

Case #1

R-1/R-3 to PDB/SC
(Low Density/Single-Family Residential District) /R-3
(Manufactured Residential Dwelling Park District) to PBD/SC
(Planned Business and/or Shopping Center District) for the
purpose of creating a business location for an automotive
repair shop.

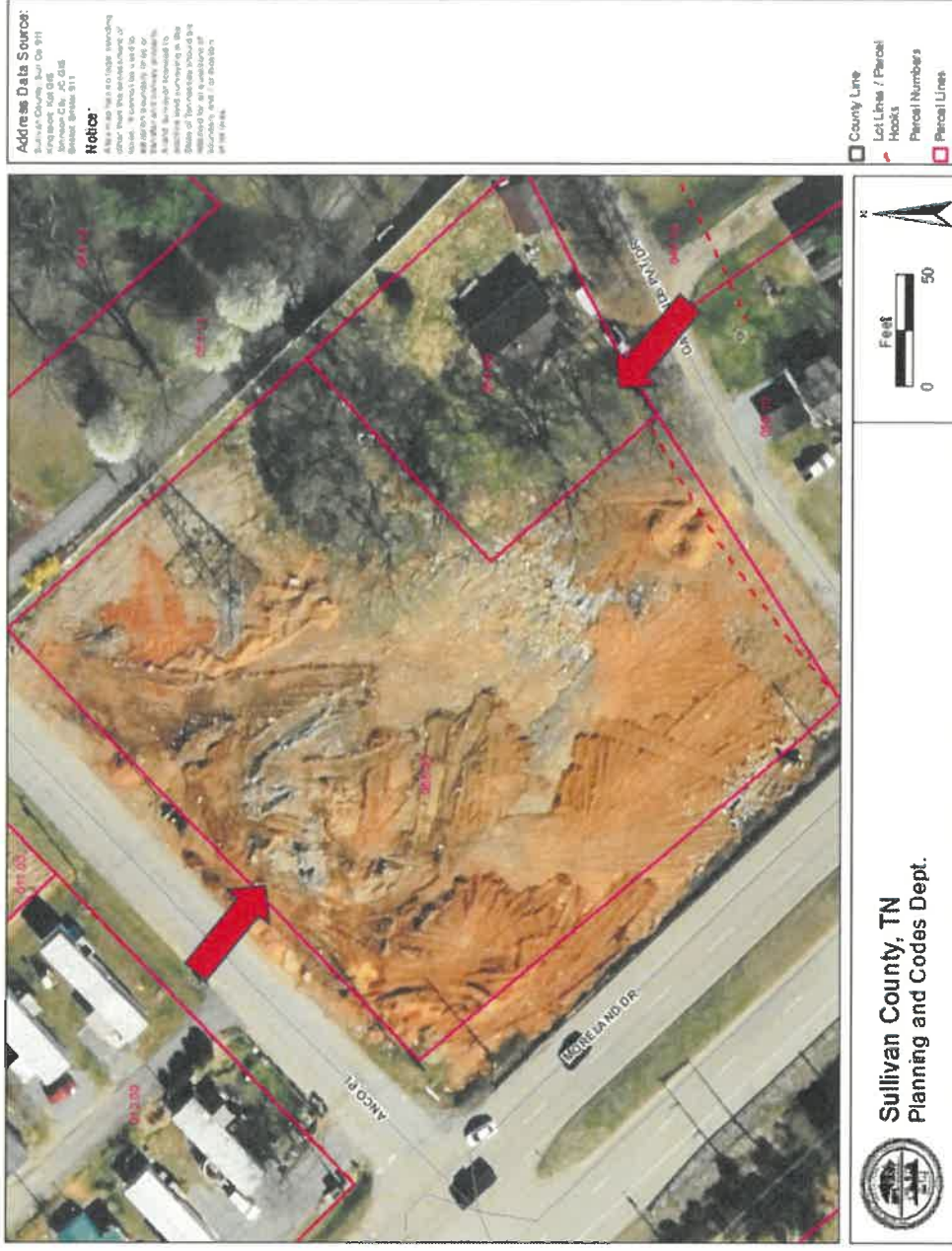
Tax Map 076, Parcel 055.00

for Greg Raleigh

Kingsport Regional Planning Commission
voted to send a favorable recommendation
to the County Commission

118 Anco Place, Kingsport, TN 37664

Civil District 13th
Commission District 8th
(Calton, Ireson)



Property Information		118 Anco Place County Rezoning	
Address		118 Anco Place Kingsport, TN 37664	
Tax Map, Group, Parcel		Tax Map 076 Parcel 055.00	
Civil District		13 th Civil District	
Overlay District		N/A	
Land Use Designation		High Density Residential – Mobile Home Parks	
Acres		+/- 1.7 acres	
Existing Use		Vacant	Existing Zoning County R-1/R-3
Proposed Use		Automotive Repair Shop	Proposed Zoning County PBD/SC
Owner/ Applicant Information			
Name:		Intent: <i>To rezone from County R-1/R-3 to County PBD/SC for the purpose of an automotive repair shop.</i>	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The suggested county zoning change is suitable for the intended use. • The zoning change is in line with other county zoning districts found along Moreland Drive. • There has been no feedback to the county or city on the proposed rezoning. 			
Staff Field Notes and General Comments:			
<ul style="list-style-type: none"> • Moreland Dr., a minor arterial, connected to a major highway, S. John B. Dennis, makes it the ideal location for a county PBD/SC rezoning based on the county’s zoning description. County zoning reflects this fact as similar B-4 and PBD-3 zones have emerged less than a third of the mile down the road from the proposed location. 			
Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1/R-3 to County PBD/SC.			
Planner: Samuel Cooper		Date: 5/21/26	
Planning Commission Action		Meeting Date	5/21/26
Approval:	Yes		
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Sullivan County Zoning Code

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

8. **R-3, Manufactured Residential Dwelling Park District** - The R-3 Districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, **specifically including public water service, public sewer service and transportation systems adequate to accommodate these higher population densities** as specifically reviewed and approved by the Regional Planning Commission. These districts also permit community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an urban residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

2. **PBD/SC, Planned Business and/or Shopping Center District** - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.

Sullivan County Use and Structures Table

**TABLE 4-102A
USES AND STRUCTURES ALLOWABLE
WITHIN MIXED USE AND COMMERCIAL DISTRICTS**

-----DISTRICTS-----	PBD-3	PBD/ SC	B-4	B-3	B-2	B-1
I. Residential Activities						
A. Permanent						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single-Family Flats on 2 nd story & above within mixed-use	PC	PC	SUP	SUP	SUP	SUP
B. Semi-Transient						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
II. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	PC	PC	SUP	SUP	SUP	SUP
B. Childcare Facilities	PC	PC	SUP	SUP	SUP	SUP
C. Community Assembly	PC	PC	SUP	SUP	SUP	SUP
D. Cultural and Recreational Facilities	PC	PC	SUP	SUP	SUP	PC
E. Educational Facilities	PC	PC	SUP	SUP	SUP	SUP
F. Essential Public Transport, Communication & Utility	PC	PC	SUP	SUP	SUP	SUP
G. Extensive Impact Facilities	X	X	X	X	X	X
H. Health Care Facilities	PC	PC	SUP	SUP	SUP	SUP
I. Intermediate Impact Facilities – see Supplemental Regulations	PC	PC	SUP	SUP	SUP	SUP
1. Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
J. Religious Facilities	PC	PC	SUP	SUP	SUP	SUP
K. Special Institutional Care Facilities	BZA	BZA	X	X	X	X
L. Special Personal and Group Care Facilities	PC	PC	SUP	X	X	X
M. Waste Disposal Operations	X	X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS

