings-(See Accessory Building regulations on pages 11 & 12) Signs must be set back five (5) feet from any lot line.

### 9.3 Rural Residential District, R-1

- A. **Uses Permitted** – Single family residential dwellings, duplexes, customary home occupations, day care center, schools and churches. Includes and provide for location of cemeteries.
- B. **Uses Prohibited** – Any use not specifically noted above.
- C. **Setbacks** – The principal building must be set back twelve (12) feet from the side and rear lot line and thirty (30) feet from the front yard lot line. Carports & in-ground/above ground pools must be seven (7) feet from the side and rear property lines. Accessory buildings-(See Accessory Building regulations on pages 11 & 12)

#### 9.3.1 High Density Residential District, R-2

- A. **Uses Permitted** – Single family residential dwellings, duplexes, apartments, mobile home parks, dormitories. Includes and provide for location of cemeteries.
- B. **Uses Prohibited** – Any use not specifically noted above.
- C. **Setbacks** – The principal building must be set back twelve (12) feet from each side and rear lot line and thirty (30) feet from the front yard line. Carports & in-ground/above ground pools must be seven (7) feet from the side and rear property lines. Accessory buildings-(See Accessory Building regulations on pages 11 &12)

### 9.4 Floodway District, F-1 (see attached pages 68-91)

### 9.5 Commercial District, C-1

- A. **Uses Permitted** - Shopping centers, retail outlets and stores, professional offices, automobile repair, service and gasoline sales, motels, hotels, grocery stores, barber and beauty shops, hardware, clothing shops, restaurants, and fast food eating establishments, distribution centers, flea markets, indoor gun range, warehousing, appliance sales and service, florist, clinics, hospitals, schools and other government operations, automobile sales, boat sales and service, mobile home sales and service, drug stores, crematory, funeral home establishments, pet crematory, churches and any similar use to the above as determined by the Board of Zoning Appeals. Includes and provide for location of cemeteries.
- B. **Uses Prohibited** – Any use not noted or deemed of a similar type by the Board of Zoning Appeals.

**C. Setbacks** – All uses must be set back forty (40) feet from the front property line, twenty (20) feet from the side and rear lot lines. Signs shall be set back ten (10) feet from all property lines. No accessory buildings area permitted in the front yard. There must be defined entranceways to the lot to direct traffic.

**1. Indoor Shooting Range** - A fully enclosed building or part of a building specifically designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, archery, or any other shooting activity, but does not include police or military indoor firing ranges operated by any level of government.

a.) Indoor Shooting Ranges. In addition to all other requirements applicable to the C-1zone, the following shall be requirements for indoor shooting ranges:

- (i) A shooting range shall be planned, constructed and maintained according to standards that are at least as stringent as the standards contained in the National Rifle Association range manual, shall be shown on a site plan of scale 1 inch equals 60 feet or better showing all buildings, firing lines or stations, shooting related activity areas and other areas or structures.
- (ii) The Site Plan shall be completed and stamped by a licensed engineer.
- (iii) The Planning Commission may request additional requirement to ensure the safety and welfare of the citizens of the county are preserved prior to the final site plan approval. Any additional requirements (if needed) which will be provided to the applicant in writing.
- (iv) Shooting range shall be designed to minimize noise to surrounding properties. Minimum standards shall include soundproofing for indoor shooting range to reduce the sound outside the building within fifty (50) feet of the building on all sides to a level less than sixty (60) decibels.
- (v) A shooting range shall contain all projectile and shot fall within the enclosure of the building.
- (vi) Any licenses or permits required for shooting range activity by any level of government shall be submitted as supporting documentation with the site plan.
- (vii) Requirements are to comply with all state and federal law (September 18, 2008)

**Special Exceptions**-In the Commercial District, C-1, and the following uses are permitted on review by the Board of Zoning Appeals as a special exception:

**1. Outdoor Firearms Training Facilities (Handgun Carry Permit Classes Only):**

The purpose of these facilities is to safely train individuals in the handling of handguns in an urban or rural setting with minimal impact to adjacent properties, but does not include police or military firing ranges operated by any level of government, and does not include not-for-profit charitable events (commonly called “turkey shoots”).

