City of Friendsville

WHAT IS ZONING?

Zoning is the division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas.

The purpose of Zoning is to designate selected land uses and building requirements to appropriate areas in the community.

- To prevent incompatible uses
- To insure coordination of infrastructure services
- To protect quality of life
- Direct, manage and control growth

ZONING CLASSIFICATIONS

Listed below are the current zoning codes used by the city along with a brief description .

R-1 (Low Density Residential)- It is the purpose and intent of this district to protect areas that have been previously developed for residential use and to provide areas that are suitable for low density housing.

R-2 (Medium Density Residential District)- The purpose of the single-family attached residential district (R-2 district) is to provide a residential district which permits single-family attached dwellings (duplexes) and single-family detached dwellings in a moderate density setting. It is the intent of this district to provide areas for medium density residential development and other uses compatible with such development.

C-1 (General Commercial District)- The intent of this district is to provide areas for retail trade/service establishments, offices, and personal/business service establishments oriented primarily toward serving local citizens and other uses compatible with the intent of this district.

C-2 (Corridor Commercial)- The intent of this district is to provide areas for retail sales establishments, offices, personal services establishments, and business establishments to serve the needs of the traveling public as well as the greater Friendsville area.

M-1 (Industrial)-This district provides areas for scientific R&D; light manufacturing, processing, & assembly; storage, warehousing, & distribution; & other light industrial uses which can be located close to commercial/residential uses w/o significant adverse impacts.

AG (Agricultural District)-The purpose of the agricultural district (AG district) is to provide areas in the city for large-lot, single-family detached dwelling uses; provide areas for limited production of agricultural crops and livestock; and to allow for land that has no future land use proposed at the time of annexation or that is in a transitional stage with regard to its ultimate development. FP (Flood Overlay District)-The floodplain overlay district is comprised of two areas: floodway and floodway fringe. The purpose of this district is to promote public health and minimize losses due to flood.

City of Friendsville

__Application Zoning Request__
Under the Blount County Zoning Regulations

Permit Number:_____

Job Address:_____

Parcel Number:_____ Lot Size: _____

    • Property Owner Name:_____

     Address (if different)_____

      Phone:_____ Email:_____

Date Requested:_____

Zoning District: R1_____   R2 _____   C1 _____   C2____

Type of Permit: Appeal _____   Rezoning _____   Special Edition _____   Variance _____

Notes:_____

Must Present:

• Copy of survived property(s)
• Letter of reasoning for zoning

*Appeals: $50.00
*Re-Zoning Residential: $350 .00
*Re-Zoning Commercial : $700.00
*Variance/ Special Edition : $100.00

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.

Signature of Applicant:_____ Date:_____

Signature of Applicant(s): _____ Date:_____

City of Friendsville

Office use ONLY:

Permit Received By: _____   Date:_____

Zoning Permit Total : _____   Payment: Cash _____   Credit Card _____   Check _____   Check # _____

Planning & Zoning Commission

Signature of Planning:_____   Date: _____

Date of Approval:_____

Board of Commission

Signature of Mayor: _____   Date: _____

Date of Approval:_____