BZA = Special Exception of Use with Approval from Board of Zoning Appeals

P = Use Permitted by Right Within the District

SUP = Principal Use Permitted with Supplemental Provisions

PC = Subject to Review and Approval by the Planning Commission

X – Not permitted

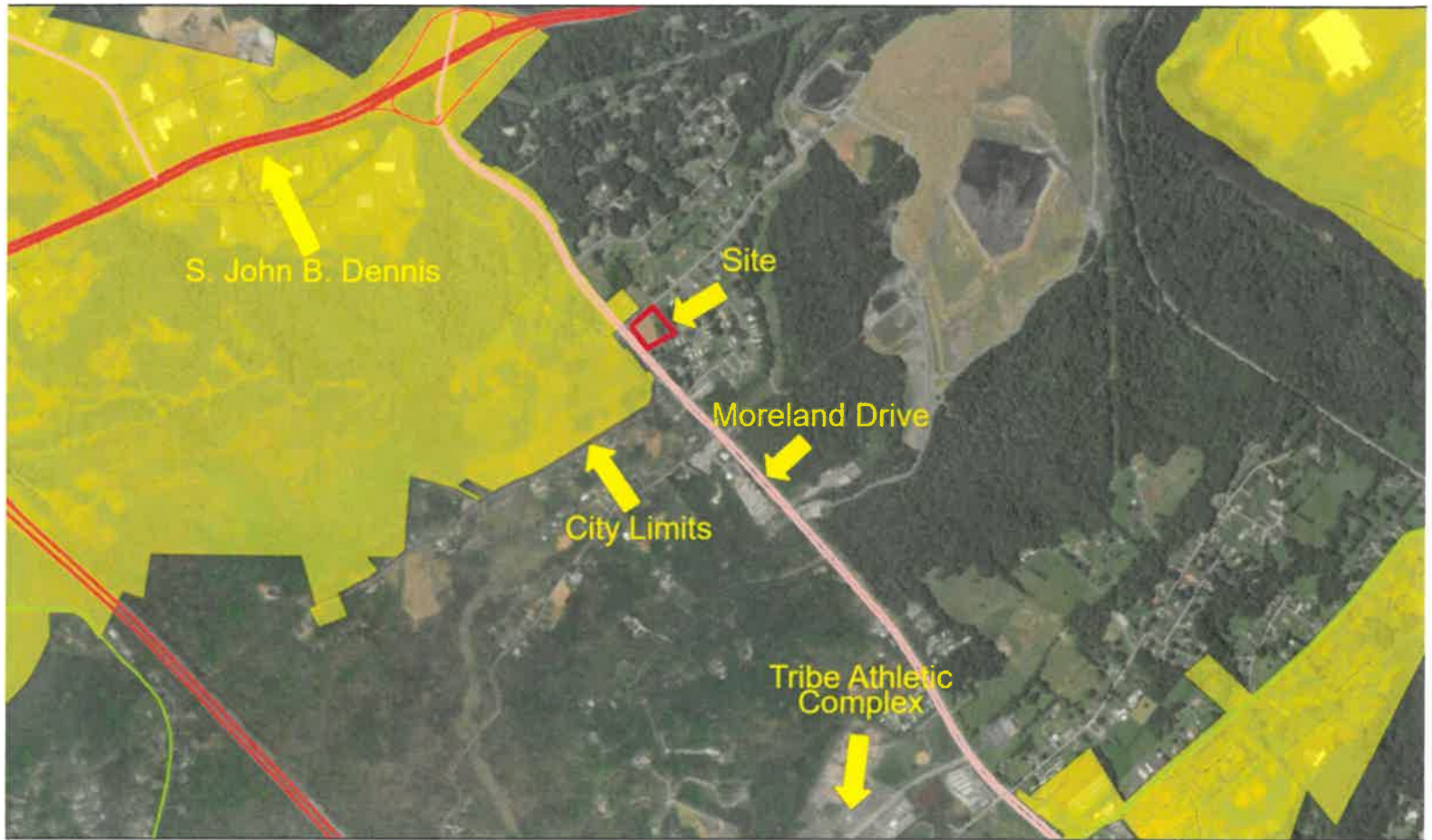
Sullivan County Use and Structures Table Continued

DISTRICTS	PBD-3	PBD/SC	B-4	B-3	B-2	B-1
III. COMMERCIAL ACTIVITIES – Amended 09 17 07						
A. Adult Entertainment Establishments	X	X	X	X	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	SUP	SUP
C. Automotive Parking – open lots only in B-2 and B-1, no public garages or parking structures	PC	PC	P	P	P*	P*
D. Automotive and Marine Craft Sales and Accessory Services	PC	PC	P	P	X	X
E. Automotive Body and Repair Shops	X	PC	X	P	X	X
F. Auto Towing and temporary storage	X	X	X	SUP	X	X
G. Banking, Financial, Insurance and Real Estate Services	PC	PC	P	P	P	P
H. Convenience Retail Sales and Services	PC	PC	SUP	SUP	SUP	SUP
I. Entertainment and Amusement Services - Limited	PC	PC	SUP	SUP	SUP	X
J. General Business and Communications	PC	PC	P	P	P	X
K. General Retail Trade	PC	PC	P	P	P	X
L. Group Assembly and Commercial Outdoor Recreation	PC	PC	SUP	SUP	SUP	X
M. Outdoor Material and Equipment Sales and Repair	PC	PC	P	P	X	X
N. Professional Services – Medical	PC	PC	P	P	P	P
O. Professional Services – Non-medical/Professional Offices	PC	PC	P	P	P	P
P. Restaurant, Full Service	PC	PC	P	P	P	X
Q. Restaurant, Fast Food	PC	PC	P	P	X	X
R. Scrap Operations/junk yards	X	X	X	X	X	X
S. Self-Storage/Mini-Warehouse Facilities	PC	PC	P	P	X	X
T. Transient Habitation	PC	PC	PC	X	X	X
U. Warehousing, Goods, Transport, and Storage	X	PC	X	X	X	X
V. Wholesale Sales	PC	PC	P	P	X	X
W. Indoor Sport Shooting Range Facilities amended on 3/15/10	PC	PC	PC	PC	X	X
IV. MANUFACTURING ACTIVITIES (deleted 02/16/2023)						
V. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	P	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC	PC	PC
VI. ACCESSORY ACTIVITIES						
A. Commercial Accessory Buildings – Enclosed <small>(residential accessory structures permitted where residential land uses are permitted)</small>	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <small>(approved administratively)</small>	SUP	SUP	SUP	SUP	P	P
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

KEY TO INTERPRETING USE CLASSIFICATIONS

- BZA = Special Exception of Use with Approval from Board of Zoning Appeals
- P = Use Permitted by Right Within the District
- SUP = Principal Use Permitted with Supplemental Provisions
- PC = Subject to Review and Approval by the Planning Commission
- X – Not permitted

118 Anco Place Vicinity Map



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Municipal Boundary

KINGSPORT

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

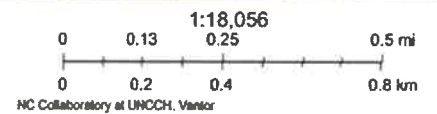
Minor Arterial

Collector Street

Local Street

Private Street

Ramp



Web AppBuilder for Arc

118 Anco Place Site Map



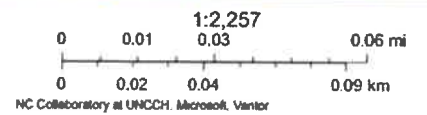
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Williamson County Parcels Jan 2023

- Parcels
- Municipal Boundary
- KINGSPORT

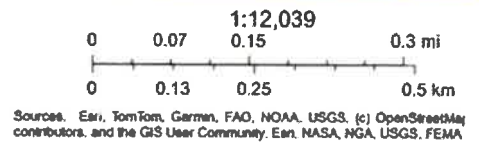
- Urban Growth Boundary
- Streets
- Minor Arterial