The Board of Zoning Appeals will determine that the proposed location of such facility will not impede the health, safety, and welfare of adjoining and surrounding land uses.

a.) Such facilities shall meet the minimum Site Plan Requirements of the Hamblen County Zoning Resolution, and these additional minimum standards:

- (i) A rear setback (behind the backstop) of two hundred (200) feet, a side setback of one hundred (100) feet (both rear and side setbacks shall be measured from the nearest property line to the exterior base of the closest berm), and a front setback of fifty (50) feet.
- (ii) No alcoholic beverages are allowed and no one under the influence of alcohol shall be permitted on the site.
- (iii) Shall be located no closer than 5,280 feet (1 mile) from existing schools, churches, nursing homes and childcare facilities. This distance shall be measured in a straight line from property line to property line using Hamblen County tax maps.
- (iv) The site plan shall be completed and stamped by an engineer licensed by the State of Tennessee.
- (v) Bullet containment techniques used at the site shall conform to the most current version of The Best Management Practices for Lead at Outdoor Shooting Ranges as published by the United State Environmental Protection Agency.
- (vi) An adequate earthen berm shall either be present, or constructed, that is at least twelve (12) feet in height (with slopes as steep as possible) and be located at the rear and sides exposed to the shooting area. A greater height may be required based on the engineer’s recommendation relative to existing topography at site, and all berms shall be at least four (4) feet in width at the top.
- (vii) Any man-made berm must be designed and certified, by an engineer licensed by the State of Tennessee, as adequate and shall be continually maintained by the owner/operator to ensure the integrity of the slopes and berm heights are maintained.

- (viii) Hours of operation shall be limited to 12:01 pm to 5:00 pm, a maximum of two (2) days per month, excluding Sundays.
- (ix) A developer/owner of a firearms training facility shall provide documentation that all state and federal requirements and regulations have been met.
- (x) Outdoor firearms training facilities shall be planned, constructed and maintained according to acceptable standards that are at least as stringent as the guidelines contained in the National Rifle Association's Range Source Book, shall be shown on a site plan of scale 1 inch equals 60 feet or better showing all buildings, firing lines or stations, shooting related activity areas and any other related areas or structures.
- (xi) The outdoor firearms training facility, areas of line of fire and areas of probable projectile fall shall be secured by an eight (8) foot high chain link fence with anti-climbing devices and posted by warning signs no less than 20 feet apart attached to the fence. These signs will be at least 8" by 11" with 2" bold letters of contrasting color in such a manner to exclude unauthorized persons.
- (xii) All spent ammunition shall be disposed of in trashcans or storage bins daily so as to not create litter.
- (xiii) Any licenses or permits required for the operation of an outdoor firearms training facility by any level of government shall be submitted as supporting documentation with the site plan.
- (xiv) Outdoor firearms training facilities are to comply with all local, state and federal laws.
- (xv) The Planning Commission or the Board of Zoning Appeals may impose additional requirements including, but not limited to, fencing, buffering, baffles or may deny the request entirely if the site plan does not or cannot meet the above mentioned purposes, guidelines, standards and requirements, or if other significant health and safety issues are present.
- (xvi) A yearly site inspection shall be performed by the Hamblen County Planning Department to recertify that such facility complies with all approvals granted to such facility.

2. **Adult Oriented Establishment-** Because adult oriented establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion, and depress nearby residential neighborhood conditions, these activities will only be permitted upon review and approval by the Board of Zoning Appeals when the following conditions can be met:

- a.) The following minimum conditions must be complied with for a site to be approved for adult oriented establishments:

- (i) The site shall be no less than 1,000 feet from any residentially zoned property at the time of approval for an adult entertainment activity.
  - (ii) The site shall be not less than 2,000 feet from any amusement catering to family entertainment.
  - (iii) The site shall be no less than 2,000 feet from any area devoted to public recreation activity.
  - (iv) The site shall be not less than 2,000 feet from any school, day care center, park, church, mortuary or hospital.
  - (v) The site shall be not less than one-half mile from any other adult entertainment business site.
  - (vi) Measurement shall be made from the nearest recorded property line of the lot in which the adult oriented establishment is situated to the nearest property line or boundary of the above mentioned uses, measuring a straight line on the Hamblen County Zoning Map.
  - (vii) The site shall be located on a street as directed under Article 6.7 of the Hamblen County Zoning Resolution.
- b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site shall be submitted, along with Article 6.6 Site Plan Requirements, Soil Erosion Control Plan, Drainage Plan, Surveys or other such special information as might reasonably be required by the Planning Commission for use in making a thorough evaluation of the proposal.

