



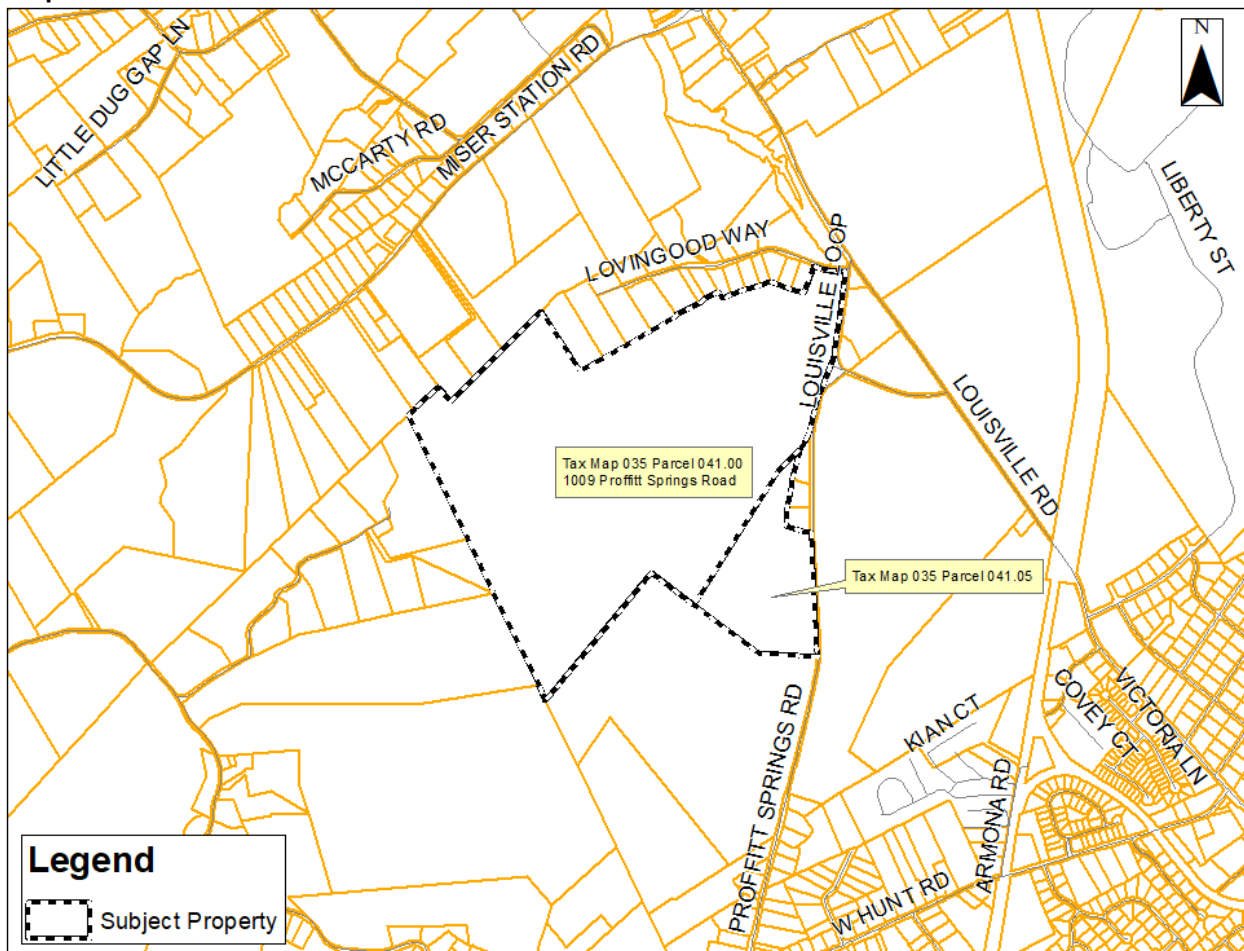
Maryville Municipal Planning Commission

Development Services | Staff Report | October 18, 2021

1 Subject

The owners of the property are requesting annexation of parcels 041.00 and 041.05 on Blount County Tax Map 035.00.

Proposed Annexation Area



2 Facts

Location/Parcel ID: Proffitt Springs Road/Tax Map 035 Parcels 041.00 and 041.05

Size: Approximately 268 acres.