- Local Street
- Kpt 911 Address



Web AppBuilder for ArcGIS

Zoning Map for Sullivan County, Tennessee













Sullivan County Future Land Use Map

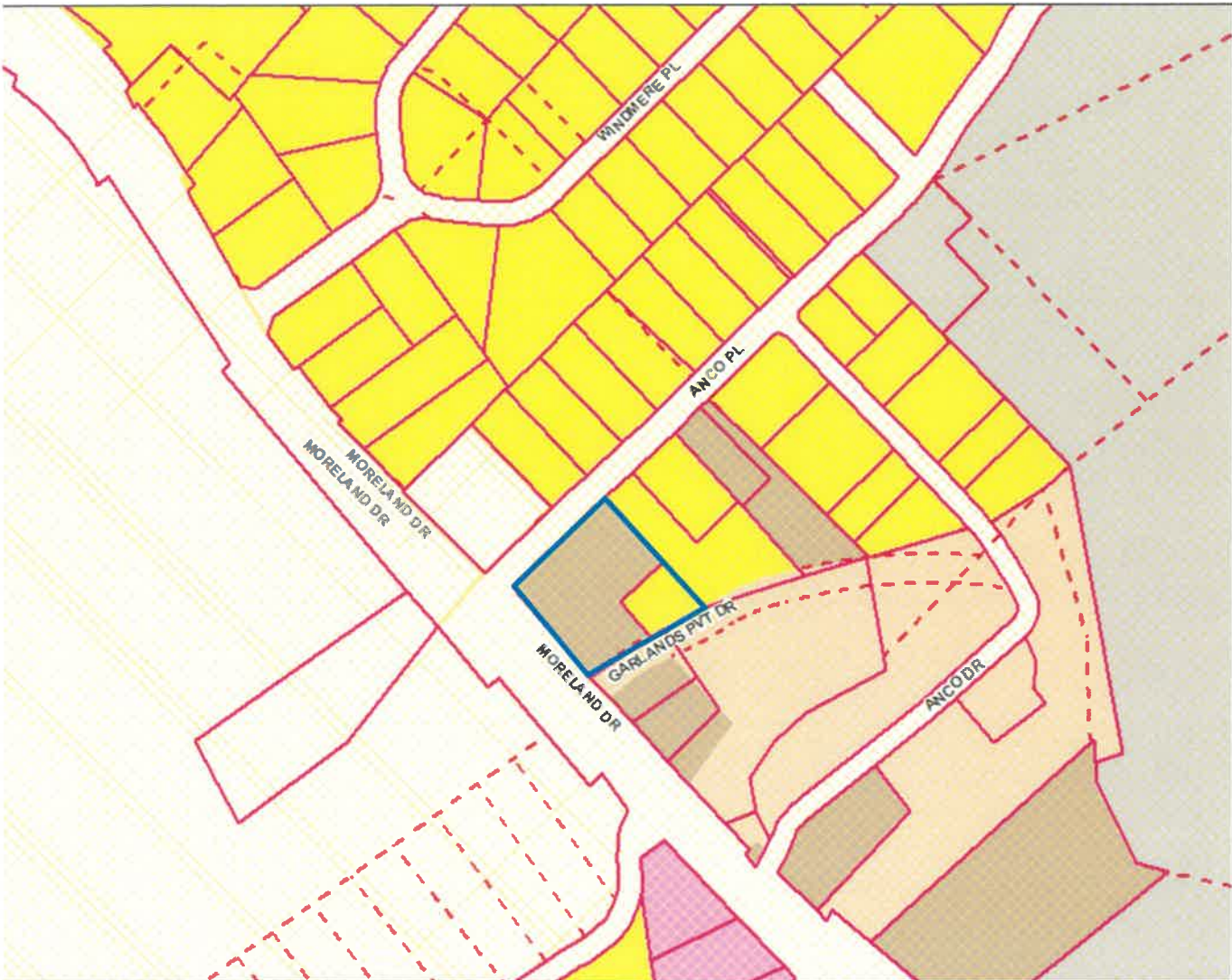
Address Data Source

Sullivan County, Sur Co 911
Kingsport, KY GIS
Johnson City, JC GIS
Bristol, Bristol 911

Notice:

A site map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or to sell and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and/or to obtain of lot lines.

-  County Line
-  Lot Lines / Parcel Hoops
-  Parcel Lines
-  Kingsport UGB
- Land Use Plan: 2006-2026**
-  High Impact Use
-  Plan Corridor
-  Comm
-  Low Density Res
-  High Density Res
-  Mobile Home Park



Sullivan County, TN
Planning and Codes Dept.



Northern Property View



Southern Property View



Western Property View



Eastern Property View



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors they may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other County B-3 and PMD-3 zones along Moreland Drive.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposed zone was recommended by the Sullivan County Planning Department as being suitable for the area. The county's zoning description for a PBD/SC zone states, "This district is designed to promote...developments along major routes...while providing adequate buffering between existing abutting residential and agricultural land uses." Additionally, any proposal following this rezoning will have to be reviewed and approved by the Sullivan County Planning Commission.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Based on the current county future land use plan the proposal does not conform.

Proposed use: County PBD/SC (Planned Business and/or Shopping Center District)

The Future Land Use Plan recommends: County: High Density & Low Density Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the proximity to major and minor roadways; as well as, the proximity to similar county zones along Moreland Drive.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for an automotive repair shop.
7. **Whether the change will create an isolated district unrelated to similar districts:** The change to County PBD/SC will be in line with similar commercial County zones located along S. Wilcox Drive.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1 & R-3 to County PBD/SC.

Case #2

Amendment to the Sullivan County Zoning Resolution – Zoning Text Amendment – PMD-3 District Regulations and Definitions (Appendix A)

for Sullivan County

Sullivan County, Bristol, and Kingsport Planning

Commission

voted to send a favorable recommendation to the County Commission

TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS

	PMD-3	PMD-2	PMD-1	M-2	M-1	PA
I. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	X	PC	SUP	SUP	SUP	X
B. Manufacturing – Basic Industry	X	PC	SUP	SUP	SUP	X
C. Manufacturing – Heavy Industry	X	PC	SUP	SUP	SUP	X
D. Manufacturing – Data and Energy Processing	PC	X	SUP	X	X	X
E. Planned Artisan Limited – see B-103.1(r)(1)(2)	X	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES						
A. Adult Entertainment Establishments	X	PC	PC	O/P	X	X
B. Animal Care and Veterinary Services	X	PC	PC	SUP	SUP	X
C. Automobile Parking	X	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	X	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	X	PC	PC	SUP	SUP	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	SUP	SUP	X
G. Scrap Operations/Salvage/Junkyards	X	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	X	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	X	PC	PC	SUP	SUP	X
J. Wholesale Sales	X	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited	X	PC	PC	PC	PC	PC
Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/19)						
III. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services *	X	PC	PC	SUP	SUP	PC
B. Childcare Facilities, any Type	X	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	SUP	SUP	SUP	SUP
D. Essential Public Transport, Communication and Utility Services	X	PC	PC	PC	PC	PC
E. Emergency Services	X	PC	PC	PC	PC	PC
F. Intermediate Impact Facilities – Limited (see B-104.6 part 6)	X	X	X	X	X	SUF
G. Information/Transmission Facilities – PC approval	X	X	X	X	X	X
H. Religious Facilities	X	X	X	X	X	X
I. Special Institutional Care Facilities	X	X	X	X	X	X
J. Substance Abuse Medical Clinics (amended on 1/16/2019)	X	X	X	X	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	X	P	P	P	P	P
B. Agricultural – Intensive	X	PC	PC	PC	PC	X
C. Agricultural Services	X	P	P	P	P	X
D. Forest and Forest Nurseries	X	PC	PC	PC	PC	P
V. ACCESSORY STRUCTURES						
A. Accessory Storage Enclosed Structure	PC	PC	SUP	SUP	SUP	PC
B. Accessory Shed	X	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	PC	PC	PC	PC
D. Outdoor Storage	PC	PC	PC	SUP	SUP	PC
E. Outdoor Storage	X	X	X	X	X	PC
F. Production for Retail Sale	SUP	SUP	SUP	SUP	SUP	PC
G. Residential Occupancy (see B-103.1(r)(1)(2))	PC	X	X	X	X	X
H. Accessory Energy Generation Systems	PC	X	X	X	X	X
I. Energy Reclamation Systems	PC	X	X	X	X	X

TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS

	DISTRICTS					
	PMD-3	PMD-2	PMD-1	M-2	M-1	PA
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment))	N/A	N/A	N/A	N/A	N/A	5K
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS						
A. Area (in Square Feet)	300,000	80,000	80,000	80,000	43,560	43.5
B. Width (in Feet, Measured at Building Line)	400	200	200	200	100	10
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories	2 sto
V. MINIMUM YARD REQUIREMENTS (in Feet)						
A. Front	100	50	50	50	50	40
B. Side	100	50	50	50	50	30
C. Rear	100	50	50	50	50	30
D. Corner Side (additional street frontage)	100	50	50	50	50	40
E. Front end Corner Side on Arterial or Collector Road	100	50	50	50	50	40

PMD-3 Planned Manufacturing District (Data and Energy Processing District) - This class of this district is intended to establish and provide space for high-intensity, technology-driven, and energy-dependent industries, including data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects.

6. PMD-3 Planned Manufacturing District (Data and Energy Processing District) - This class of this district is intended to establish and provide space for high-intensity, technology-driven, and energy-dependent industries, including data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects.

**TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

	PMD-3	PMD-2	PMD-1	M-2	M-1	PAD
I. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	X	PC	PC	SUP	SUP	X
B. Manufacturing – General	X	PC	PC	SUP	SUP	X
C. Manufacturing - Basic Industry	X	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	X	PC	X	SUP	X	X
E. Manufacturing – Data and Energy Processing	PC	X	X	X	X	X
F. Planned Artisan Limited – see B-103.(4 01/11/24)	X	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES						
A. Adult Entertainment Establishments	X	X	X	O/PC	X	X
B. Animal Care and Veterinary Services	X	PC	PC	SUP	SUP	X
C. Automotive Parking	X	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	X	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	X	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	SUP	SUP	X
G. Scrap Operations/Salvage/Junkyards	X	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	X	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	X	PC	PC	SUP	SUP	X
J. Wholesale Sales	X	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/10)	X	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services *	X	PC	PC	SUP	SUP *	PC
B. Childcare Facilities, any type	X	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	X	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	X	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	X	PC	PC	SUP	SUP	PC
G. Religious Facilities	X	X	X	X	X	SUP
H. Special Institutional Care Facilities	X	X	BZA	X	BZA	X
I. Waste Disposal Operations	X	PC	X	PC	X	X
J. Substance Abuse Medical Clinics (amended on 11/15/2010)	X	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	X	P	P	P	P	P
B. Agricultural – Intensive	X	PC	PC	PC	PC	X
C. Agricultural Services	X	P	P	P	P	X
D. Plant and Forest Nurseries	X	PC	PC	PC	PC	P
V. ACCESSORY ACTIVITIES						
A. Accessory Storage – Enclosed Structure	PC	PC	PC	SUP	SUP	PC
B. Accessory Childcare	X	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	X	PC
G. Residential Occupancy (approved administratively)	SUP	SUP	SUP	X	SUP	SUP
H. Accessory Energy Generation Systems	PC	X	X	X	X	X
I. Energy Reclamation Systems	PC	X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS	
P	= Indicates Permitted Use.
SUP	= Indicates Use Permitted with Supplemental Provisions.
PC	= Indicates Permitted Use on Site Plan Review by the Planning Commission.
O	= Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)
BZA	= Special Exception of Use after Approval of the Board of Zoning Appeals
NOTES:	
(1)	See Section 5-104.
*Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.	

5-103 BULK REGULATIONS

5-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

5-103.2 Lot Dimensions - No lot shall be created, and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. **Lot Area**

a. **Minimum Area**

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

**TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS**

	-----DISTRICTS-----					
	PMD-3	PMD-2	PMD-1	M-2	M-1	PAD
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment##))	N/A	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS						
A. Area (In Square Feet)	300,000	80,000	80,000	80,000	43,560	43,560
B. Width (In Feet, Measured at Building Line)	400	200	200	200	100	100
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
V. MINIMUM YARD REQUIREMENTS (in Feet)						
A. Front	100	50	50	50	50	40
B. Side	100	50	30	50	30	30
C. Rear	100	50	30	50	30	30
D. Corner Side (additional street frontage)	100	50	50	50	50	40
E. Front and Corner Side on Arterial or Collector Road)	100	50	50	50	50	40

NOTES:

- (1) The minimum lot size shall be as required to meet other provisions of this article.
- (2) See Subsection 5-103.4, Subpart 7 and 8-107.
- (3) See Subsection 5-103.4, Subpart 8, for special yard provisions applicable within M-2 Districts.

b. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

- n. Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
 - o. Vents necessary for use of fallout shelter constructed below grade of such yards but excluding all other parts of such shelters.
 - p. Privacy walls or fences not exceeding six (6) feet in height measured from finish grade level at any point along the length of, and on any side of, such walls or fences, and not roofed or structurally part of a building. *(amended 09.15.2022)*
2. Measurement of Yard Width or Depth - In all manufacturing districts, the width or depth of a required yard shall be measured perpendicular to straight lot lines, or for curved lot lines, in such a way that such yard is bounded by the arc of a curve, which is concentric with such curved lot line.
 3. Dimension of Yards - In all manufacturing districts, yards of such dimensions as set forth in TABLE 5-103A, shall be provided.
 4. Uses of Required Yard Areas - The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.
 - a. Landscaping/Buffering/Reserve Green Strip - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping. The minimum design standards are detailed in Section 8-1071.
 - b. Driveways - Driveways may be located within any required yard; provided, however, that no more than fifty (50) percent of the area of any required yard may be used as a driveway.
 - c. Sidewalks - Sidewalks shall be provided to accommodate pedestrian access from all guest and employee parking areas to associated entrances into facilities.
 - d. Parking - Within all manufacturing districts any yard may be used for off-street parking or loading, except as provided in Subpart 7, of this section. However, such areas shall not be used for storage or processing of any kind. No parking shall be permitted within ten (10) feet of the front property line and shall become a vegetative reserve green strip subject to minimum measures as required in Section 8-107.2.
 5. Restrictions on Outside Storage Within Areas Other Than Required Yards - All approved storage areas shall be fenced and/or buffered as required by the Planning Commission or Building Commissioner.
 - a. Outside Storage Within M-1 Districts - Within the M-1 Districts, no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot.
 - b. Outside Storage Within All Other Districts - Within the PMD-1, PMD-2, **PMD-3** and M-2 Districts, outside storage may be permitted only within areas designated for such upon an approved site plan.
 6. Special Yard Provisions Applying Along Railroad Right-of-Way - In all manufacturing districts, other provisions of this resolution notwithstanding, along such portion of a rear or side lot line, which coincides with a boundary of a railroad right-of-way, no rear or side yard shall be required. However, a minimum of a ten (10) foot buffer strip and/or fencing shall be required for the safety of all visitors, customers, and employees. The buffered area shall not be required where direct service is necessary to access the rail system.
 7. Special Provisions Applying to Required Yards and Building Setbacks Along District Boundaries Coincident with Side or Rear Lot Lines of Zone Lots Located, in Any Residential or Agricultural District
 - a. Required Yards Along District Boundaries Coincident with Side or Rear Lot Lines
 Within M-1, M-2, PMD-1 and PMD-2, manufacturing Districts, along such portion of the boundary of the manufacturing district which coincides with a side or rear lot line of a zone lot in any residential or agricultural district, an open area unobstructed from the ground to the sky shall be provided within the manufacturing district, with the exception of required buffering, landscaping and any natural feature. Within M-1 and PMD-1 Districts, this area shall be thirty (30) feet in width and within M-2 and PMD-2 Districts, the width shall be fifty (50) feet. No portion of this open area shall be used for off-street parking, off-street loading or for storage or processing of any kind. No portion of this open area shall be paved, graveled or used for parking or as an access way of any type.
 - b. Special Front Setback - Regardless of the front yard provisions established for any manufacturing district, no building located on any zone lot adjacent to any residential or agricultural district shall extend closer to the street than the average of the distances of the buildings located within one hundred (100) feet, of the lot whereon the manufacturing activity is located; provided that no building

shall be required to setback more than twice the minimum front yard applicable within the manufacturing district.

