

Memo

To: Blount County Building Commissioner
From: Building Commissioner
CC: Other commission members and staff
Date: 3/17/2010
Re: Site plan at 5131 U.S. Hwy 411 South.

Background:

C&D Wholesale has submitted a site plan for their business located at 5131 Hwy 411 South. This property is identified on tax map 100, and parcel 012.24. The first 500 feet of this property is zoned RAC.

Currently the property is being used as a warehouse for an offsite tire store. The proposed addition will include changing the existing structure to an office/showroom area and adding a 20,000 s.f. warehouse in the back.

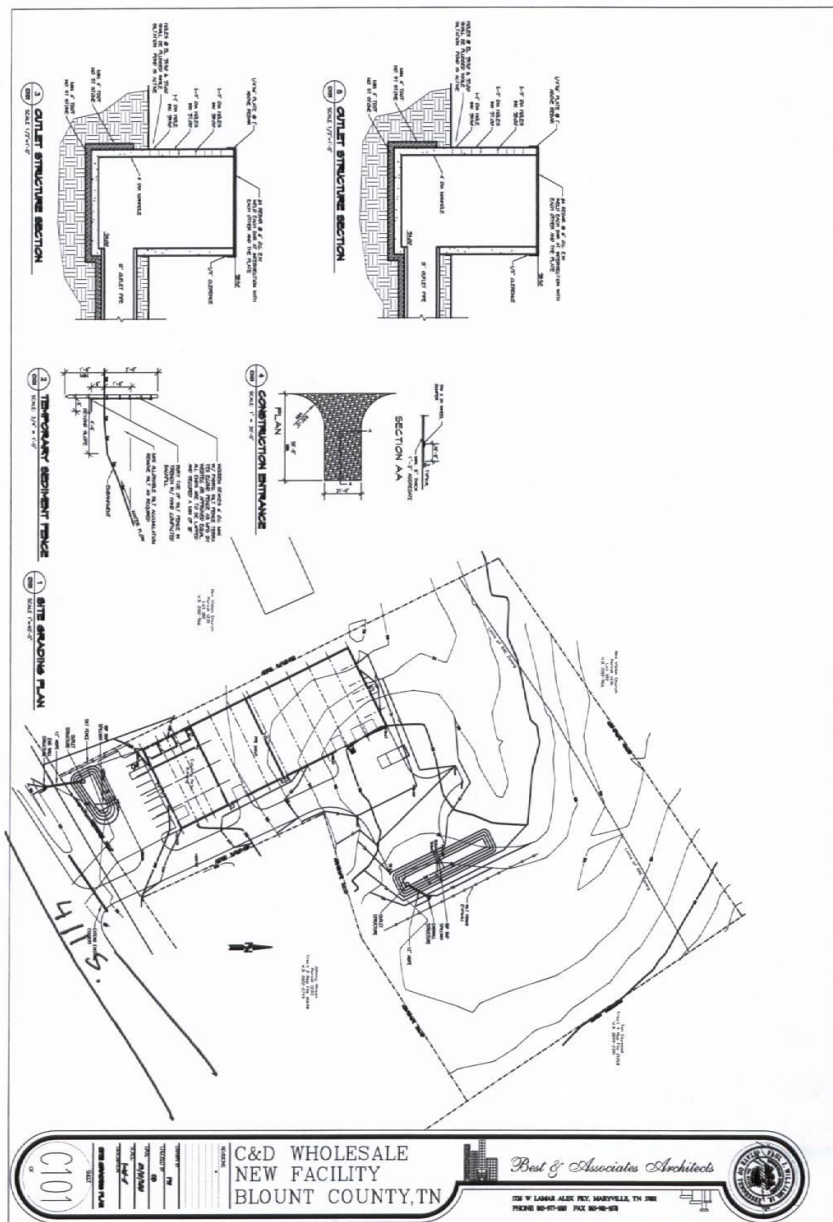
The site plan indicates that the building will be 105 feet from the front property line, 200 feet from the back, 44 feet from the Northern property line, and 15 feet from the Southern property line. Our setback requirements are 60 feet from the front, 40 feet from the back, and 10 feet from the sides.

The site plan shows the location of drainage structures, parking spaces, and garbage collection area. There are two drainage areas, one located on the front of the property and one is located toward the back. Parking will consist of nine spaces at the front of the building, which will be in the middle of the range required for this use. There is a loading/ unloading zone in the back for the warehouse area. The garbage collection area will be located at the rear adjacent to the loading area and screening is indicated for this area.