**3. Methadone Treatment Clinic or Facility and Pain Management Clinic or Facility:**

**a.** The consideration for approval by the Hamblen County Planning Commission of a pain management clinic or facility or a methadone treatment clinic or facility shall be contingent upon the receipt of the appropriate license and/or certificate of need and compliance with all statutes, rules and regulations promulgated by the State of Tennessee.

**b.** A map showing existing land use and zoning within one half (1/2) mile of the proposed site should be submitted with an application for a Use on Review proposal along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Planning Commission for use in making a thorough evaluation of the proposal.

**c.** The clinic or facility shall be located on property which shall have direct access to a principal arterial street.

**d.** Measurements shall be made in a straight line on the Hamblen County tax map from the nearest property line of the lot on which the treatment clinic or facility is situated to the nearest property line of the following uses:

- (i) The clinic or facility shall not be located within one thousand (1,000) feet of a school, daycare facility, park, church, mortuary or hospital.
- (ii) The clinic or facility shall not be located within one thousand (1,000) feet of any establishment that sells alcoholic beverages for either on-or off-premises consumption.
- (iii) The clinic or facility shall not be located within one thousand (1,000) feet of any area devoted to public recreation activity.
- (iv) The clinic or facility shall not be located within one thousand (1,000) feet of any amusement catering to family entertainment.
- (v) The site shall not be less than one thousand (1,000) feet from any residentially zoned property.
- (vi) The site shall not be less than one-half (1/2) mile from any other pain management clinic or facility or a methadone treatment clinic or facility. (March 22, 2012)



## 9.6 Industrial District, I-1

- A. **Uses Permitted** – General manufacturing and warehousing, outdoor equipment lots, assembly of goods, food processing, lumber yards, asphalt manufacturing rock, sand and gravel yards, freighting, concrete or cement products manufacture, chemical manufacture, paper and pulp manufacture, machine shops or other metal working businesses, quarrying, packaging or distribution centers, warehousing airports, automobile repair.
- B. **Uses Prohibited-Any use not noted or deemed a similar type use by the Board of Zoning Appeals**
- C. **Setbacks** – All uses must be set back fifty (50) feet from the front property lot lines and twenty-five (25) feet from the side and rear lot lines. Signs are not permitted within five (5) feet of all property lines.
- D. **Special Exceptions** – Other uses may be permitted by the Board of Zoning Appeals excluding those uses which have the capability of adversely affecting the health and safety of the surrounding properties due to the nature of volatile chemicals processing or storage.

**9.7. Environmental Industrial District, I-2:** This district's purpose is to allow industrial development for heavy industrial uses, which, by their nature, offer the potential for impacting the environment negatively.

- A. **Uses Permitted** – In I-2- Environmental Industrial District, the following uses are permitted on review by the Board of Zoning Appeals as special exceptions:
  - 1. Landfills
  - 2. Smelting Plants
  - 3. Asphalt Plants
  - 4. Slaughtering Houses
  - 5. Incinerators for the burning of garbage materials or medical waste
  - 6. Paper/Pulp Products Plants
  - 7. Chemical Manufacturing Plants in which potentially hazardous chemicals are to be produced or utilized
  - 8. Automobile Wrecking, Junk, and Salvage yards and dumps.
- B. **Uses Prohibited** – Those uses not mentioned above or deemed similar in nature to those noted by the Board of Zoning Appeals shall be permitted.

**C. Setbacks** – All uses permitted in the I-2 Environmental Industrial District shall comply with the following set back and other dimensional regulations and requirements:

1. Front yard setback: 100 feet
2. Rear yard setback: 50 feet
3. Side yard setback: 80 feet
4. Land area: Minimum five (5) acres
5. Lot width: 300 feet

**D. Additional Regulations**

1. Site Plan requirements and Supplementary Provisions
2. All applicable Federal and State statutes and regulations shall be met.
3. Statements of potential air/water pollutants shall be provided with corrective alternatives. Storage of chemicals, which are toxic, shall be addressed. Hazardous material or chemical transportation information shall be provided, if applicable.
4. Other Information – The Planning Commission may require other information such as more detailed soils, drainage, air or water pollutants, transportation haulers, chemical usage or storage, impact on water/sewer facilities or other data deemed pertinent. Lack of information or poor environmental factors, site planning will deem a denial of the Site Plan.

