

Memo

To: Blount County Planning Commission
From: Building Commissioner
CC: Other commission members and staff
Date: March 15, 2010
Re: Design requirements in the RAC

Background:

At last month's meeting we discussed a discrepancy between the design requirements for the RAC zone and the Commercial zone. At that meeting the planning commission requested that I bring back a possible fix for the discrepancy. As you can see it is a pretty simple fix, basically just matching the wording in section 7.15-C-3 and the wording in section 9.10 J. Specifically the wording that pertains to building materials.

Section 7.15-C-3 reads as follows: 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. **Section 9.10 J** reads as follows: 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.

One way to correct this would be to change the highlighted sentence in **Section 9.10-J** to read as follows: All uses permitted under this Section shall provide a front building elevation that meets the design requirements in section 7.15-C-3. A second option could be to change **Section 7.15-C-3** to read as follows: Exterior walls visible from public roads shall be constructed of at least 50 percent nonmetal building materials. 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. A third option could be to change Section 7.15-C-3 to read as it shown above and change the sentence in section 9.10-J to read as it is shown highlighted in red. These options are up for discussion by the planning commission as well as any ideas you all may have.