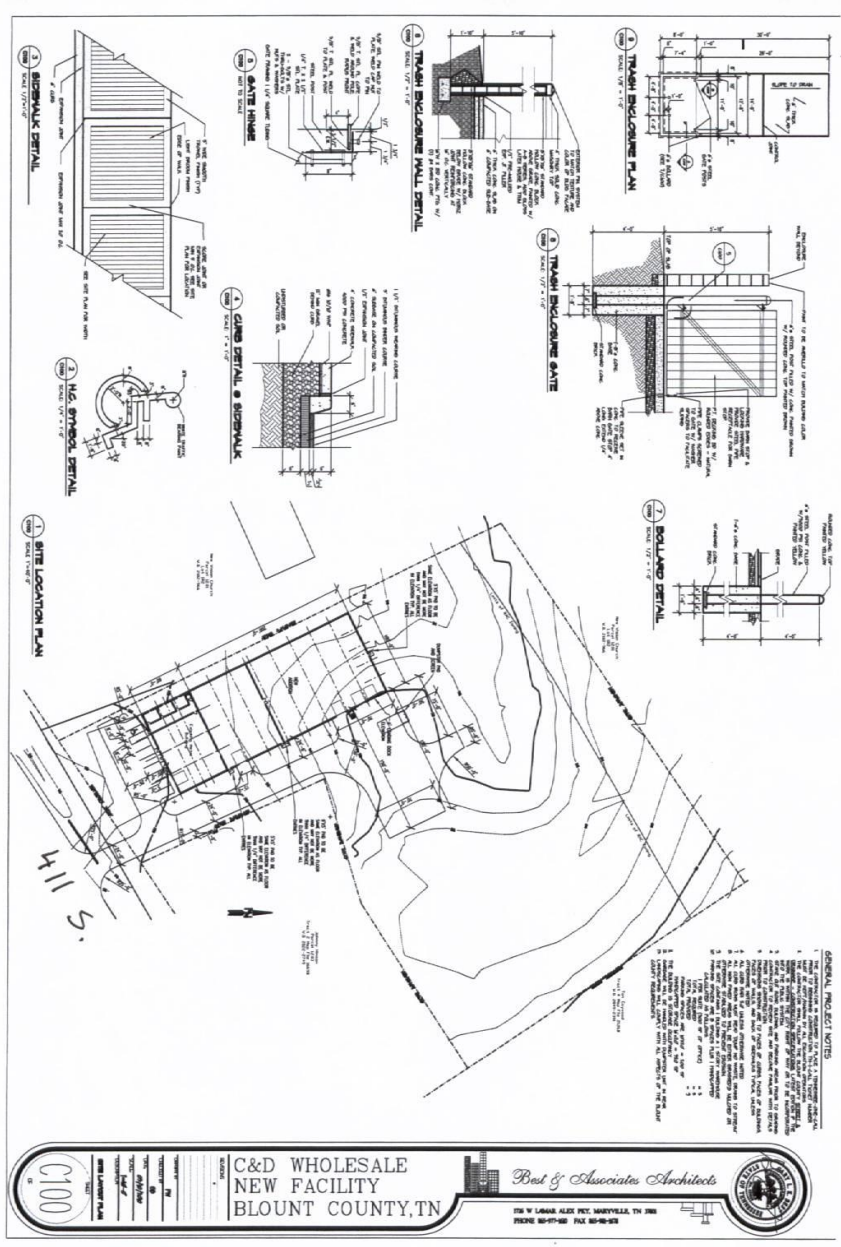
At the time of this report the front elevation did not meet the 50% non metal requirement. The applicant is supposed to have a new elevation view meeting all the requirements before our meeting. I will have that view for you at the meeting.