- c. Screening Along Residential/Agricultural District Boundaries - To assist in preventing the transmission of light and noise from within any manufacturing district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening street, alley, or other public way. Such screening shall be provided within the manufacturing district, but not within a public street or alley, along the entire contiguity of said districts. See section 8-107.1 for minimum buffering standards.

8. Required Yards Within M-2 Districts - Due to the potentially noxious activities which may be permitted within M-2 Districts, special yard provisions are required.

- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Hazardous Manufacturing - In its review of any application for approval of a hazardous manufacturing activity proposed for location within an M-2 District, the County Commission shall establish yards and building separations sufficient to protect the health, safety and economic benefit of persons owning or occupying nearby property. As an absolute minimum such yards shall be as indicated below. Screening shall be provided as established in Subsection 7-103.4, Subpart 7, c, (Screening Along Residential District Boundaries).

- (1) Use Adjoins Residential or Agricultural Property - Along any rear or side lot line which adjoins residential or agricultural property, whether such property is presently occupied for residential purposes or only zoned for such use, an open area unobstructed from the ground to the sky at least one hundred (100) feet wide, shall be provided within the manufacturing district. Such open area shall not be paved nor used for off-street parking, loading, or storage or processing of any kind.

- (2) Use Adjoins Commercial or Manufacturing Property - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least seventy-five (75) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.

9. Required Yards Within PMD-3 Districts - Due to the potentially disruptive activities which may be permitted within PMD-3 Districts, special yard provisions are required.

- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Disruptive Manufacturing - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least one hundred (100) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.

5-104 SUPPLEMENTAL PROVISIONS APPLICABLE TO M-2 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to M-2. All existing M-2 districts shall comply with the bulk and supplemental regulations herein.

5-104.1 Operation and Intent of Requested M-2 Districts - The M-2, Heavy Manufacturing District, is intended to provide a mechanism for managing a wide variety of high impact, potentially noxious and/or dangerous, but necessary uses or activities, which seek to locate within the Planning Jurisdiction. Certain of the potential uses that may locate within the district have associated with them some special impact or uniqueness related to materials, processes or products that cannot be evaluated as to effect on the surrounding area or environment in advance of the use being proposed for a particular location. At the time an application is filed for approval of an M-2 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an M-2, Heavy Manufacturing District.

5-104.2 Development Plans and Review Process

1. Procedure for Submission and Review - The process for review and approval of any M-2, Heavy Manufacturing District, consists of three (3) progressive elements:
 - a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
- f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
- g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
- h. The proposed lot shall be sufficient so that no danger occurs to the adjoining uses.
- i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.

2. General Site Design Criteria -

- a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within M-2 Districts).
- b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
- c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
- d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
- e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
- f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
- g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-104.4 Expansion of Facilities or Changes in Operational Characteristics

Any approval of an M-2 Heavy Manufacturing District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

5-105 SUPPLEMENTAL PROVISIONS APPLICABLE TO PMD-3 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to PMD-3. All existing PMD-3 districts shall comply with the bulk and supplemental regulations herein.

5-105.1 Operation and Intent of Requested PMD-3 Districts - The PMD-3, Planned Manufacturing District (Data and Energy Processing), is intended to provide a mechanism for high-intensity, technology-driven, and energy-dependent industries, including, but not limited to, data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects. At the time an application is filed for approval of an PMD-3 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an PMD-3, Planned Manufacturing District (Data and energy Processing).

5-105.2 Development Plans and Review Process

- 1. Procedure for Submission and Review - The process for review and approval of any PMD-3 Planned Manufacturing District (Data and energy Processing), consists of three (3) progressive elements:
 - a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- b. Consideration by the County Commission of the requested PMD-3 District, as specified in Subpart 3, of this section.
 - c. Review and approval of a final development plan as specified in Subpart 4, of this section.
2. Preliminary Development Plan - All applications for approval of an PMD-3, Planned Manufacturing District (Data and energy Processing), shall be made by the landowner or authorized agent in accordance with the provisions of this section.
- a. Plan Content - All preliminary development plans submitted under this section shall be accompanied by the following:
 - (1) Site Data and General Information -
 - (a) Letter from the landowner detailing the proposed zone change.
 - (b) Location map of the proposed site.
 - (c) Preliminary site plan prepared by a licensed engineer indicating existing and proposed contours at a vertical interval no greater than five (5) feet, along with the location and proposed use of structures and other site alterations.
 - (d) A land use map indicating the ownership and present usage of all parcels located within five hundred (500) feet, from the periphery of the proposed site.
 - (e) Highway assessment indicating the existing width and type of pavement and existing traffic conditions of all roads giving access to the property.
 - (2) Operational Data
 - (a) Sufficient information to fully divulge the operational nature, intensity and ultimate extent of the proposed activity.
 - (b) Nature of materials to be utilized and processes involved in the proposed operation, to specifically include a detailed listing of types and expected quantities of all materials classified as hazardous by the Federal Department of Environmental Protection or by the Tennessee Department of Environment and Conservation.
 - (c) Average number of vehicles entering and leaving the site on a daily basis and the anticipated route(s) of travel.
 - (d) Detailing of types and current status of all Federal and State permits required for operation of the proposed facility.
 - (e) Detailing of all safety and protective measures to be utilized in connection with the operation as well as an indication of the system proposed for dealing with complaints.
 - (f) A general indication of the anticipated duration of the proposed use and, details of plans and methodologies proposed for removal of the activity and/or reclamation of the site.
 - (g) All facilities shall comply with Federal Communications Commission (FCC) standards regarding Electromagnetic Interference (EMI) and shall not cause measurable interference with communications infrastructure or public safety networks.
 - (3) Environmental Data
 - (a) A demonstration via sound study conducted by a professional acoustical expert that the sound generated by a data center shall be limited to a maximum decibel level of 70 (dBA) as measured from the property line of the use. Such sound study shall be conducted using generally accepted methodology. A sound study shall be conducted at the following phases:
 - (i) A preliminary study shall be conducted and supplied as part of the application process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the required sound limit.
 - (ii) An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the data center uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.
 - (iii) An as-built sound study shall be conducted six months after issuance of the certificate of occupancy. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this ordinance.
 - (b) A demonstration via vibration study prepared by a qualified professional that demonstrates that no vibration from the data center or associated equipment will be perceptible to the human sense of feeling beyond the property line.
 - b. Planning Commission Recommendation - The information required by Subpart a, (above) shall be presented in sufficient copies for review and recommendation by the Applicable Regional Planning Commission. The Commission shall consider the preliminary development plan and forward a detailed recommendation concerning its disposition to the County Commission. This recommendation may contain suggestions for specific conditions and/or limitations to be applied to the use should the County Commission approve the zoning request.

