

Memo

To: Blount County Planning Commission
From: Building Commissioner
CC: Other Commission members and staff
Date: January 21, 2010
Re: Site plan review at 2803 W. Lamar Alexander Parkway.

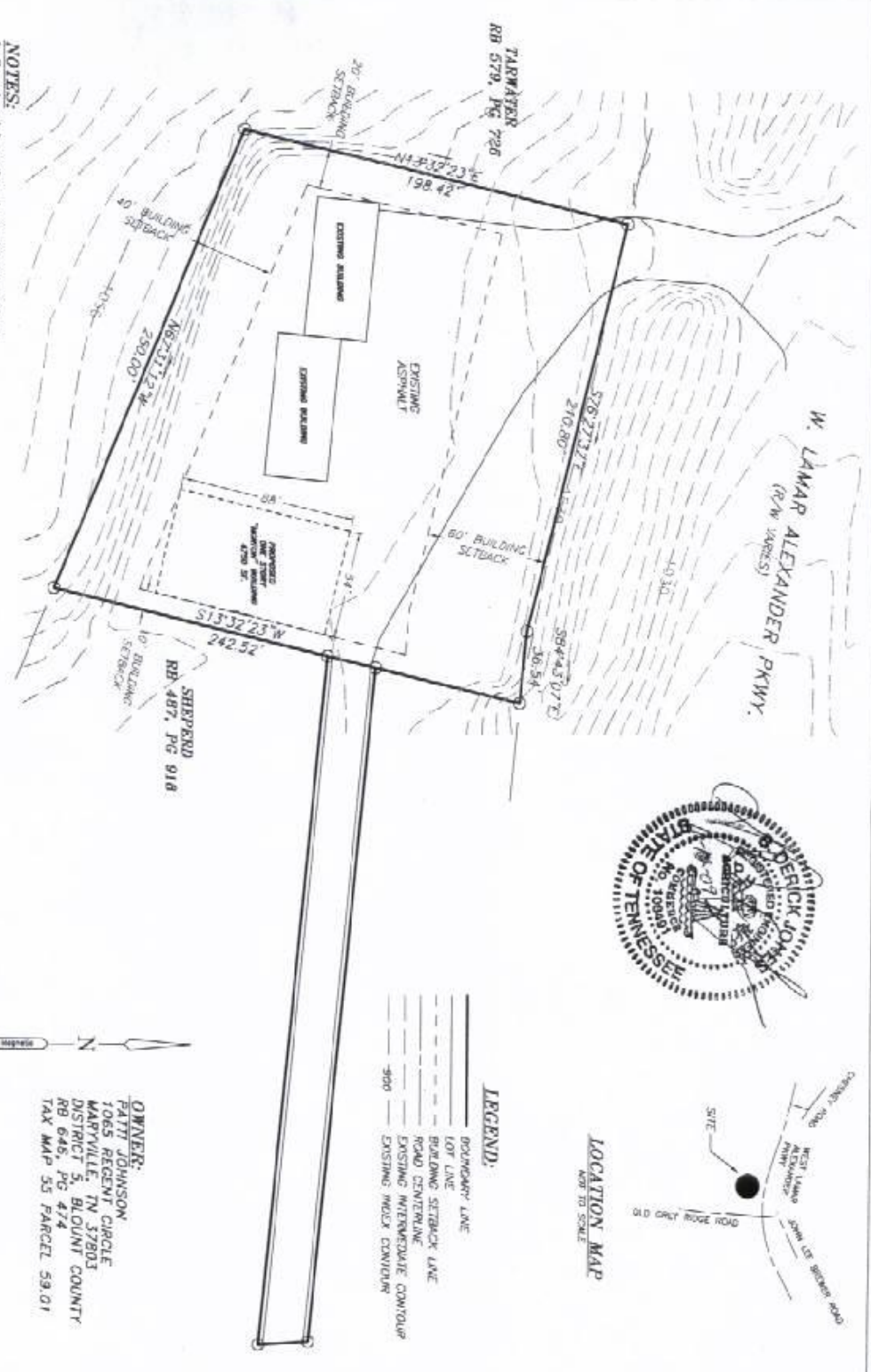
Background,

Mrs. Patti Johnson is requesting a new building to be located on her property at 2803 W. Lamar Alexander Parkway. This property is identified on tax map 55 and parcel 59.01. The property is zoned C-commercial.