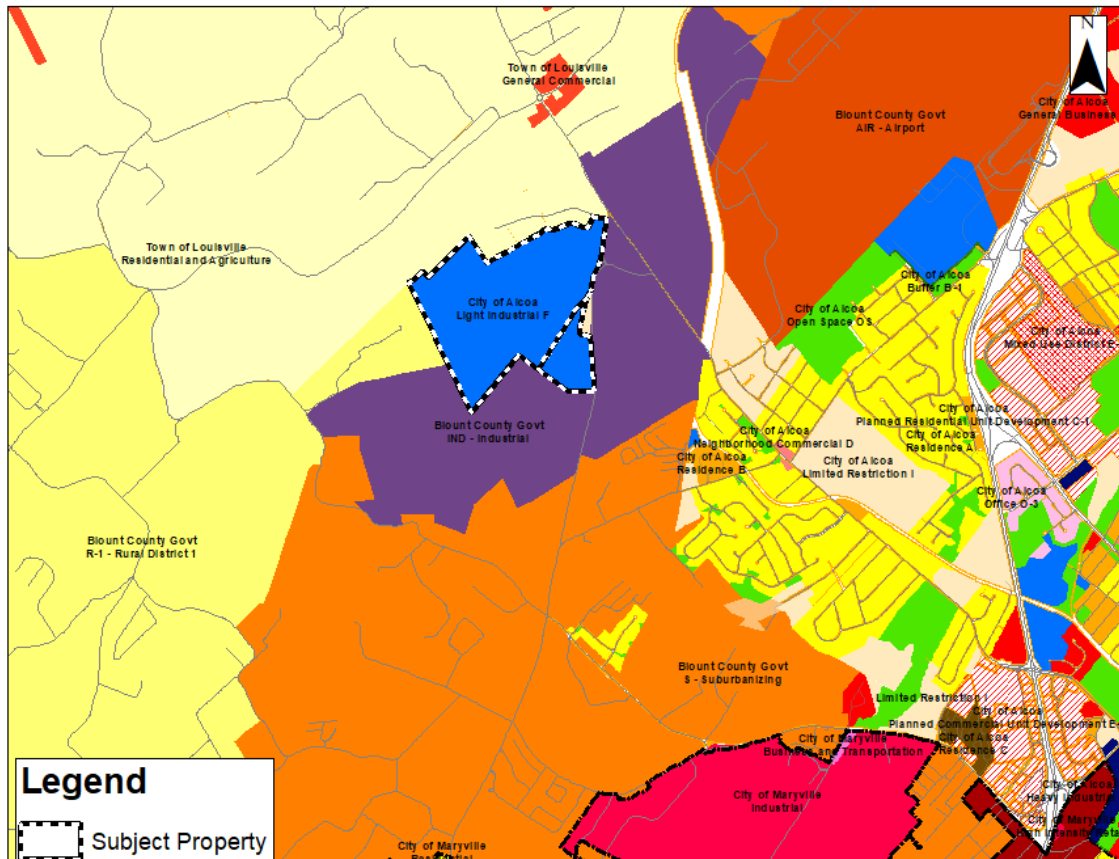
Existing Development: None.

3 Staff Comments

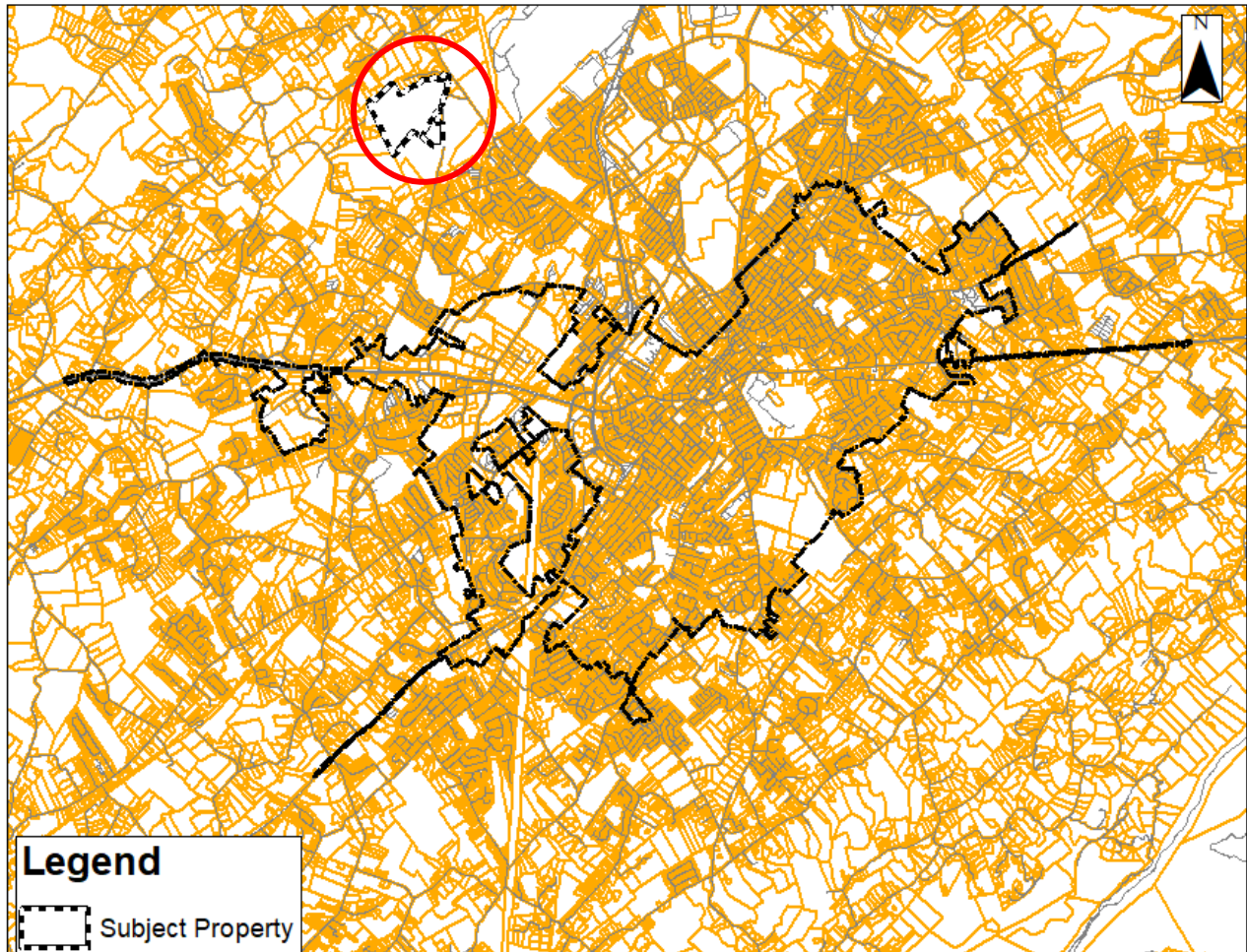
- See annexation report for comments and cost estimates by each department, and the resolution for the proposed Plan of Services.
- The annexation is contingent and effective upon the deannexation of the properties by the City of Alcoa and the completion of an amendment to add the property to the City of Maryville's Urban Growth Boundary.
- Future Land Use Map (FLUM) and Zoning
 - The applicants are requesting Industrial designations on the Future Land Use Map and Zoning Maps.
 - Industrial designations are consistent with their existing zoning in Alcoa and surrounding zoning by Blount County.
- The larger property is intended for use as a large industrial facility for Smith and Wesson.
- While the property is not contiguous to the existing city limits, it can be annexed by the city under the provisions of Tennessee Code Annotated §6-51-104(d) as its intended for industrial or commercial purpose.