3. Action by County Commission - After review and recommendation by the applicable Regional Planning Commission, the applicant may proceed to the County Commission with the proposal. At the meeting of the County Commission where the proposal is presented, the preliminary site development plan along with the action recommended by the Planning Commission shall be presented for review. The County Commission may approve or disapprove the rezoning request. Upon action by the County Commission approving the preliminary site development plan and the proposed change in zoning classification, the applicant may proceed to prepare and present to the Planning Commission a final site development plan as set forth in Subpart 4, of this section. In no event shall a building permit be issued for any portion of a development subject to this procedure until a final site development plan has been approved.
4. Final Development Plan - Following the action by the County Commission creating the PMD-3 District, the applicant may proceed to prepare and present for review by the Planning Commission a final development plan.
 - a. Information Required - The information indicated herein shall be provided with all final development plans submitted in accordance with this section.
 - (1) General Site Information - The information required by ARTICLE XII, Section 12-102.3, Subpart 2, (Site Plan) of this resolution, shall be provided.
 - (2) Approved State and Federal Permits - Copies of all permits required by State and Federal law for operation of the facility shall be provided.
 - (3) Site Restoration or Reclamation Plan - Depending upon the nature of the proposed use, a site restoration or reclamation plan may be required as a condition of zoning approval. Where such is required, said plan shall accompany the final development plan. Adequate provision, as determined by the County Attorney, shall be made to ensure implementation of said plan regardless of the future financial capabilities of the applicant.
 - b. Determination of Substantial Compliance - Any final site development plan submitted in conformance with this section shall be evaluated as to the "substantial compliance" of such plan to the approved preliminary development plan and for compliance with all other provisions of this resolution which were not contained in the preliminary development plan. The final site development plan shall be deemed in substantial compliance with the preliminary site development plan provided modifications by the applicant do not involve changes which exceed those permitted by ARTICLE, XII, Subsection 12-102.7, "Construction to Be in Accordance with Approved Plans". The Planning Commission shall review the plan as to its "Substantial Compliance" with the preliminary site development plan and either:
 - (1) Approve the plan as presented.
 - (2) Disapprove the plan. (See Subpart d, of this section.)
 - (3) Approve the plan with modifications, which in its judgment are required in order for the plan to meet the test of substantial compliance with the preliminary development plan and/or conditions established by the County Commission upon approval of the PMD-3 Zoning District. Where a final site plan is approved with modifications the provisions of Subpart c, of this section, shall apply.
 - c. Approval with Modifications, Applicants Response - When the Planning Commission's action on any final development plan is "Approval with Modifications", the Commission shall transmit to the property owner in writing the conditions or modifications which must be complied with in order that the proposed development receive approval. Within sixty (60) days of the transmittal of the required modifications, the applicant may make a written response concurring with the required modifications, in which case the development is deemed to have final approval, at the date of receipt by the Planning Commission of said written concurrence. When the applicant makes a negative reply or no reply is made within sixty (60) days of the date of conditional approval, the development shall be deemed disapproved, unless such time limit is extended by a specific action of the Planning Commission upon a written request of the applicant. In the event of disapproval, the applicant may request review of such ruling as set forth in Subpart "e", of this section.
 - d. Disapproval - If the Planning Commission finds that the final plan does not meet the test for substantial compliance or does not comply with other standards of approval established by the County Commission in its action creating the PMD-3, Planned Manufacturing District (Data and Energy Processing), it shall disapprove the plan. In the event of disapproval, a written report shall be prepared by the Planning Commission and sent to the County Commission and the applicant. This report shall detail the grounds on which the plan was denied to specifically include ways in which the final plan violated the substantial compliance provisions or other standards of review.
 - e. Review of Approval Action - In the event that any final development plan shall be disapproved, such action shall, upon request by the applicant, be reviewed by the County Commission. The County Commission shall consider the report submitted by the Planning Commission and such other information as it may require in order to determine whether such development in its view meets the

test of substantial compliance and complies with other standards of review, herein, established. Should the County Commission uphold the Planning Commission in its action, it shall notify the applicant that final approval of the development plan is denied. Should the County Commission override the Planning Commission's recommendation to disapprove the plan, it shall notify both the applicant and the Planning Commission of its decision and the action of the County Commission approving the plan shall become final.

5-105.3 Site Location and Design

1. **General Location Criteria** - The provisions of this section shall apply in determining the suitability of any site proposed for classification as an PMD-3 Planned Manufacturing District (Data and Energy Processing).
 - a. The proposed site shall be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts.
 - b. The proposed use will not pollute or deteriorate air quality, surface or subterranean water, or any other natural features.
 - c. The proposed site will not be located in an area that could contaminate the source of an existing water supply.
 - d. The proposed site will be free of sinkholes, caves, caverns, or other karsts features that would present significant potential for surface collapse or significant degradation to local ground water resources.
 - e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
 - f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
 - g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
 - h. The proposed lot shall be sufficient so that no danger occurs to the adjoining uses.
 - i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.
2. **General Site Design Criteria** -
 - a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within PMD-3 Districts).
 - b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
 - c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
 - d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
 - e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
 - f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
 - g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-105.4 Expansion of Facilities or Changes in Operational Characteristics

Any approval of an PMD-3 District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

8-107.2 Vegetative Reserve Green Strip A minimum of a ten (10) foot vegetative reserve green strip shall be maintained on all road frontages in order to control vehicular access, sight visibility and to assist in the stormwater run-off from the parking lot and other impervious surfaces. Such reserve strip shall be free from all structures and parking. Such reserve strip may be planted with any type of shrubs and/or grasses that, at mature growth, do not exceed three (3) feet in height, so as to not interfere with vehicular sight visibility. Such requirement may be waived for all new developments within the B-2 district should an alternative access controls and stormwater designs be implemented.

8-107.3 PMD-3 Buffering Strip - A minimum of a fifty (50) foot reserved portion of a parcel perimeter, which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces shall be required for the purpose of buffering one land use from another, possibly incompatible land uses. Such strip shall be planted with year-round evergreen trees and shrubs a minimum of four (4) feet in height (when planted) on triple rowed, staggered centers to achieve a natural and full buffer depending on tree species. Total overall height of at least two (2) rows of plantings shall be a minimum of eight (8) feet upon mature growth. Additionally, all perimeter tree buffering shall be accompanied on the outermost perimeter by a solid, buffering privacy fence that is eight (8) feet in height. Such tree and fencing buffer shall be maintained and free of debris with other specifications as may be required by the Planning Commission or Building Commissioner to ensure proper screening between properties, wherever required. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified to preserve the established trees. Furthermore, the selection of trees may be specified by the Building Commissioner or Planning Commission due to existing overhead utility lines, which may interfere with the mature height of such selected tree specification. All buffer strips and/or fencing shall be maintained for the life of the use and/or improvements (*amended August 15, 2005*). Refer to Appendix G for the list of approved Tennessee Native Trees and list of prohibited invasive species. (*Amended August 10, 2023*)

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

A-102.2 Terms Defined

Abutting - Having a common border with, or being separated from, such a common border by a right-of-way or easement.

Access – The right to cross between public and private property allowing pedestrians and vehicles to enter and leave property (ingress/egress).

Accessory Dwelling Unit (ADU) – An accessory dwelling unit (ADU) is smaller, incidental and subordinate to the primary dwelling on the same zone lot. The ADU is independently habitable and provides the basic requirements of shelter, heating, cooking, and sanitation. There are many types of ADUs that are either *attached* to the Principal Dwelling Unit or *detached* structures: **(See Appendix B-105, Accessory Uses)** (amended 10/15/2018)

- Guest Cottage – a detached dwelling unit that is incidental and subordinate to the primary dwelling;
- Converted Garage or Garage Apartment – an accessory dwelling unit above or attached to a detached garage;
- Accessory Suite or “Granny Flat” – converted living space, attached garages, basements or attics or additions or a combination thereof for dwelling purposes of extended family;
- Boat House as a site-built permanent structure (not houseboat) above the TVA flowage easement.