The site plan proposes an additional 54' X 88' building to be placed beside the existing structure that houses an antique business. The applicant plans on using the proposed structure to store her family's personal belongings. Being in the commercial zone such a building on this property does require a site plan review.

In the November BZA meeting a variance was granted for the proposed structure in regards to section 7.15 C 2 and 3 of our zoning regulations. This section addresses the design requirements for commercial structures. I have included the report to the BZA and a letter confirming their action.

The site plan does indicate that all setback and parking requirements will be met by this structure. This property has existing uses on it and the surrounding properties are either commercial or pasture, so it is my interpretation that additional buffering is not required. The impervious surface area should not be increased by more than 10% and additional drainage information will not be required. Any approval shall be based on all required permits being issued.



NOTES:
 1. Boundary information shown herein is from the original field work was performed for the purpose of this drawing.
 2. Positions of existing buildings, driveways, etc. have been established using aerial imagery.
 3. Topographic information based on aerial survey by client.



LEGEND:
 --- BOUNDARY LINE
 --- LOT LINE
 --- BUILDING SETBACK LINE
 --- ROAD CENTERLINE
 --- EXISTING INTERMEDIATE CONTOUR
 --- EXISTING WALK CONTOUR


OWNER:
 PATTI JOHNSON
 1065 REGENT CIRCLE
 MARTVILLE, TN 37803
 DISTRICT 5, BLOUNT COUNTY
 RB 645, PG 474
 TAX MAP 55 PARCEL 59.01