4 Supporting Images

Existing Zoning.



Location Map.



5 Reference

TENNESSEE CODE ANNOTATED

T.C.A. 6-51-102. (b) Plan of services.

- 1) Before any territory may be annexed under this part, the governing body of the municipality shall adopt a plan of services establishing at least the services to be delivered and the projected timing of the services. Upon adoption of the plan of services, the municipality shall cause a copy of the plan of services to be forwarded to the county mayor in whose county the territory being annexed is located. The plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services.
- 2) The plan of services shall include, but not be limited to: police protection, fire protection, water service, electrical service, sanitary sewer service, solid waste collection, road and street construction and repair, recreational facilities and programs, street lighting, and zoning services. If the municipality maintains a separate school system, the plan shall also include schools and provisions specifically addressing the impact, if any, of annexation on school attendance zones.
- 3) The plan of services shall include a reasonable implementation schedule for the delivery of

comparable services in the territory to be annexed with respect to the services delivered to all citizens of the municipality.

- 4) Before a plan of services may be adopted, the municipality shall submit the plan of services to the local planning commission, if there is one, for study and a written report, to be rendered within ninety (90) days after such submission, unless by resolution of the governing body a longer period is allowed. Before the adoption of the plan of services, a municipality shall hold a public hearing. Notice of the time, place, and purpose of the public hearing shall be published in a newspaper of general circulation in the municipality not less than fifteen (15) days before the hearing. The notice shall include the locations of a minimum of three (3) copies of the plan of services, which the municipality shall provide for public inspection during all business hours from the date of notice until the public hearing.
 - 5) A municipality may not annex any other territory if the municipality is in default on any prior plan of services.
- 6) If a municipality operates a school system, and if the municipality annexes territory during the school year, any student may continue to attend such student's present school until the beginning of the next succeeding school year unless the respective boards of education have provided otherwise by agreement.

T.C.A. 6-51-104. (a) Resolution for annexation by referendum -- Notice.

A municipality, when petitioned by interested persons, or upon its own initiative, by resolution, may propose extension of its corporate limits by the annexation of territory adjoining to its existing boundaries; provided, however, no such resolution shall propose annexation of any property being used primarily for agricultural purposes. Notwithstanding this part or any other law to the contrary, property being used primarily for agricultural purposes shall be annexed only with the written consent of the property owner or owners. A resolution to effectuate annexation of any property, with written consent of the property owner or owners, shall not require a referendum.

City of Maryville Land Use Plan – 2035

Purpose Statement

The Land Use Plan integrates constraints, opportunities, economic necessities, aesthetics, and the health and welfare of the population into the long term development outlook for the city. The Plan balances those concerns across the entire city and provides a rationale for future changes. It provides the basis for the zoning ordinance, which guide the implementation of the City's vision for development.