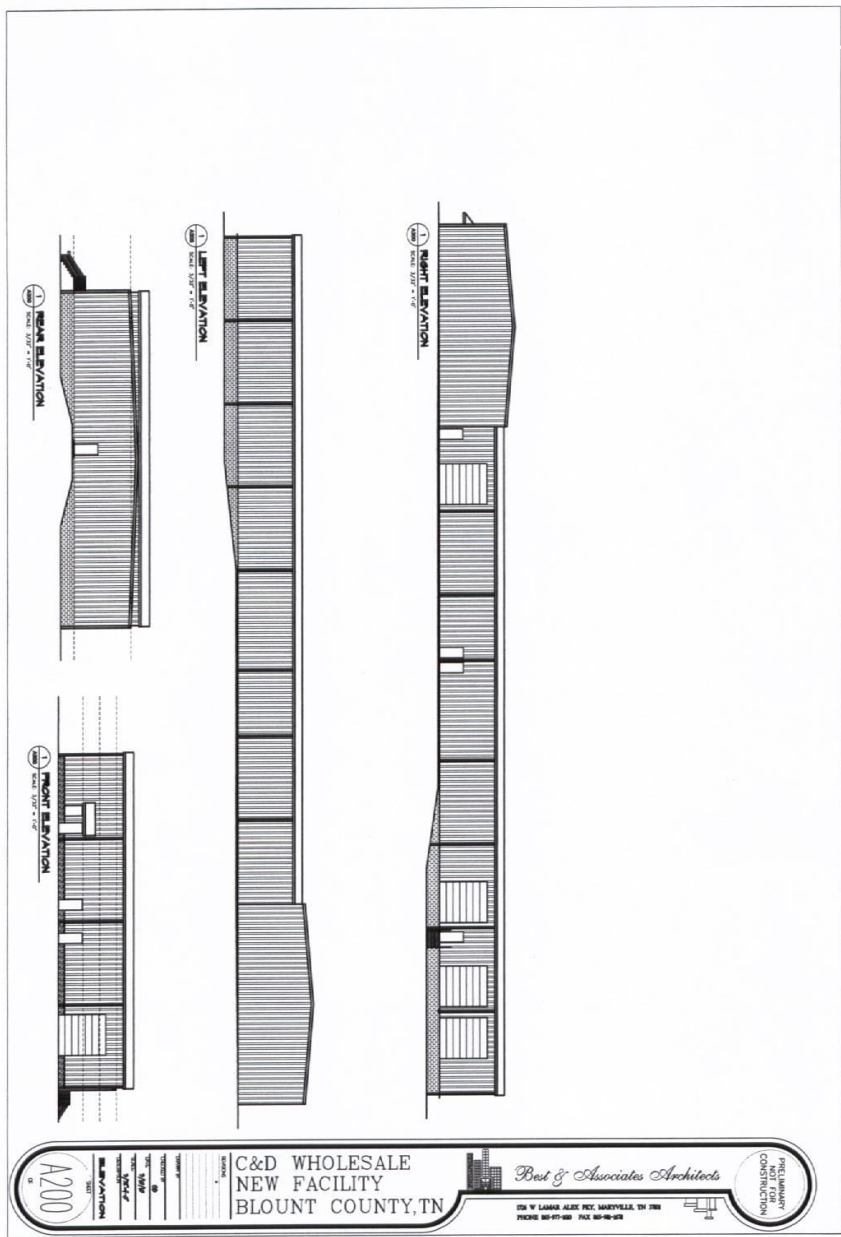
The buffering requirements shall be determined by the planning commission for abutting property that is not commercially zoned. In this case the property behind this site is not commercially zoned and the property on the North side is not commercially zoned but has had a special exception located on it. I have included section 9.10-J for your review.

J. Additional design requirements: All site plans shall be accompanied by a storm water drainage plan prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC or C. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All uses permitted under this Section shall have a front building elevation, along all fronting roads, constructed of at least 50 percent nonmetal building materials. All external lighting shall be directed away from or screened from land zoned other than RAC or C, and away from any public right-of-way. Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.



	C&D WHOLESale NEW FACILITY BLOUNT COUNTY, TN	<i>Bost & Associates Architects</i> 228 W. LAMAR AVE., RT. 1, MARYVILLE, TN 37801 PHONE 865-571-8888 FAX 865-571-8888	
	PROJECT NO. _____ DATE _____ DRAWN BY _____ CHECKED BY _____ TITLE _____		
	SCALE _____ SHEET NO. _____ TOTAL SHEETS _____		
	PROJECT LOCATION _____ CLIENT _____ ARCHITECT _____		





<p>A200</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: _____</p>	<p>C&D WHOLESALE NEW FACILITY BLOUNT COUNTY, TN</p>	<p><i>Best & Associates Architects</i></p> <p>202 W LAMAR ALEX. PKY. MARTIN, TN 38561 PHONE: 662-271-0200 FAX: 662-268-0200</p>	<p>PROJECT NO. _____</p> <p>DATE: _____</p>
	<p>BY: _____</p> <p>CHECKED BY: _____</p> <p>APPROVED BY: _____</p>			