

Memo

To: Blount County Planning Commission
From: Building Commissioner
CC: Other commission members and staff
Date: 6/17/2010
Re: Site plan at 721 William Blount Drive.

Background:

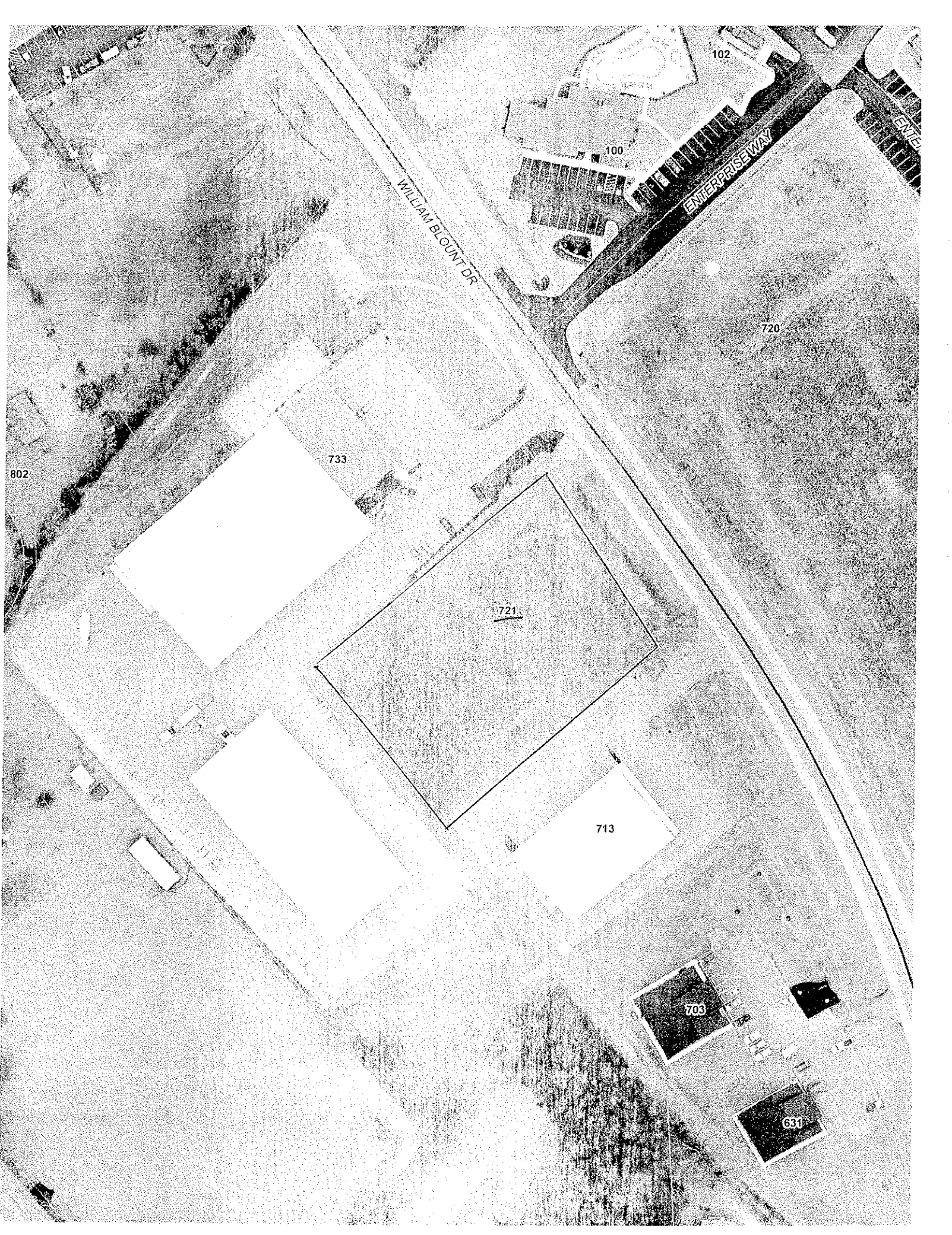
Auto Physicians have submitted a site plan for an automobile repair/service shop to be located at 721 William Blount Drive. This property is identified on tax map 067 and parcel 106.04 and the property is zoned C-commercial. Automobile repair/service shops are permitted uses within the commercial zone.

A couple of months ago a site plan was approved for this same business on a different lot on William Blount Drive. The plans have changed and now they wish to locate their business at this location. The site plan you have is specific to the proposed lot and the proposed building has not changed.

The site plan indicates that all building setback requirements will be met. This property is surrounded by existing commercially zoned properties with existing structures located on them, so buffering will not be required for this project. The site plan indicates that there will be 45 parking spaces. This comes out to 1 space per 200 square feet of gross floor area. That number does meet our requirements.

The structure is the same 60' x 150' building that was proposed for the other location. The only difference is that the front of the building is reverse, so they will now have the main entrance on the left side of the building. It includes an office area in the front and the back is the shop area. The elevations show that our design standards will be met. The siding is a mixture of split face block, brick and steel siding (in the rear shop area). A great deal of this structure should be screened from William Blount Drive by the structures on the abutting lots. The dumpster in the back will be required to have the appropriate screening.

The site plan does include their erosion control plan and drainage plan. The Storm Water Department will have to sign off on these during the permitting process. This site is serviced by city sewer and water. Prior to construction all building permits must be obtained.



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WILLIAM BLOUNT DR

ENTERPRISE WAY

720

733

721

713

703

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802