The Plan presents an updated **future land use map**, which provides the points-of-reference from which the planning commission can deliberate proposed zoning changes. By requiring that zoning changes are in accordance with the planning commission's designations of future land use ensures that zoning addresses the broader concerns of the city.

The future land use map and the zoning map provide current and future land owners the development framework for the city on which investment decisions can be made. Adherence to the land use plan and to the zoning ordinance ensures consistency and stability for future development and provides a level of certainty to current and future land owners.

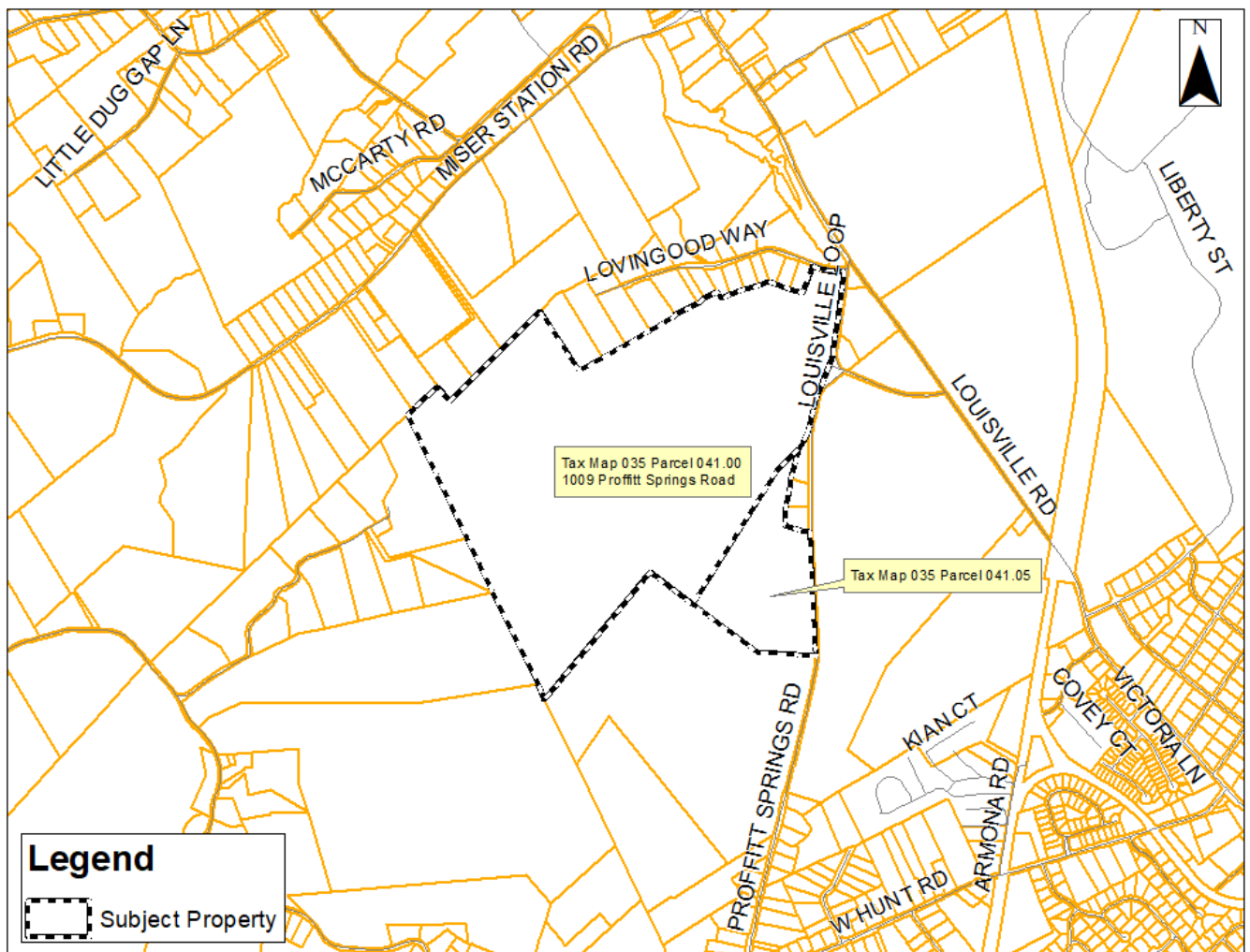
Major Land Use Goals. To facilitate a city where citizens and visitors may experience a quality life, the plan has four major goals:

- **Create and sustain a city that is safe, efficient, and manageable**
- **Create and sustain a city that is physically attractive, and that enhances marketability**
- **Create and sustain a city that is healthful and environmentally responsible**
- **Create and sustain a city that is accessible by vehicles and pedestrians**

With the City's major land use goals in mind, the future land use designations are based on four major factors:

