

Memo

To: Blount County Planning Commission
From: Roger D. Fields
CC: Other commission members and staff
Date: October 19, 2007
Re: Site plan for vacation rental cabins at 1036 Dry Valley Road.

Back Ground:

1. Mr. Jim Parnell has a site plan for a third vacation rental unit to be located on the property at 1036 Dry Valley Road. The property is identified on tax map 106 parcel 14.20.
2. This property is zoned Rural 1, and is 2.51 acres in size. The density for a vacation rental cabin development in this zone is the same as for residential dwellings, which are 1.2 units per acre. The three units will meet the density requirement.
3. Up to 10 vacation rental cabins may be developed on a gravel surface road or drive. The gravel drive will meet the requirements for this development.
4. The site plan does indicate that all building setback requirements will be met.
5. This property is on a heavily wooded parcel. If a solid buffer is maintained from the existing foliage, no additional buffering will be required.
6. The cabin is a small 682 square feet structure. This cabin will max out the density for this parcel.