**98 Planned Business District** – This district is intended to provide areas for professional, medical and commercial activities requiring separate buildings and building shops with Site Plan approvals under Article 6.6. It is the intent of the Planned Business District to provide a transition area in which offices and related uses may co-exist with residential areas. In order to promote this mixed-use environment, traffic and signage should be maintained at minimal level.

- A. Uses Permitted** – Apothecary shops, architects and artist studios, beauty shops and barber shops, bonding companies, chiropractor, clinics for human care, CPA firms, dentists, doctors, engineers, florist shops, insurance agencies, lawyers, loan companies, medical offices, optometrists, psychiatrists, psychologists, real estate agencies, to include any uses permitted in R-1.
- B. Uses Prohibited** – Any use not specifically noted above, unless the Hamblen County Board of Zoning Appeals deems a proposed use is of a similar type listed above.
- D. Setbacks** – The principal building shall be set back forty (40) feet from the street right-of-way, twenty (20) feet from the side and rear property lot lines. Signage to adhere to Article 7.2 requirements. No accessory buildings are permitted in the front yard. There must be defined entranceways to the lot to direct traffic.  
(Oct.19, 2000)

## **99 Rezoning Procedures (Jan. 21, 2010)**

- A.** Upon initial request for rezoning, an application shall be completed by the owner, or an authorized agent of the property owner, and any required fee must be paid before being placed on the next Planning Commission agenda (see attachment “A”).
- B.** A rezoning sign, containing all pertinent information, shall be posted and remain on the property requesting the rezoning, by the owner or agent, a minimum of fourteen (14) days prior to the Planning Commission meeting. The location of the sign shall be such that it is clearly visible to the general public in the surrounding area and from the roadway fronting the property.
- C.** A letter will be sent out notifying the abutting property owners, including those located directly across the road, by the Planning Commission office once the application is properly filed (see attachment “B”).
- D.** The Planning Commission will normally only review the initial rezoning request. If it is determined that any other surrounding properties are to be reviewed, they will only be dealt with after proper notification has been given to all parties involved, as described in sections b. and c. above.
- E.** In cases where the rezoning request only involves a portion of the owner’s property thereby requiring a subdivision plat to be approved, or when a site plan submission is required, the applicant shall have six (6) months from the review meeting date in which to submit the required plat, or plan, before the initial approval becomes null and void.
- F.** Once the rezoning request is reviewed by the Planning Commission, a recommendation shall be sent to the County Board of Commissioners for their consideration. Prior to that meeting, a fifteen (15) day public notice of the time and place of the public hearing shall be published in the local newspaper, by the Planning Commission office, notifying the general public of a description of the property involved in the rezoning request.
- G.** Should the rezoning request not be approved by the Planning Commission, the applicant may withdraw the request at that point in time. The withdrawal shall be made in writing and placed in the record of the Planning Commission minutes.
- H.** If the property of the owner requesting to be rezoned is located within the City’s urban growth boundary, the applicant is still required to file the request and pay the necessary fee to the Hamblen County Planning Commission office, but the completed application will then be submitted to the City Planning Department for review and recommendation by the City Regional Planning Commission.

- I.** Once the rezoning request is reviewed by the City Regional Planning Commission a recommendation shall be sent to the County Board of Commissioners as described above in Section F. Should the request not be approved by the City Regional Planning Commission the applicant shall have the same option to withdraw the request as described above in Section G.
  
- J.** Once a decision to deny a rezoning request has been made, by the County Board of Commissioners the same rezoning request shall not be resubmitted to either Planning Commission until six (6) months has elapsed since the County Board of Commissioners' action, or when other new and relevant information can be brought forth by the applicant for consideration by the appropriate Planning Commission. In either case, a new application must be processed each time a rezoning request is made.