- **Trending Use.** Currently, the city's predominant land use is residential and is primarily separated from other land uses. Other separated land uses are industrial, and high intensity commercial and retail.
- **Economic Flexibility.** The primary consideration is that the City is positioned to meet the future needs for residential, commercial, industrial, and public (institutional) uses.
- **Optimal Transportation Connections.** Future commercial land use will take advantage of primary travel routes and proximity to customer population centers. Mixed Use areas will provide both retail and residential opportunities, thereby reducing vehicle miles traveled for essential goods.
- **Compatibility.** To achieve compatibility between land uses, the future land use plan adopts the following rationale:
 - The most intense land use (industrial) should be a separated land use.
 - The least intense land use (low density residential) should be a separated land use.
 - Where feasible, land uses should be spatially tiered.
 - Land uses with the highest potential for creating nuisance should have the most separation from land uses with highest sensitivity to nuisance.
 - Medium intensity uses should buffer separated uses.

Annexation Report



Tax Map 035 Parcels 041.00 and 041.05

ANNEXATION SUMMARY

The Industrial Development Board of Blount County, Alcoa and Maryville and the Metropolitan Knoxville Airport Authority are requesting annexation of property approximately 268 acres in size located off Proffitt Springs Road. The proposed annexation, while not contiguous to the current city limits, is allowed under Tennessee Code Annotated §6-51-104(d) as it is intended for future industrial or commercial purpose.

The property is currently undeveloped. The applicants are requesting Industrial designations on the city's Future Land Use and Zoning maps. The property is currently within the incorporated limits of the City of Alcoa. The City of Alcoa has initiated a process to deannex the property as well as amend the Blount County Growth Plan to place the property in the City of Maryville's Urban Growth Boundary. The annexation is contingent and effective upon the completion of the deannexation and addition of the property into the City of Maryville's Urban Growth Boundary.

DEPARTMENTAL REPORTS

The information provided below is based on existing conditions and estimated costs based on the best information available at the time.

POLICE (Carlos Hess): Service will be extended to the property upon annexation. Depending on the volume of calls, additional personnel may be requested in the future.

FIRE (Andrew Puckett):

1. Currently the City of Maryville Fire Department does not provide services to this property. Once annexed, the City of Maryville Fire Department will provide Fire and EMS Services, including but not limited to Fire Suppression, Hazardous Materials, Technical Rescue and Emergency Medical Response. Other non-emergency services provided will be Public Fire Education and Fire Plans Review including inspections during construction.
2. No change in cost.
3. No unreasonable request is being made.

WATER/WASTEWATER (Jesse McWhorter): We currently do not provide services to the area. Sewer service will require a pump station and force main extension to tie into the existing Maryville system near Clydesdale St. and Mt. Tabor Road intersection.

Water service will be provided by the South Blount Utility District.

ELECTRIC AND STREET LIGHTING (James Bond): Electric service is provided by the City of Alcoa.

ENGINEERING AND PUBLIC WORKS

Engineering (Kevin Stoltenberg): This annexation will not include any roadway ROW's. The engineering department will provide plans review for any proposed future developments.

Streets/Stormwater (Tim Green): No impact to streets or stormwater.

Stormwater Utilities (Chuck Rowan): The city would collect stormwater utility fees for any impervious areas that are created by future development, but not able to estimate an amount at this time.

Solid Waste (Dan Cantwell): Commercial garbage service to the site has not been determined but may likely be provided by a private vendor. There is no brush pickup service for industrial properties.

Grounds (Edmond Greene): No impact to grounds.

SCHOOLS (Mike Winstead): No impact on schools.

DEVELOPMENT SERVICES

Inspections and Code Enforcement (Gary Walker): The inspection services that are currently provided to the city (building, electrical, plumbing, mechanical, etc.) will become effective in the annexed area on the effective date of annexation utilizing existing personnel. It is anticipated that there will be no additional cost associated with extending inspection services to this area.

Planning (Jordan Clark): The city's planning and zoning regulations would be extended to the property. Any additional time or staff for these services would be absorbed in current funding.

PARKS AND RECREATION (Joe Huff): No parks in the area.

TAX REVENUE (Mike Swift): Property is currently tax exempt and undeveloped. I am not aware of any costs directly related to the annexation of this property. There will be costs related to planned development of the property as well as new revenues which are expected to be a net positive over time.

