

# Memo

**To:** Blount County Planning Commission  
**From:** Building Commissioner  
**CC:** Other commission members and staff  
**Date:** April 12, 2010  
**Re:** Design requirements in the RAC

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## **Background:**

Last month we discussed ways to match up the design requirements in Section 7.15-C-3 and Section 9.10-J. We discussed the changes reflected below and you will find that this will establish one set of regulations for commercial design requirements for both the commercial zone and the RAC zone. Before we had one set of requirements in our design standards and a different requirement in the RAC zone. By making the changes below, the requirements found in the RAC zone simply direct you back to the commercial design requirements.

## **Proposed changes**

**Section 7.15-C-3.** 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.

**Section 9.10-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 provide a front building elevation that meets the design requirements in Section 7.15-C-3.* 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.

### **As it reads currently**

**7.15-C-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.

**9.10-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.