

Memo

To: Blount County Planning Commission
From: Blount County Building Commissioner
CC: Other commission members and staff
Date: August 17, 2009
Re: Site plan for 136 Clover Hill Road.

Back Ground:

Mr. and Mrs. Hellems have submitted a site plan request for the property located at 136 Clover Hill Road. This property is identified on tax map 78 and parcel 166.00. The property is zoned C- commercial. This property is at the corner of Hwy 411 South and Clover Hill Road.

The proposed expansion includes outdoor storage bens for landscape cover; gravel, sand, mulch, etc. and a 38' x 48' canvas covered Quonset hut for dry storage of mulch. The outside storage bens are made of 28"w x 28"h x 60"l concrete blocks that are stacked two (2) high. The total height will be 56", or 4 ½ feet high. Since there height will be greater than 30" tall they are required to meet our setback requirements.

Section 7.15-A sets specific standards for the way structures appear along scenic highways and other existing roads. The applicant has submitted a photo of the structure that is proposed for the dry storage. This structure will not meet some of the requirements set in section 7.15-A. this structure is basically a frame with canvas stretched over it. It seems more along the lines of a greenhouse, which is an agricultural structure. I have included section 7.15-A for your review.

The site plan does indicate that all setback requirements will be met by the proposed structures. The site plan also indicates that the structures will be located out of the flood zone. You will notice that the landscape cover storage bens are located under a TVA power line easement. The applicant has reported that TVA did not object to this plan, but would not provide a letter to confirm this. Below you will find the site plan and the photos for the project. I will have larger copies of the site plan at the meeting.

7.15-A to mitigate the impact of building appearance along scenic highways and other existing roads within the county exterior to a commercial development, the following design requirements shall apply.

1. *The front, side and rear elevation of any building shall be provided as part of site plan submission for review and approval.*

2. *The front (facing highway or road) and side wall planes of buildings shall be staggered by occasional changes in surface planes or changes of materials or architectural features to avoid monolithic "box" appearance. Walls and roof visible to public roads shall have changes of wall and roof planes with at least a three (3) foot projection or recess no less than every thirty (30) feet horizontally. In addition, any of the following elements shall be integrated in walls visible to public roads at no less than thirty (30) feet spacing, both horizontally and vertically: porches; awnings; stairwells; doors; windows; chimney; changes in construction materials. Excessive repetition of only one or two architectural features above is prohibited.*

Elements that are not acceptable as a means to comply with the requirement above include, but are not limited to: gutter downspouts; garage doors; retaining walls; changes in paint color, color bands or small (less than two (2) square feet) accent materials using flat tile; narrow trim; common hallways parallel to outside walls not including stairwells; window and door frames; shutters; structural or decorative columns; and narrow extensions (less than three feet wide) of fire walls.

3. *Exterior walls visible from public roads may not be comprised of aluminum or flat-faced concrete block. Exterior glass shall compose a minimum of five (5) percent of the façade of the building, unless the building is an open-air structure such as a produce market.*

4. *All accessory garbage and disposal facilities (dumpsters, etc.) and accessory heating and air facilities shall be screened with materials compatible in appearance to the principal structure. Loading docks shall be placed away from fronting roads, and shall be screened if visible from residential uses.*



Note: Photo may be of a different but similar model

Instruction Manual

for Super MooTel™ Hut Models 38' Wide x 18' High
SKU #PB01600R4C & #PB01600R3C x 48' long
SKU #PB01610R4C & #PB01610R3C x 72' long
SKU #PB01620R4C & #PB01620R3C x 100' long

*67 cubic yard
10,140 feet*

© 2003 Engineering Services and Products Company.
All rights reserved. Reproduction prohibited without written permission.