FINANCIAL IMPACT

ANNUAL ESTIMATED COSTS/REVENUES BASED ON DEPARTMENT REPORTS			
General Fund	Revenue per year	One time cost	Recurring cost per year
Police	\$0.00	\$0.00	\$0.00
Fire	\$0.00	\$0.00	\$0.00
Engineering	\$0.00	\$0.00	\$0.00
Streets	\$0.00	\$0.00	\$0.00
Stormwater Maintenance	\$0.00	\$0.00	\$0.00
Solid Waste	\$0.00	\$0.00	\$0.00
Grounds	\$0.00	\$0.00	\$0.00
Inspections and Codes Enforcement	\$0.00	\$0.00	\$0.00
Planning	\$0.00	\$0.00	\$0.00
Recreation	\$0.00	\$0.00	\$0.00
Finance	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00
Stormwater Utility	Revenue per year	One time cost	Recurring cost per year
Stormwater Utility Rate (\$3.97 per ERU)	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00
Schools	Revenue per year	One time cost	Recurring cost per year
Net cost per new student	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00
Water & Sewer	Revenue per year	One time cost	Recurring cost per year
	0.00	0.00	0.00
Unknown at present time.			
Totals			
Electric Department	Revenue per year	One time cost	Recurring cost per year
	-	-	-
Totals	\$0.00	\$0.00	0

*The School System maintains a separate budget, these funds do not directly impact the city's general fund.

ANNEXATION SCHEDULE

October 18, 2021	5:00 PM	Maryville Municipal Planning Commission: Recommendations: Plan of Services Annexation Land Use Designation Zoning
November 2, 2021	6:56 PM	Public Hearings: Plan of Services Annexation Land Use Designation Zoning Maryville City Council: 1 st reading Zoning and Land Use Designation Resolution for Annexation and Plan of Services
December 7, 2021	7:00 PM	Maryville City Council: 2 nd reading Zoning and Land Use
November 2, 2021		Annexation resolution effective upon deannexation of property by the City of Alcoa and amendment to the Blount County Growth Plan to bring the property into the City of Maryville's Urban Growth Boundary.

RESOLUTION NO. _____

A RESOLUTION TO ANNEX PROPERTY LOCATED ON PROFFITT SPRINGS ROAD BEING BLOUNT COUNTY TAX MAP 035 PARCELS 041.00 AND 041.05 TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MARYVILLE, TENNESSEE.

WHEREAS, *Tennessee Code Annotated* § 6-51-104 requires that a resolution be adopted by the municipal governing body to extend the corporate boundary; and,

WHEREAS, the City of Maryville has received a petition from the owners to annex property owned by them off Proffitt Springs Road; and,

WHEREAS, the affected property owners have given written consent for the annexation and thus no referendum is required to effectuate the annexation; and,

WHEREAS, in accordance with *Tennessee Code Annotated* §6-51-104(d), the property proposed for annexation does not adjoin the boundary of the main part of the municipality but is to be used for industrial or commercial purpose; and,

WHEREAS, a public hearing before this body was held on the 2nd day of November, 2021, and notice thereof published in the Daily Times on October 7, 2021; and,

WHEREAS, the annexation of such territory is deemed desirable for the welfare of the residents and property owners of the said affected territory and this City as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE, as follows:

SECTION 1. In accordance with *Tennessee Code Annotated* § 6-51-102 and 6-51-104, by request of the property owners, there is hereby annexed to the City of Maryville, Tennessee, and incorporated within the corporate boundaries thereof, the territory comprising parcel numbers 041.00 and 041.05 on Blount County Tax Map 035. This area is more clearly illustrated on the attached Exhibit that is made a part of this resolution.

SECTION 2. Pursuant to the provisions of T.C.A. § 6-51-102 and 6-51-104, there is hereby adopted, for the area bounded as described above, the following plan of services:

- a. Police: On the effective date of annexation, the Maryville Police Department will provide the services of police patrol coverage using present personnel and equipment, assuming additional personnel has already been added based on previous annexation.
- b. Fire: Fire protection by the present personnel and equipment of the fire fighting force will be provided on the effective date of annexation.
- c. Electric: Electric service will be provided by the City of Alcoa.
- d. Water: Water service is provided by the South Blount Utility District.
- e. Sewer: Sewer service will be provided as required.
- f. Streets: No public streets are included with this annexation.
- g. Solid Waste: The same collection services now provided within the City can be extended to the annexed area upon the effective date of annexation.
- h. Schools: Any school age children within the annexed property may attend the

Maryville City school system.

- i. Inspections and Codes Enforcement: The Codes Department provides review, permitting, inspection, and approval of construction activities. Any inspection service now provided by the city will begin in the annexed area on the effective date of annexation.
- j. Planning and Zoning: The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City planning jurisdiction and regulations will thereafter encompass the entirety of the annexed area. The annexation resolution shall be accompanied by ordinances to designate the future land use and zoning of the property.
- k. Street Lighting: Street lighting for newly constructed streets will be provided per the city's standard processes.
- l. Recreation: Recreation is not affected by this annexation.

SECTION 3. This resolution shall become effective upon the deannexation of the property by the City of Alcoa and the recording of an amendment to the Blount County Growth Plan incorporating the property into the City of Maryville's Urban Growth Boundary at the Blount County Register of Deed's office:

Adopted this _____ day of _____, 2021.

