

Zoning Regulations of Blount County, Tennessee Adopted June 15, 2000

Last Amended by resolution August 17, 2023

While every effort has been made to produce and maintain a true and accurate compilation in unified form of the original resolution adopting zoning regulations, and cumulative resolutions of amendments thereto, please note that this is not an official resolution version. For adopted resolutions, please reference the official minutes of the Blount County Board of Commissioners as filed with the County Clerk, Blount County Courthouse 345 Court Street Maryville, TN 37804.

(Updated through 08/18/2023)

Article 8. ESTABLISHMENT OF DISTRICTS. In accordance with the purposes of this Resolution, the following district classifications are hereby established:

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| S | Suburbanizing District | for high to medium density development |
| R-1 | Rural District 1 | for medium to low density development |
| R-2 | Rural District 2 | for low density development |
| C | Commercial District | for high density commercial development |
| IND | Industrial District | for high density industrial development |
| AIR | Airport District | for autonomous planning by the airport authority |
| NP | National Park District | for autonomous planing by the Great Smoky Mountains National Park of National Park Service |
| AHO | Airport Hazard Overlay | for development limitations in relation to the airport |
| FHO | Flood Hazard Overlay | for development limitations in relation to flooding |
| RAC | Rural Arterial Commercial | for low to medium density commercial development |
| PRRD | Planned Rural Resort District | for low to moderate density mixed use planned development |

The boundaries of the above districts are established as shown on the Zoning Map entitled Zoning Map of Blount County, Tennessee, and any amendments which may be made thereto. The Airport Hazard Overlay (AHO) district shall be identified as the “F.A.R. Part 77 Horizontal Surface” and the 65 “DNL Noise Contour” as identified in the F.A.R. Part 150 Noise Compatibility Study, Noise Compatibility Program, “Exhibit 6C POTENTIAL AIRPORT COMPATIBILITY OVERLAY ZONING BOUNDARIES”, and such map shall be kept with and made part of the Zoning Map. The Flood Hazard Overlay (FHO) shall be identified as the “Special Flood Hazard Areas Inundated by 100-year Flood” as portrayed on the “Flood Insurance Rate Maps for Blount County, Tennessee”, Panels 0020 to 0225 inclusive, and such maps shall be kept with and made part of the Zoning Map.

Unless otherwise specifically indicated on the Zoning Map, the boundaries of districts are to be considered property boundary lines, the center lines of streets or such lines extended, the corporate limit lines of municipalities, the center lines of streams or other flowing waterways, the county boundary, the boundary of the Great Smokey Mountains National Park and Foothills Parkway, the mapped limits of the Airport Hazard Overlay (AHO) and the mapped limits of the “Special Flood Hazard Areas Inundated by 100-year Flood”. When questions arise concerning the precise location of a district boundary, the Board of Zoning Appeals shall render a decision as to its location in the manner provided in Article 11.

Article 9. REGULATIONS AND PROVISIONS FOR DISTRICTS. The following are the provisions and regulations for the various districts created in Article 8.

Section 9.2 R-1 – Rural District 1. It is the purpose and intent of this district to regulate rural development of expected moderate to low density within the county, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County.

A. Permitted Uses: one or two single family dwellings or manufactured home dwellings on a single lot, duplex dwellings, customary home occupations, group homes as provided in Tennessee Code Annotated, Section 13-24-101, *et seq*; churches, temples and other places of worship, cemeteries associated with churches and other places of worship; local, state and federal government and utility uses necessary for providing services to land or population within the district; and accessory structures customarily associated with the above uses.

B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; privately funded nonprofit community libraries (Resolution 16-06-004); sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); private non-commercial airstrips (Resolution 10-01-005); and accessory structures customarily associated with the above uses.

C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; commercial campgrounds and recreational vehicle parks (see also section 7.18) (Resolution 14-08-016).

D. Uses Prohibited: In the R-1-Rural District 1, adult oriented establishments as defined in TCA 7-51-1101 et seq., and pain management clinics. All other uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals. (Resolution 12-08-003)

E. Uses Requiring Site Plan Review: All uses permitted as special exception in sub-sections B and C above. Permitted uses in subsection A above requiring land greater than three acres, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: Whether on individual septic system or on public utility sewer, unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 32,670 square feet (.75 acres). For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 residential units per gross acre. (Resolution 22-11-016)

G. Setback Requirements: All uses permitted or permitted as special exception shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.

1. Front Setback: the minimum depth of the front building setback shall be 30 feet from any road right-of-way or easement line, with the following exceptions: (a) the lot fronts on an arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet for principal arterial roads and 40 feet for major arterial roads, and (b) the lot has been previously platted on a plat registered with the Blount County Register of Deeds prior to the enactment of this Resolution in which case the minimum shall be as shown on the registered plat.

2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.

3. Side Setback: the minimum building setback from the side property line shall be ten (10) feet, provided that the side setback shall be 20 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.