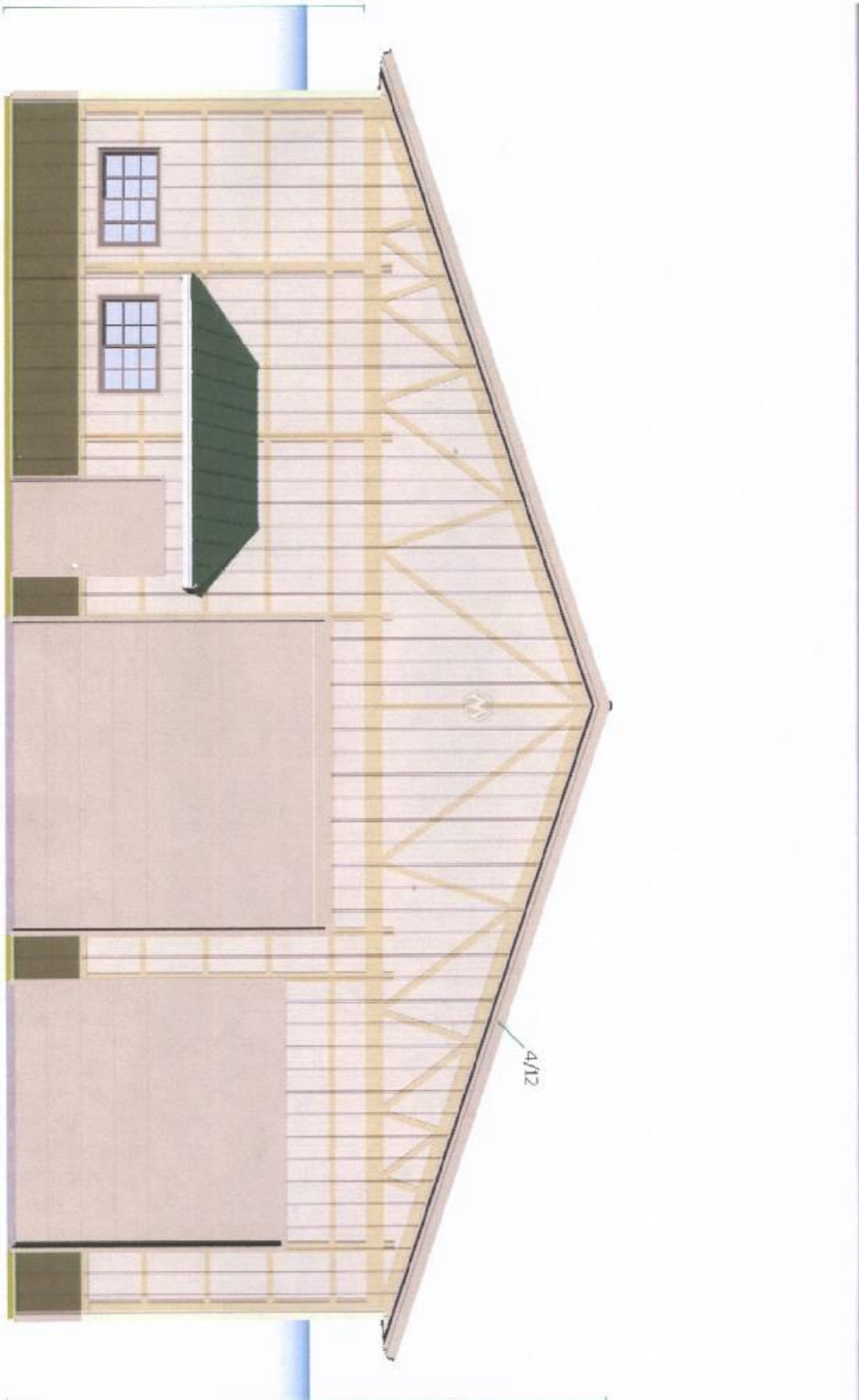
SHEPHERD
 RB 487, PG 918

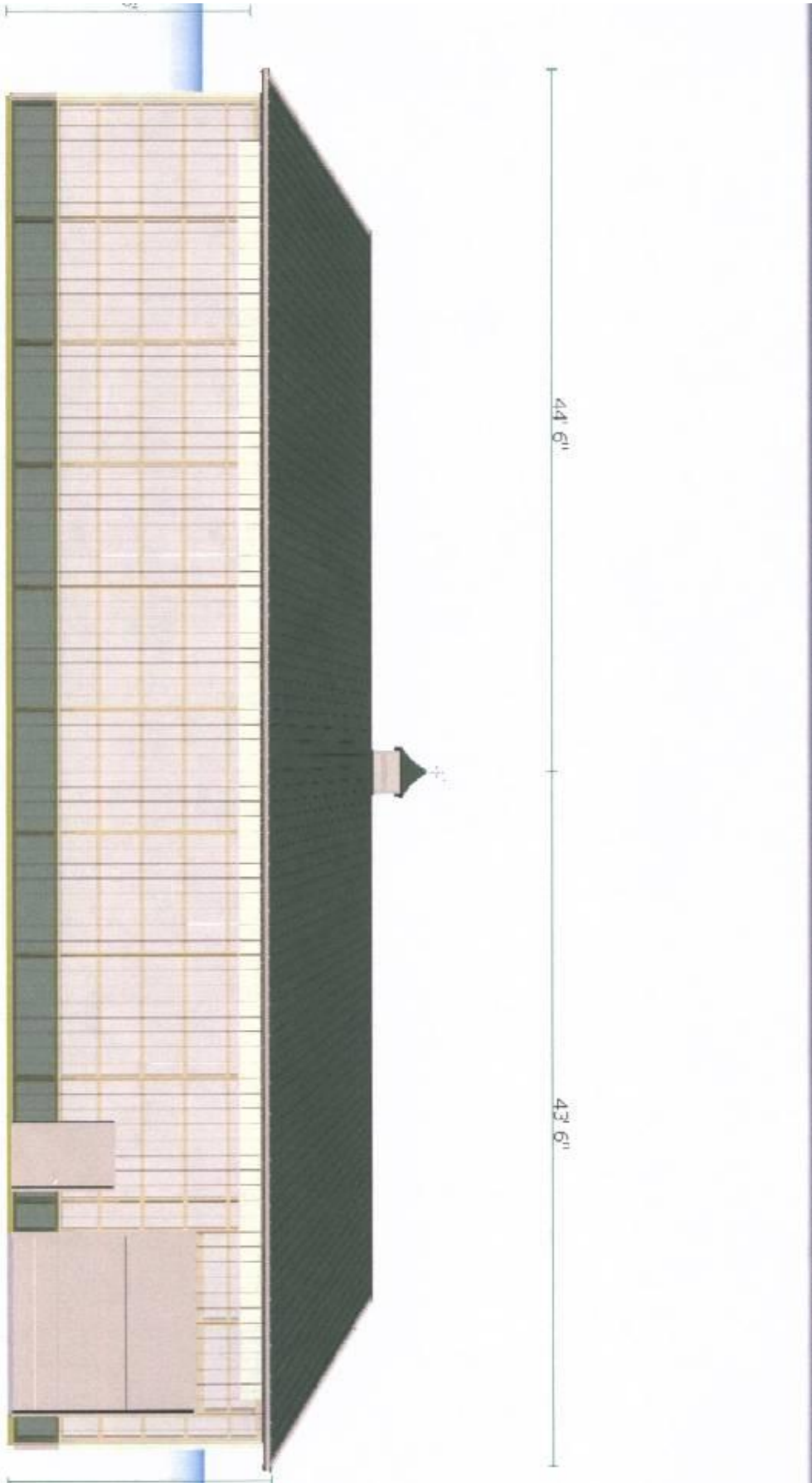
TAMMETER
 RB 579, PG 726

W. LAMAR ALEXANDER PKWY.
 (R/W VARIES)



 <p>STERLING SINCE 1929</p>	<p>STERLING CIVIL ENGINEERING ARCHITECTURE LAND SURVEYING LAND PLANNING</p> <p>1020 WILLIAM BLAKIRT DRIVE MARTVILLE, TENNESSEE 37802-6401</p> <p>PHONE: VOL. 904-3903 FAX: VOL. 981-2815 www.sterlinginc.com</p>	<p>SITE PLAN FOR PATTI JOHNSON</p> <p>BLOUNT CO, TN</p>	<p>SHEET CP.1</p> <p>DESIGNED: RDR DRAWN: RDR CHECKED: SDJ DATE: 11/12/09 SCALE: 1" = 50' DRAWING: 5697.dwg PROJECT NO: CE017</p>
	<p>OWNER: PATTI JOHNSON 1065 REGENT CIRCLE MARTVILLE, TN 37803 DISTRICT 5, BLOUNT COUNTY RB 645, PG 474 TAX MAP 55 PARCEL 59.01</p>		<p>LEGEND: --- BOUNDARY LINE --- LOT LINE --- BUILDING SETBACK LINE --- ROAD CENTERLINE --- EXISTING INTERMEDIATE CONTOUR --- EXISTING WALK CONTOUR</p>





Memo

To: Blount County BZA
From: Building Commissioner
CC: Other BZA members and staff
Date: November 2, 2009
Re: Ms. Johnson requesting a variance from section 7.15

Back Ground:

Ms. Patti Johnson is requesting a variance from the design requirements in section 7.15 C-2 & 3 for a proposed structure on her property located at 2803 W. Lamar Alexander Parkway. This property is zoned C-commercial.

The property has an existing commercial structure located on it. The proposed structure is going to be used as an accessory structure to store personal belongings. I have included a front elevation of the proposed and a copy of section 7.15 C-2 below. The design of the building with the two big garage doors makes it very difficult to meet the window requirements. The material is not aluminum, it is pressed steel. Since this is not going to be the primary commercial structure, the applicant wanted to make sure these issues would be expectable.

Section 7.15 C-2 & 3. 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.

Blount County Government
Roger D. Fields, Building Commissioner
1006 E. Lamar Alexander Pkwy
Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502



November 6, 2009

Patti Johnson
1065 Regent Circle
Maryville, TN 37803

Dear Patti,

This letter is to confirm that the Blount County Board of Zoning Appeals has approved your variance request from the design requirements for a proposed structure for your property at 2803 W Lamar Alexander Parkway. This action is pending a site plan approval from the Planning Commission. This action was taken in the November 5, 2009 Board of Zoning Appeals meeting.

If you have any further questions please call me at my office number listed above.

Sincerely,

A handwritten signature in black ink that reads "Roger D. Fields".

Roger D. Fields
Blount County Building Commissioner