



Zoning Standards

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE BUSINESS AND TRANSPORTATION DISTRICT

Location: 209 Foothills Mall Dr.

Proponent: Chelsea Buchanan

Proposed Use: To be determined

REQUIREMENTS BY CITY OF MARYVILLE ORDINANCE, TITLE 14, ZONING AND LAND USE CONTROL

Zoning District [§ 14-209]: The Business and Transportation district: the land uses in the area include commercial uses (wholesale and retail), office uses, highway oriented uses (service stations, convenient stores), light industrial (assembly and light manufacturing), medical (offices or clinics with no more than 10,000 sf of floor area), public/institutional (municipal buildings, recreational facilities), and residential (medium and high density). Intensity of use is moderate to high, with impacts on adjacent areas being of primary concern.

Permissible Uses [§14-210]: Below is a general list of uses. For more specific information, please contact Development Services.

- **Allowed by right:**
 - **Residential:** Duplex and two-family dwellings; home occupations if they meet the defined criteria
 - **Commercial:** Most commercial uses are allowed by right, see Permissible Use Table for more information.
- **Allowed by special exception:**
 - **Residential:** Multifamily residential dwellings, mobile home parks
 - **Commercial:** Several commercial uses are allowed by special exception, see Permissible Use Table for more information.
- **Prohibited uses [§14-210]:**
 - **Residential:** Very low density residential structures at one du/lot, low and medium density residential when more than one du/lot, planned residential developments
 - **Commercial:** incinerators, slaughter stockyards and rendering facilities, recreation facilities holding more than 1,000 people, non-residential stables, bulk petroleum storage, agricultural operations, and mining operations.

Nonconforming Situations [§14-208]: N/A; vacant lot

Supplemental Use Requirements [§14-211]: Provision (5) *Commercial Design Criteria – Citywide* provides requirements for commercial building and site design. This has been provided as a separate document.

Density and Dimensional Requirements [§14-214]:

- **Minimum Lot Size:** 5,000 square feet if used for residential purposes, otherwise none
- **Minimum Lot Width:** 100 feet
- **Building Height:** 55 feet
- **Setbacks:** All setbacks along street right-of-way property lines shall be considered a “front” setback even if there are multiple “front” setbacks on a lot. Setback from existing utility easements must be observed, otherwise:
 - **Residential Use:**
 - **Front:** Based on street classification; Foothills Mall Dr. is classified as an arterial street: 50 feet
 - **Side:** 10 feet
 - **Rear:** 20 feet
 - **Commercial Use:**
 - **Front:**
 - Based on street classification; Foothills Mall Dr. is classified as an arterial street: 50 feet
 - If business is a gas station, gas pump islands and canopy supports setback from arterial or collector: 35 feet
 - **Side:** none unless adjacent to residential, in which case it is a 10-foot minimum
 - **Rear:** none unless adjacent to residential, in which case it is a 10-foot minimum

Landscaping and Screening [§14-213]: A strip of trees, bushes, and/or a fence is required as a buffer between low intensity (residential) and high intensity (everything else) land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213 (6)]: A lighting plan may be required; determined by the Planning Department. See Ordinance for more complete information.

- Lighting must not exceed one foot-candle at the property line zone or used for residential purposes.
- Any luminaire with a lamp(s) rated at a total of more than 1800 lumens, and all flood luminaires with a lamp (s) rated at a total of more than 900 lumens, shall not emit any direct light above a horizontal plane.
- High intensity light for outdoor advertising or entertainment is prohibited; searchlights for advertising purposes is prohibited.

Signs [§14-218]: A permit is required for signs. Fees are \$10.00 plus \$1.00 per square foot of signage installed unless work begins before permit is issued, in which case fees are \$250.00 plus \$1.00 per square foot. See ordinance for more complete information or contact Scott Poland, 273-3509, skpoland@maryville-tn.gov.

Parking [§14-219]:

- **Parking Requirements.** Parking allocation is determined by specific use of building per the “Table of Requirements” in the city ordinance. Contact the Development Services Department for more information.
- **Flexibility in administration required.** The permit issuing authority may permit deviations from parking requirements and may require more or allow less parking when it finds deviations are more likely to satisfy the standard.

- **Required widths of parking area aisles and driveways.**

- **Width Required Per Parking Angle:**

▪ Parking Angle:	0°	30°	45°	60°	90°
▪ One-way traffic:	13'	11'	13'	18'	24'
▪ Two-way traffic:	19'	20'	21'	23'	24'

- **Driveway width:**

- Minimum of 10' for one-way traffic and 18' for two-way traffic,
 - If driveway is no longer than 50', it may be 10'W, provided sufficient turning space is provided so that the vehicles need not back into a public street.

Site Plan Review [§4-212]:

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, **preliminary plat**.
- Before physical improvements can be made to any property, the owner, developer, or agent must obtain **site plan approval** [§14-212] and the required **construction permits**.

Please let me know if I can be of any further assistance.



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