Accessory Energy Generation System (AEGS) - Refers to secondary or auxiliary energy-producing installations that operate alongside a primary power system to provide supplemental, backup, or efficiency-enhancing energy generation. Systems are typically smaller in capacity than the main energy source and are integrated to improve overall operational resilience, reduce dependence on grid-supplied electricity, or support on-site renewable generation. The term “accessory” highlights their supporting role as these systems are not the main source of power, however serve as a complementary mechanism that help ensure reliability, stability, and sustainability within a larger energy network. Accessory energy generation systems may include, but are not limited to, a range of technologies such as rooftop solar photovoltaic (PV) arrays, small-scale wind turbines, microturbines, cogeneration (combined heat and power, or CHP) units, hydrogen fuel cells, and kinetic recovery mechanisms. In industrial or commercial settings, these systems are often deployed to offset peak energy demand, provide backup during outages, or optimize power usage through load sharing and demand response strategies. Often utilized in tandem with battery energy storage systems (BESS) to form hybrid microgrids capable of autonomous operation when disconnected from the utility grid. Accessory energy generation systems are engineered for interoperability, often managed through smart controllers and energy management systems that dynamically balance energy flows between sources, storage, and loads. Environmentally, they contribute to decarbonization goals by enabling localized renewable production and reducing transmission losses. In modern energy infrastructure, AEGS plays a role in advancing distributed generation, grid resilience, and sustainable facility operations, particularly for data centers, manufacturing complexes, and off-grid installations seeking greater energy autonomy and sustainability.

Accessory Use or Accessory Structure – Any use or structure in any zoning district, which meets the criteria set below:

- Accessory Use** – A use that is necessary, customary, incidental and subordinate to the main use of the property and located on the same lot as the main use.
- Accessory Structure** – A structure that is customarily designed and used as an accessory use; **excluding** singlewide mobile homes, tractor trailers, car trailers, buses, recreational vehicles, any other type of vehicle and the like.

Activity - Performance of a function or operation, which constitutes the use of land.

Activity-Principal - (See Principal Activity.)

Actual Construction - Excavation of a site and/or the placement of building materials in conjunction with the construction of a building or other structure.

Agricultural Production - Those operations including associated land and facility management activities engaged in commercial propagation, raising, harvesting and/or processing of any plant or animal or products thereof for purposes of consumption, utilization, good or service either on site or for distribution.

Alley - A public way intended to provide only secondary vehicular access to abutting properties.

Animal Unit - A measure, which represents a common denominator for the purposes of defining a farm. The animal unit accounts for the carrying capacity of one acre of land and is related to the amount of feed various species consume and the amount of waste they produce. Animal Unit shall be measured as defined in current edition of *The Stockman's Handbook* and regulated by the appropriate State and Federal Agencies.

Area – The area included within surrounding exterior walls or exterior walls and exclusive of courts. The area of a building or portion of a building without surrounding walls shall be the usable area under the horizontal projection of the roof or floor above.

Arterial Road/Street – A roadway that provides for traffic movement between areas and across portions of the county and secondarily for direct access to abutting land, as indicated on the Official Major Thoroughfare Plan Map, as approved by the Sullivan County Regional Planning Commission and is recorded in the Register of Deeds Office.

Attached - An enclosure having continuing walls, roof and floor.

Automotive Sales Lot – A parcel of land with the principal or accessory use being for the purpose of sale or resale of three or more automotive vehicles during a (6) six-month period of a calendar year.

Basement – Any building story having a floor below grade.

Battery Energy Storage Systems (BESS) - Integrated technology designed to store electrical energy in chemical form and release it when needed, providing flexibility, reliability, and efficiency to modern power systems. A BESS comprises rechargeable batteries (commonly lithium-ion, but may also including emerging chemistries such as flow batteries, sodium-ion, and solid-state batteries) combined with power conversion systems, control electronics, and safety mechanisms. These systems can be deployed at multiple scales, from residential installations supporting rooftop solar systems to grid-scale facilities capable of stabilizing entire power networks. The primary functions of a BESS include energy time-shifting (storing energy during periods of low demand or high renewable generation and discharging during peak demand), frequency regulation, voltage support, and backup power. In renewable energy integration, BESS units play a role in balancing intermittent sources like wind and solar, enhancing grid resilience, and reducing reliance on fossil-fuel-based peaker plants. BESS installations are increasingly integrated with smart grid technologies, enabling real-time monitoring, predictive maintenance, and remote control. Related challenges may include lifecycle costs, battery degradation, safety concerns (thermal runaway), and end-of-life recycling.

Buffer Strip – A reserved portion of a parcel which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces for the purpose of buffering one land use from another, possibly incompatible land use. Such strip shall be planted with year-round evergreen trees and shrubs. Such buffer shall be maintained and free of debris with other specifications as required by the Planning Commission or Building Commissioner to ensure proper screening between properties. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified so as to preserve the established trees. Furthermore, the selection of trees may be limited due to existing overhead utility lines which may interfere with the mature height of such selected tree specimen. See Article 8-107.1 for requirements.

Building - Any structure or integrated appurtenance of a structure (overhang) which:

- (A) Is permanently affixed to the land, and
- (B) Has a roof supported by columns or walls or overhang, and
- (C) Is intended for the shelter or enclosure of goods or persons, and
- (D) Is bounded by either open area or the lot lines of a zone lot.

Building-Principal - (See Principal Building.)

Bulk - Describes the size of buildings or other structures, and their relationship to each other and to open areas and lot lines, and therefore includes:

- (A) The size (including height and floor area) of buildings or other structures,
- (B) The area of the zoning lot upon which a residential building is located, and the number of dwelling units within such buildings in relation to the area of the zoning lot,
- (C) The location of exterior walls of buildings or other structures in relation to lot lines, to other walls of the same building, to legally required windows, or to other structures, and
- (D) All open areas relating to buildings or other structures and their relationship, thereto.

Childcare - The provision of supplemental parental care and supervision:

- (A) For a non-related child or children;
- (B) On a regular basis;
- (C) For less than twenty-four (24) hours a day; and
- (D) Under license issued by the Tennessee Department of Human Services.

As used in this resolution, the term is not intended to include baby-sitting services of a casual, non-recurring nature or in a child's own home. Likewise, the term is not intended to include cooperative reciprocal childcare by a group of parents in their domiciles or the keeping of four (4) or less preteen age children which is an activity regulated as a minor home occupation by this resolution.

Commercial Complex - A commercial complex shall mean a building or group of buildings constructed or to be constructed upon a zone lot and used or designed to be used for two or more occupancies.

Completely Enclosed - Refers to a building or other structure having a roof and separated on all sides from the adjacent open area or from other buildings or other structures, by exterior walls or party walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Cryptocurrency Mining Operations - Industrial-scale computing activities that validate and secure transactions on blockchain networks through cryptographic processes, most commonly using proof-of-work (PoW) consensus mechanisms. Mining involves solving complex mathematical puzzles that require extensive computational power, with successful miners earning new cryptocurrency tokens as rewards. Operations can range from small-scale setups run by individuals to massive facilities, often referred to as "mining farms", containing thousands of specialized mining machines known as application-specific integrated circuits (ASICs) or high-performance graphics processing units (GPUs). The physical infrastructure of large mining operations includes dedicated data halls, high-density electrical systems, advanced cooling solutions (air or immersion-based), and network connectivity to global blockchain nodes. Operations consume substantial amounts of electricity and their environmental impact has become a major area of concern, prompting interest in renewable energy-powered mining and the exploration of alternative consensus mechanisms such as proof-of-stake (PoS). Economically, mining operations are influenced by factors such as electricity prices, equipment efficiency, market volatility, and regulatory frameworks. Cryptocurrency mining represents the computational foundation of decentralized digital currencies, combining elements of computer science, economics, and energy systems on a global scale.

Curb Level - The mean of the elevations of the side lot lines extended to the street line.

