Adopted by the Bean Station City Council

Mayor	Date	Recorder

Certified by the Bean Station Planning Commission

Chairman	Date	Secretary

ZONING MAP

BEAN STATION, TENNESSEE

Adopted: August 2009

Revised: May 2026

- **R-1** LOW DENSITY RESIDENTIAL DISTRICT
- **R-2** MEDIUM DENSITY RESIDENTIAL DISTRICT
- **R-1S** RESTRICTED RESIDENTIAL DISTRICT
- **B-1** GENERAL BUSINESS DISTRICT
- **B-2** NEIGHBORHOOD BUSINESS DISTRICT
- **M-1** LIGHT INDUSTRIAL DISTRICT
- FIRM ZONE A / AE (100 YEAR FLOOD)

Reference Grainger County FIRM For floodplain regulatory purposes.
Grainger County FIRM Effective Date: Dec 16, 2008

This is NOT AN OFFICIAL flood area. For official flood area information, consult the FEMA Flood Map.

800 400 0 800 1,600 2,400 Feet

N W E S

AMENDMENTS

ORDINANCE	DATE
2008-08-101	8/25/2008
2008-09-100	10/27/2008
2009-08-100	8/24/2009
2011-04-101	4/25/2011
2011-07-100	8/22/2011
2011-09-100	9/26/2011
2011-09-101	9/26/2011
2011-12-100	1/23/2012
2012-03-101	3/26/2012
2013-01-100	2/25/2013
2013-02-101	2/25/2013
2014-05-101	7/28/2014
2016-03-102	4/25/2016
2016-11-100	12/12/2016
2019-02-100	4/22/2019
2020-08-101	9/28/2020
2020-10-100	11/23/2020
2020-10-101	11/23/2020
2022-01-100	3/28/2022
04-01-2024	5/28/2024
04-02-2024	5/28/2024
2025-03-01	4/28/2025
2025-08-01	9/22/2025
2026-03-101	4/27/2026

NOTICE: This map is a digital representation of the Official Zoning Map. East Tennessee Development District (ETDD) does not permit the alteration of this digital map in any way by persons or organizations outside of ETDD. This map is current to the best of our knowledge and reflects only the officially signed ordinances and resolutions that have been received by ETDD. Any updates not received by ETDD will not be reflected in this map. This map and associated data are provided for reference only and do not represent a survey, nor do they represent legal descriptions of property, nor do they establish boundary lines. Zoning is subject to change without the holder of this map being notified. The information on this map was derived from multiple digital databases. While care was taken in the creation of this map, neither Bean Station nor ETDD can accept any responsibility for errors, omissions, or positional accuracy of the data herein; however, notification of any errors will be appreciated.

Parcel data was obtained from the State of Tennessee, Comptroller of the Treasury, Division of Property Assessments, last updated April 13, 2026.

Confirm accuracy of zoning designations for specific parcels with the local zoning official.

Tennessee Comptroller of the Treasury - Division of Property Assessments

Map Prepared by:
East Tennessee Development District
Alcoa, Tennessee
Geographic Information Systems
Map Adopted: August 2009
Map Revised: May 5, 2026
This map is not to be used for engineering purposes.