

Memo

To: Blount County Planning Commission
From: Building Commissioner
CC: Other commission members and staff
Date: March 19, 2010
Re: Site plan for Laurel Valley Golf Course.

Back ground:

The Laurel Valley Conservation Group have submitted a site plan for the addition of a fitness center and tennis court to be located adjacent to the club house, for the golf course, at 702 Country Club Drive. This property is identified on tax map 095N, group A, and parcel 001.02. The property is zoned R-1.

The golf course is expanding its services to include a fitness center and a tennis court. Laurel Valley Golf Course is an existing use that pre-dates our zoning regulations. It is my interpretation that if this fitness center is to be used by the club members then it would be an expansion of the golf facilities. Section 6.1 gives such uses the ability to expand if the planning commission finds that there is a reasonable amount of space for such an expansion.

This site plan just shows the area adjacent to the club house. The proposed structures are within the 155 acres that includes the club house and golf course. The closest property line is approximately 500 feet from the proposed fitness center and approximately 350 from the tennis court. I have included the site plan, elevations, and section 6.1 for your review.

Section 6.1. Application of Tennessee Code Annotated Section 13-7-208. In conformity with Tennessee Code Annotated Section 13-7-208(b)-(e) inclusive, any industrial, commercial, or other business establishment in operation and permitted to operate immediately preceding the effective date of this Resolution or any amendment to this Resolution

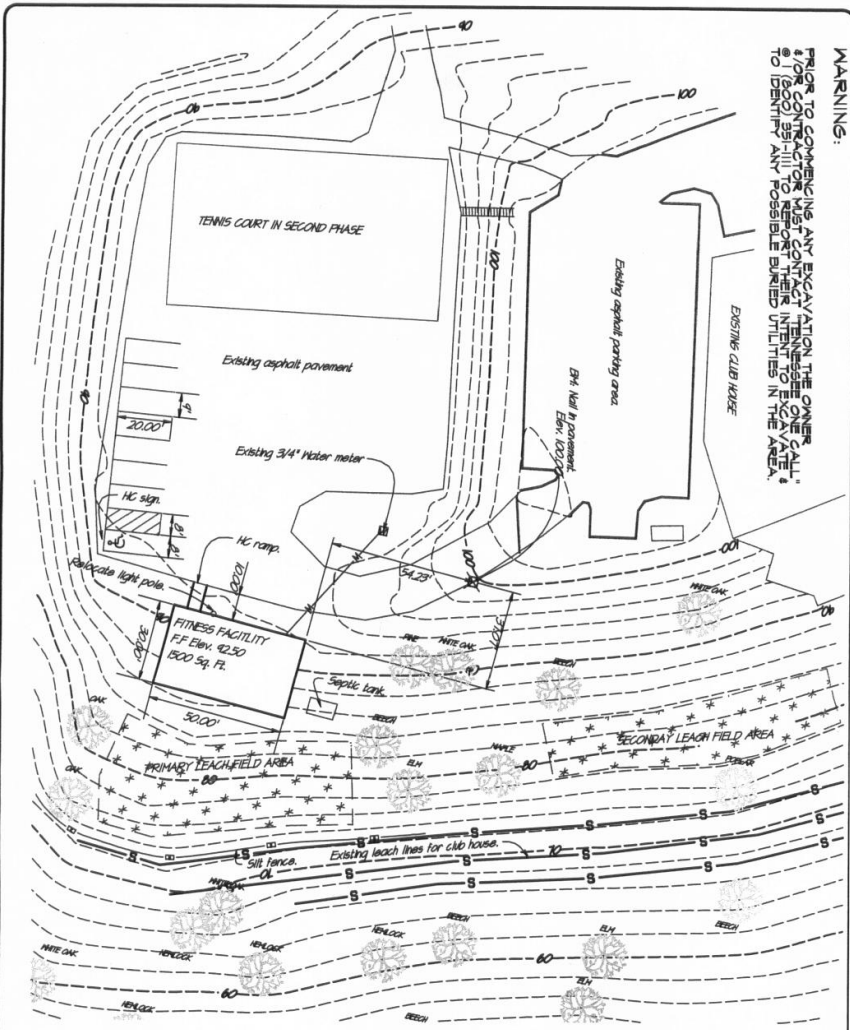
which has the effect of creating a non-conforming use shall (1) be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to such effective date and (2) shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business; provided that the following shall apply:

A. There is a reasonable amount of space for such expansion or reconstruction on the property owned by such industry or business prior to effective date of this Resolution, so as to avoid nuisances to adjoining land owners;

B. The Blount County Planning Commission shall determine whether there is a reasonable amount of space for any such expansion or reconstruction by application of dimensional regulations of this Resolution such as lot area, density, setback, and any other requirements affecting area required for site design generally applied for the applicable zone and use. Such determination shall be based upon consideration of a site plan submitted under Section 7.2 of this Resolution by the person or entity seeking to expand or reconstruct such facilities, and approval of such site plan by the Planning Commission pursuant to Section 10.4 of this Resolution shall constitute approval of a building permit for such site plan;

C. No destruction and rebuilding shall occur which shall act to change the use classification of the land on which such industry or business is located.

WARNING:
 PRIOR TO COMMENCING ANY EXCAVATION, THE OWNER, CONTRACTOR, AND/OR CONSULTANT MUST CONTACT TENNESSEE POWER & LIGHT TO IDENTIFY ANY POSSIBLY BURIED UTILITIES IN THE AREA.



LEGEND:

- EXISTING CONTOURS ————
- SILT FENCE ————
- BENCH MARK ————
- EXIST SEWER ————
- NEW SEWER AREA ————
- 3/4" WATER SERVICE ————

ADDRESS: 702 Country Club Drive
OWNER: Laurel Valley Conservation Group
 702 Country Club Drive
 Townsend, TN 37082
 (865) 448-6640

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1 OF 1	DRAWING SCALE 1" = 30' SHEET	LAUREL VALLEY GOLF COURSE FITNESS CENTER	HOWARD ENGINEERING 2004 Cochran Road Maryville, TN 37804 865-481-3741	JOB NUMBER: 2010-23 DATE: March, 8 2010 DESIGNED BY: Tom Howard
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