Mayor

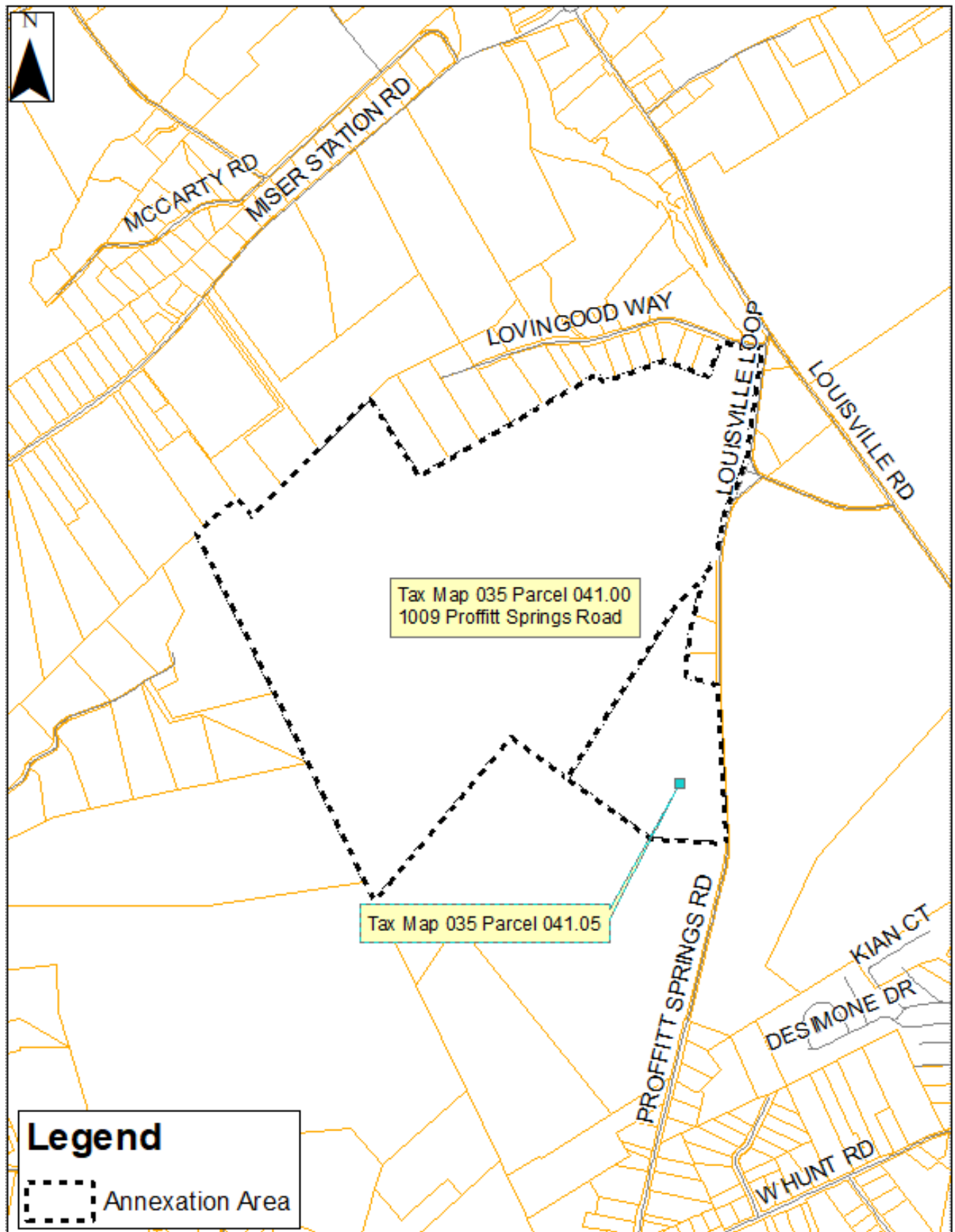
ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Exhibit:



ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF
THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING
PROPERTY BEING BLOUNT COUNTY TAX MAP 035 PARCELS
041.00 AND 041.05 AS INDUSTRIAL**

WHEREAS, the property on Proffitt Springs Road has been annexed into the City of Maryville; and

WHEREAS, the Council of the City of Maryville, Tennessee desires to amend the Future Land Use Map as identified in the City of Maryville Land Use Plan -2035; and

WHEREAS, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

WHEREAS, the change to the Future Land Use Map advances the public health, safety and welfare of the City of Maryville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:

SECTION 1. That parcels 041.00 and 041.05 on Blount County Tax Map 035 recently annexed into the corporate limits be designated as Industrial on the Future Land Use Map. Said property is shown on the attached Exhibit.

SECTION 2. That the provisions of this Ordinance shall be effective upon the effective date of the annexation resolution, the public welfare requiring it.

ADOPTED this _____ day of _____, 2021.

