

Memo

To: Blount County Planning Commission
From: Building Commissioner
CC: Other commission members and staff
Date: 10/22/2010
Re: Site plan at 2322 E. Broadway

Background:

This site plan is for the additional structures that have been located on the property at 2322 E. Broadway. Currently a used tire store is conducting business in the existing structure on this property. The proposed structures are to support that business as well as a small restaurant. The property is located in the Commercial zone of the county and is identified on tax map 0370, group C, and parcel 015.02.

You will notice on the site plan that one structure is an existing building that was present on this property prior to our zoning regulations. The other structures that are labeled as “new” have already been added to the property, but did not pre-date our zoning regulations. These structures were added without a permit, and the property owner was put on notice and he has submitted this request for his site plan. If the site plan is approved he will be required to obtain any building permits that are required from our codes department.

The site plan shows that the side and rear setbacks will be met by the additional structures. The building located at the front of the property on the Southern end has issues with the front setback requirements. Our zoning regulations require a front setback of 30 feet except for properties located on Arterial Roads. Section 9.4-G-1 (shown below) states that properties that front principal arterial roads shall be required to have a 60 feet front setback and properties that front major arterial roads are required to have a 40 feet front setback. This property is located within the growth boundary for the City of Alcoa and based on their road plan this is a major arterial road, in which case the 40 feet setback applies. The site plan does indicate that this structure is approximately 33 feet from the front property line. At the October 14, 2010 BZA meeting a variance was granted for the front setback requirements.

9.4-G-1. Front Setback: the minimum depth of the front building setback shall be 30 feet from any road right-of-way or easement line, with the following exceptions: (a) the lot fronts on an arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet for principal arterial roads and 40 feet for major arterial roads, and (b) the lot has been previously platted on a plat registered with the Blount County Register of Deeds prior to the enactment of this Resolution in which case the minimum shall be no less than 20 feet or the platted setback, whichever is greater.

This site is placed in a commercial area with commercially zoned lots on both sides, which does not require buffering. The properties directly behind this property are used as residential and are zoned suburbanizing. There is a partial buffer along the back, but it may be a fence on the adjoining property. These properties were not buffered from the original use (the old Dyna Body), but that building had been vacant for many years prior to it burning a few years ago. Additional buffering along the back may be required.

The parking requirements range from 4 to 10 spaces for the proposed restaurant. There are no spaces market at this time, but there is room for 10 spaces located along the front and side of the building itself.

The additional structures do not increase the impervious surface. They have been placed on existing concrete or asphalt surfaces, therefore it is not required to develop a drainage plan or install drainage structures. All parking will be on the existing parking area. The spaces are not marked on the site plan, but the area should allow enough space to meet our requirements. I have attached a copy of the site plan for your review.