Curb Line - The line formed by a curb extending along its roadbed or street bed.

Data Centers - Specialized facility designed to house and manage an organization's critical computing infrastructure, including servers, storage systems, networking equipment, and associated software and security systems. Data centers serve as the backbone of the digital economy, enabling the processing, storage, and transmission of vast quantities of data generated by online activities, enterprise applications, and cloud services. Ranging from small on-premises server rooms to massive hyperscale complexes operated by major technology firms, Data centers often feature redundant power supplies, advanced cooling systems, and robust cybersecurity measures to ensure continuous operation and data integrity. Increasingly, data centers are designed with virtualization and cloud computing architectures, allowing flexible allocation of computing resources across distributed networks. The environmental footprint of data centers, particularly their high electricity consumption and cooling requirements, has led to growing emphasis on renewable energy sourcing, liquid cooling technologies, and efficient power utilization effectiveness (PUE).

Density - The ratio of the number of dwelling units located on a lot to the horizontal area of the lot, expressed in dwelling units per acre.

Development - Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, paving, excavating, or drilling operations. Agricultural activities such as plowing or cultivating and gardening activities are not included in this definition of development.

Development Area (Minimum) - The minimum amount of land area required for each dwelling unit located upon a zone lot. The minimum lot size provision shall apply to all lots within the district. However, the minimum development area provision may require a lot larger than the minimum lot size where the intended intensity of use would so require.

Dormitory - A facility providing group living quarters for a student body, or other group as an associated use to a college, university, boarding school, orphanage, or other similar use when not located on the same site as the principal associated use. Rooming units are not equipped with kitchen facilities, although one or more dwelling unit may be provided for occupancy by staff. This term is intended to include university dormitories as well as fraternity or sorority houses.

Dwelling - A building, or portion thereof, designed or used exclusively for residential occupancy, but not including transient occupancy.

Dwelling Unit - One (1) or more rooms that are physically arranged, designed, used or intended to create an independent housekeeping establishment for occupancy by one (1) family, and that include lawful cooking space, sleeping space and lawful sanitary facilities reserved for the occupants, thereof.

Easement - A grant of one (1) or more of the property rights by the owner to, or for use by, the public, a corporation or another person or entity.

Energy Reclamation Systems (ERS) - Integrated technological framework designed to capture, convert, and reuse waste energy, such as heat, kinetic, or potential energy, that would otherwise be lost during industrial, commercial, or mechanical processes. These systems embody the principles of energy efficiency and circular energy management by transforming unused or residual energy into usable forms of power, often electricity or thermal energy, thereby improving overall system performance and reducing environmental impact. Energy reclamation systems operate across a wide spectrum of applications. In manufacturing and heavy industry, ERS technologies recover waste heat from furnaces, turbines, or exhaust gases through heat exchangers, thermoelectric generators, or organic Rankine cycle systems. In transportation and mechanical systems, regenerative braking in electric vehicles and trains exemplifies kinetic energy reclamation, converting motion into stored electrical energy. Building systems may incorporate thermal reclamation units that recover heat from HVAC exhaust or wastewater streams, feeding it back into heating or preconditioning processes. Even within digital infrastructure, such as data centers, ERS concepts are increasingly applied to capture server-generated heat and repurpose it for district heating or on-site water heating systems. From a systems-engineering perspective, energy reclamation involves analysis of thermodynamic efficiency, material compatibility, and control integration. These systems can employ sensors, feedback loops, and automation to optimize recovery rates and minimize conversion losses. They also may function to lower operating costs and reduce the carbon intensity of operations by decreasing total primary energy demand.

Family - One of the following:

- (A) An individual, or two (2) or more persons occupying a dwelling unit and living as a single independent, nonprofit housekeeping unit, together with incidental domestic servants and temporary nonpaying guests.
- (B) A group of not more than five (5) unrelated persons living together as a single nonprofit housekeeping unit.
- (C) A group of unrelated handicapped persons (as defined by Title VIII, of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988) occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided:
 - (1) Any entity owning or operating any facility permitted under this provision shall be established as a “not for profit” association under appropriate provisions of the Federal Code.
 - (2) Any facility permitted under this provision shall at the time application is made for any building or occupancy permit and at all times thereafter be appropriately licensed by the State of Tennessee.

Farm- A parcel of land meeting either of the following conditions:

- (A) A parcel of land equal to or exceeding fifteen (15) acres in size and used for residential and “agricultural production” purposes (as defined by this resolution) and meeting the following conditions:

B-102 LISTING OF PRINCIPAL ACTIVITY TYPES - All principal activities are hereby classified into the following types.

- A. Residential Activities**
 - Permanent
 - Semi-transient

- B. Community Facility Activities**
 - Administrative Services
 - Childcare Facilities
 - Community Assembly
 - Cultural and Recreational Services
 - Educational Facilities
 - Essential Public Transport, Communication and Utility Services
 - Extensive Impact Facilities
 - Health Care Facilities
 - Intermediate Impact Facilities
 - Religious Assembly Facilities
 - Special Institutional Care Facilities
 - Special Personal and Group Care Facilities
 - Waste Disposal Operations

- C. Commercial Activities**
 - Adult Entertainment
 - Animal Care and Veterinary Services
 - Automotive Parking
 - Automotive and Marine Craft Sales, Service and Repair
 - Banking, Financial, Insurance and Real Estate Services
 - Convenience Retail Sales and Services
 - Entertainment and Amusement Services- Limited
 - General Business and Communication Services
 - General Retail Sales and Services
 - Group Assembly and Commercial Outdoor Recreation
 - Outside Material and Equipment Sales and Repair Yards
 - Professional Services - Medical
 - Professional Services - Non-medical
 - Restaurant, Full-Service
 - Restaurant, Take-Out
 - Scrap Operations/Junkyards/automobile wrecking yards
 - Self Service Storage
 - Storage yards
 - Transient Habitation
 - Warehousing, Goods Transport and Storage
 - Wholesale Sales

- D. Manufacturing Activities**
 - Manufacturing - Basic Industry
 - Manufacturing - General
 - Manufacturing - Hazardous Operations
 - Manufacturing – Limited
 - Manufacturing – Data and Energy Processing

- E. Agricultural and Extractive Activities**
 - Agriculture - General
 - Agriculture - Intensive
 - Agricultural Services
 - Mining and Quarrying
 - Plant and Forest Nurseries
 - Landscaping/Hardscaping

3. Activity Type - Manufacturing -General

- a. Intent and Limitations - This grouping is intended to include a broad range of manufacturing operations. The grouping does not include those operations engaged in operations classified as Basic Industry or Hazardous Operations.
- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping manufacturing activities and operations, except those classified as Basic Industry or Hazardous Operations shall be classified as general manufacturing operations.

4. Activity Type - Manufacturing - Hazardous Operations

- a. Intent and Limitations - This grouping is intended to include manufacturing operations that involve the storage, processing and transport of raw materials and/or finished goods, which are classified as hazardous or include activities that may present serious hazards to human life and health.
- b. Use Listing
Arsenals
Atomic Reactors
Explosives and Fireworks Manufacture and Storage

5. Activity Type – Manufacturing – Data and Energy Processing

- a. Intent and Limitations – This grouping is intended to include manufacturing operations that involve high-intensity, technology-driven, and energy-dependent industries, which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure.
- b. Use Listing
Data Centers
Cryptocurrency mining operations

6. Activity Type – Planned Artisan Limited (added 01/11/2024)

- a. Intent and Limitations - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.
- b. Use Listing: Small Scale artisan-oriented light and customized manufacturing.
Artisan Workshop
Art Studios
Cultural Creation Centers
Gallery Workshops
Jewelry making
Pottery making
Small Artisan/ Traditional Guild Group Learning Spaces
Shared or Collaborative Workshops
Sculpture making
Traditional Guild Blacksmithing
Woodworking