

Zoning Information – 656 Buck Creek Road

According to Sherry Jackson with the Roane County Zoning Office, the subject property is zoned A-2 – Developing Agricultural District. For further assistance, she can be reached at 865-376-5505.

- The Developing Agricultural District is composed of general farming areas where some development of single-family residential is occurring. The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivision in the district.
- Currently, there is no zoning map provided.



FURROW AUCTION COMPANY

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(A-2) Developing Agricultural District

Section 302

302.1 - Intent and Purpose

The Developing Agriculture District is composed primarily of general farming areas where some development of single-family residential is occurring. The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivision in the district. The regulations are intended to allow low-medium rural residential densities, compatible agricultural activities and recreational developments without encouraging commercial development or multi-family development. The permitted uses are intended to provide a range of use possibilities in keeping with the district definition and the existing and potential land uses of the area.

302.2 - Permitted Uses

- (a) Agricultural uses
- (b) Single family residences including singlewide mobile homes
- (c) Accessory uses
- (d) Public uses and unmanned utility substations, and utility facilities necessary for the provision of public service
- (e) Places of worship
- (f) Home occupations
- (g) Privately operated airport facilities on a minimum lot of 20 acres
- (h) Communication towers (Site plan and approval required by Board of Zoning Appeals).
- (i) Fisheries and related activities and services
- (j) Forestry activities and related services

302.3 - Area Regulations

- (a) Minimum Lot Area: **One-half (1/2) acre**
- (b) Minimum Frontage: **50 feet (measured at the front property line)**
- (c) Minimum Lot Width: ~~150~~ **100 feet**
- (d) Setbacks:
 - Front** (from road right-of way line, front property line.) **40 ft. (Arterial or Collector Streets)**
30 ft. (all other streets)
 - Side** **20 ft.**
 - Rear** **20 ft.**
- (e) Maximum Building Height: **48 ft except silos, barns, windmills, communication towers, utility facilities and church steeples.**
- (f) Density maximum of two residential units per acre.