

# Memo

**To:** Blount County Planning Commission  
**From:** Building Commissioner  
**CC:** Other commission members  
**Date:** 8/17/2011  
**Re:** Discussion on sport shooting ranges.

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## **Background:**

At the BZA meeting earlier this month we had an item for discussion on the agenda concerning the size requirements for an indoor shooting range. A group is looking to start an indoor and outdoor shooting range in the county and is interested in property that is located in the R-1 zone. Sport shooting ranges are permitted as *special exceptions with specific limitations* in the R-1 zone. One of those limitations is that any such use shall be housed in a structure limited to 4,000 square feet. This would not accommodate the structure that they want to build for the indoor shooting area. They wanted to know if a variance would be applicable based on the size of parcel. They are looking at a 60 acre tract. I put them on the agenda for the BZA meeting for discussion only.

The BZA did conclude that the structure size would not be an item that they could consider a variance on and that changes would actually have to be made to the zoning regulations to accommodate a larger structure. The board requested that I bring this issue before the planning commission to explore if there is any desire to make changes to the zoning regulations to accommodate a larger structure on a project of this nature. Below I have included a copy of the R-1 regulations and a copy of the specific regulations for indoor and outdoor sport shooting ranges. I would like to point out that there has not been a site plan submitted for consideration. They are trying to see if their plans would be feasible prior to buying property. The interested party should be present at the meeting.

**Section 9.2 R-1 – Rural District 1.** It is the purpose and intent of this district to regulate rural development of expected moderate to low density within the

county, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County.

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

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

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

D. Uses Prohibited: In the R-1 - Rural District 1, all uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals, and adult oriented establishments as defined in TCA 7-51-1101 *et seq*.

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

F. Minimum Lot Size and Density: unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 30,000 square feet. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 residential units per gross acre.

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

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

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

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

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

**Section 7.13. Sport shooting ranges.** In addition to all other requirements applicable to commercial uses, the following shall be requirements for indoor or outdoor sport shooting ranges:

A. Sport shooting range shall be planned, constructed and maintained according to standards that are at least as stringent as the standards contained in the National Rifle Association range manual, shall be shown on a site plan of scale 1 inch equals 60 feet or better showing all buildings, firing lines or stations, shooting related activity areas and other areas or structures identified below.

B. Sport shooting range shall be designed to minimize noise to surrounding properties. Mitigation shall include soundproofing for indoor shooting ranges. For outdoor shooting range, mitigation shall include minimum distance from active firing

lines or stations of 1000 feet from adjacent property lines to front (direction of line of fire) and sides of such firing lines or stations, and 500 feet from the rear (diametrically away from the line of fire) of such firing lines or stations, and shall include a combination of vegetative buffer, earthen buffer and constructed buffer as appropriate.

C. Sport shooting range shall contain all projectile and shot fall within the property of the sport shooting range.

D. For outdoor sport shooting range, areas of line of fire and areas of probable projectile and shot fall shall be securely fenced, and posted by warning signs no less than 50 feet apart along the fence, in such a manner to exclude unauthorized persons.

E. A lead mitigation plan meeting requirements of the Environmental Protection Agency shall be submitted with the site plan.

F. Any licenses or permits required for shooting range activity by any level of government shall be submitted as supporting documentation with the site plan.