Mayor

ATTEST:

City Recorder

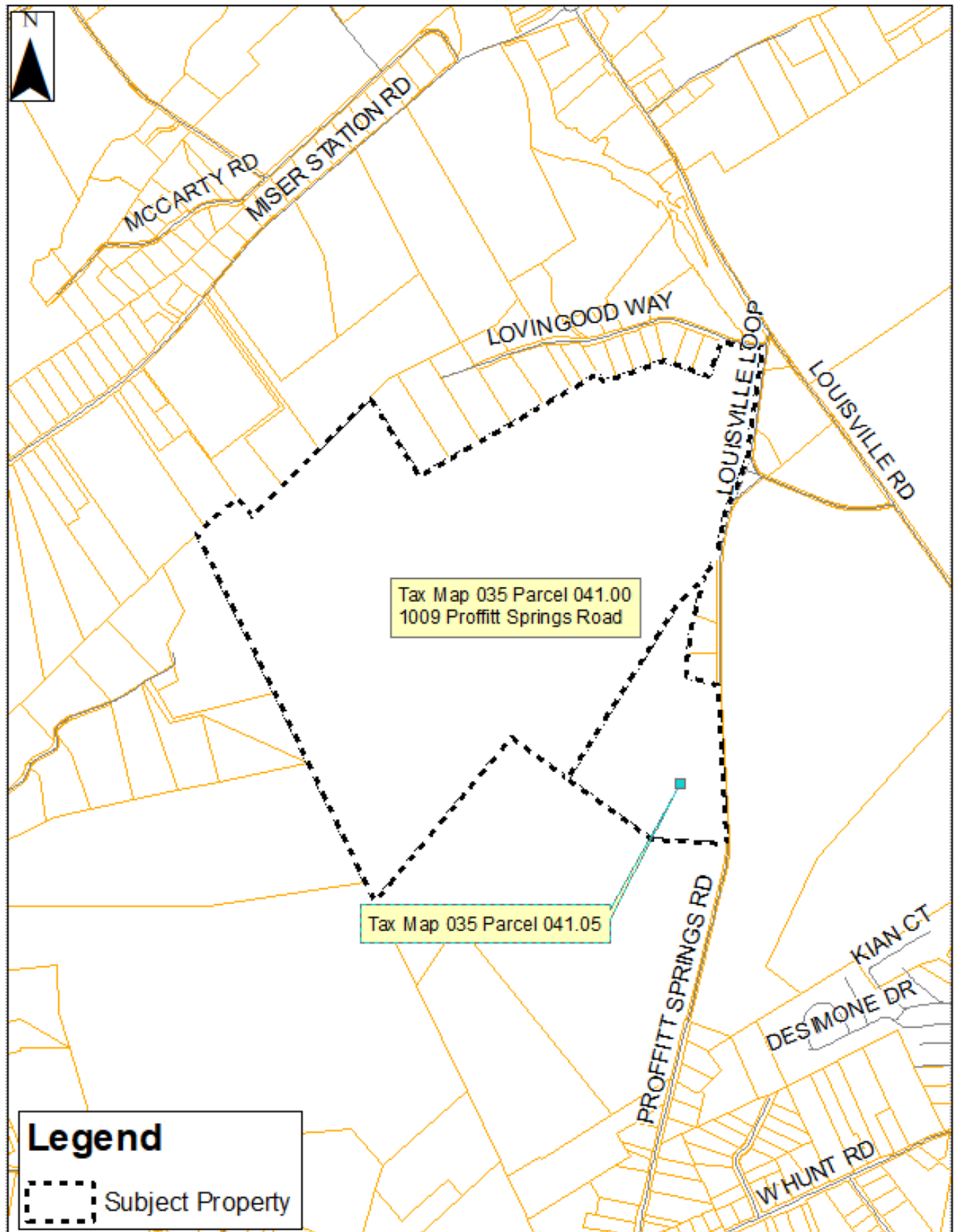
APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2021 _____
City Recorder

Passed 2nd reading on this _____ day of _____, 2021 _____
City Recorder

Exhibit:



ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY
OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING
BLOUNT COUNTY TAX MAP 035 PARCELS 041.00 AND 041.05
AS INDUSTRIAL**

WHEREAS, the Council of the City of Maryville, Tennessee desires to amend the Zoning Map of the City of Maryville, Tennessee to zone property recently annexed into the city; and

WHEREAS, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

WHEREAS, the rezoning advances the public health, safety and welfare of the City of Maryville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:

SECTION 1. That parcels 041.00 and 041.05 on Blount County Tax Map 035 recently annexed into the corporate limits be zoned Industrial. Said property is shown on the attached Exhibit.

SECTION 2. That the provisions of this Ordinance shall be effective upon the effective date of the annexation resolution, the public welfare requiring it.

ADOPTED this _____ day of _____, 2021.

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2021 _____
City Recorder

Passed 2nd reading on this _____ day of _____, 2021 _____
City Recorder

Exhibit:

