

Memo

To: Blount County Planning Commission
From: Roger D. Fields
CC: Other commission members and staff
Date: December 12, 2007
Re: Site plan at 921 William Blount Dr.

Back Ground:

1. Mr. McMurray has submitted a site plan for an automobile sales lot to be located at 921 William Blount Drive. The property is identified on tax map 67, parcel 55. This property is zoned commercial.
2. Mr. McMurray will not be constructing any new structures. He will be using an accessory structure located on the William Blount side of his fathers property. His father does live on the property and accesses his home from Honeysuckle Road.
3. An automobile sales lot is a permitted use in the C-commercial zone. Since there is no new construction it is not quite clear weather this use requires a site plan to be reviewed. If one is required please not section 4 below.

Section 9.4 E. Uses Requiring Site Plan Review: All uses permitted as special exception in subsections

B and C above. Permitted uses in subsection A above, 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.

4. There is another question about the site plan. In November commercial and industrial site plan requirements were upgraded to include more design features. Mr. McMurray had begun work on his site plan several months before these changes were made. I am not sure if these changes would apply to a project that was already underway.
5. The site plan does indicate that all building setback requirements will be met and the parking will be a pervious gravel surface.

6. Buffering will be required from any residential use property. Any existing vegetation that provides year around screening can be used as a buffer as long as it is maintained.
7. Mr. McMurray will be responsible for obtaining a highway connection permit from the State if one has not already been granted.



