

Memo

To: Blount County Planning Commission

From: Building Commissioner

CC: Other commission members

Date: 4-14-2010

Re: Site plan at 209 William Blount Drive.

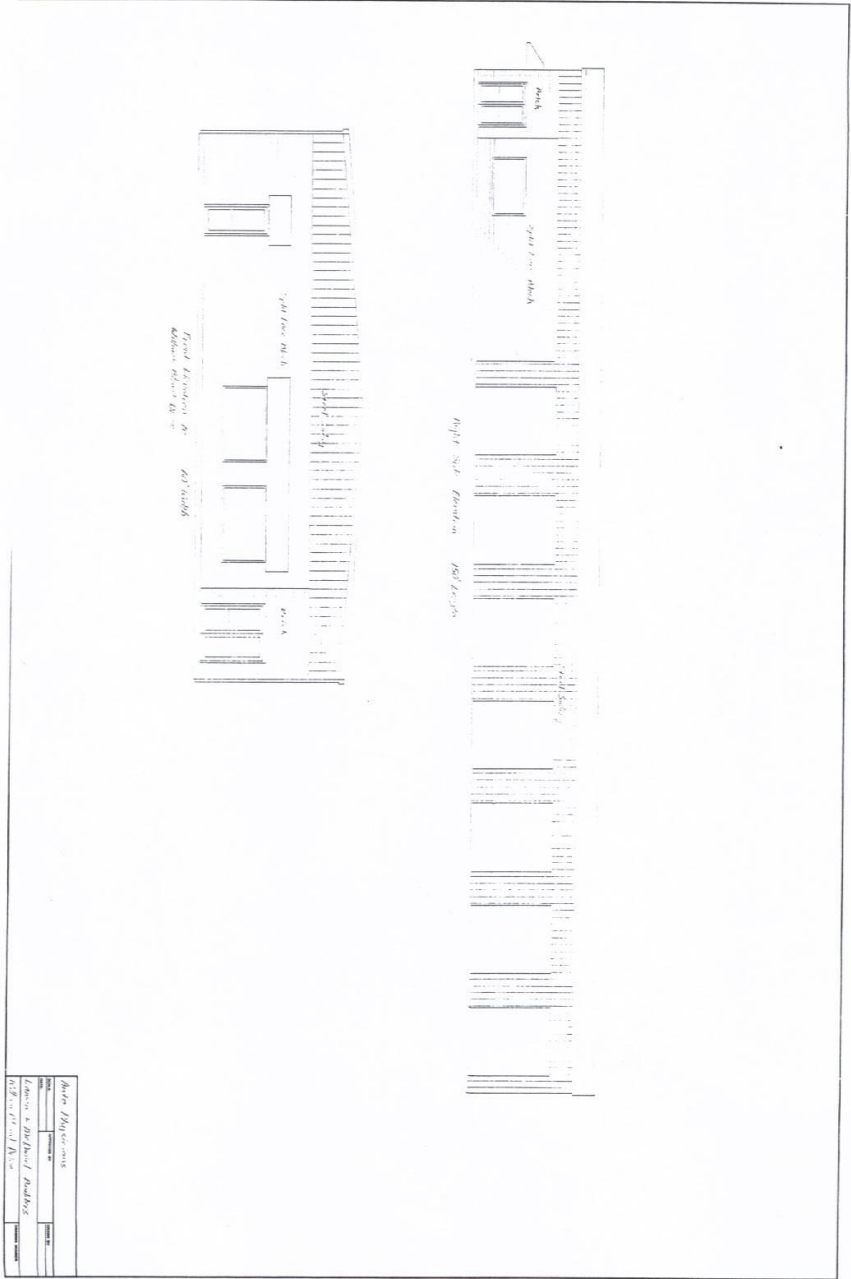
Background:

Auto Physicians have submitted a site plan for an automobile service center at 209 William Blount Drive. This property is zoned C-commercial and is identified on tax map 067, parcel 248.07. This was a 3.7 acre tract that has been divided into a 1.28 acre lot and a 2.4 acre lot. The applicant is to provide a copy of the registered plat prior to the meeting. This property is within the growth boundary of Maryville.

The structure is a 9,000 s.f. building that will house an office/Lounge area and the remainder will be service bays for automobiles. The site plan does indicate that all building setback requirements will be met by the proposed structure. The front of the building, fronting William Blount Drive, will consist of split block, brick, steel siding, and glass. The corner of the building, that will be covered with brick, will be on an angle and includes an entrance to the building. The door on the opposite side will be covered by an awning as well as the windows in front. These design elements will meet the design requirements found in section 7.15. The side of the building that will be most visible from William Blount Drive will consist of Brick (the same corner of the front), split face block, glass, steel siding, and seven garage doors. Our design requirements state that side wall plans shall be

staggered by occasional changes in surface planes or changes of materials or architectural features to avoid monolithic “box” appearance. It also states that walls and roof visible to public roads shall have changes of wall and roof planes with at least a three (3) feet projection or recess no less than every thirty (30) feet spacing, both horizontally and vertically. The builder has indicated that most of the buildings sides will not be visible from the road once the grade work is completed, if so I believe the structure shown will meet our requirements. If the sides of the building are visible from William Blount Drive then I believe the three (3) feet projections or recess should be added. This may be accomplished by the addition of awnings over the garage doors or other projections along the length of the building.

When reviewing the rest of the site you will find that the parking will include 50 parking spaces 7 of them are for compact vehicles and 2 handicapped spaces. This design is based on 1 parking space per 200 square feet of floor area and will meet our requirements. The property on the North side is zoned commercial and does not require buffering. The property on the South side is commercial back to about 235 feet and does not require a buffer. The lot that houses the proposed business is about 250 feet deep, so the last 15 feet on the south side should be buffered from the abutting residential property if the remaining natural vegetation does not achieve a full screen. The site plan does indicate a complete drainage plan and erosion control plan. This site will also be on a subsurface sewage disposal system. All required permits from the Storm Water Department and the Environmental Health Department must be obtained prior to construction. A TDOT permit is required for the driveway connection onto William Blount Drive. The applicant has stated that this permit has been issued and he will provide me a copy prior to the meeting. Below are the site plan and the elevations for this project.



Made by James A. Mitchell Architect and Builder	
Date 1875	Scale 1/4" = 1'-0"

