

Memo

To: Blount County Planning Commission
From: Building Commissioner
CC: Other commission members and staff
Date: 9/14/2011
Re: Site plan on Slate Knob Way.

Background:

The property owner is requesting the addition of another dwelling to his existing multifamily development. The property is located on Slate Knob Way off of Roddy Branch Road and is identified on tax map 10 and parcel 010.00. The property is zoned R-1 (Rural District 1). This property is split by the county line between Blount and Knox Counties. There is 47 acres on the Blount County side of the property.

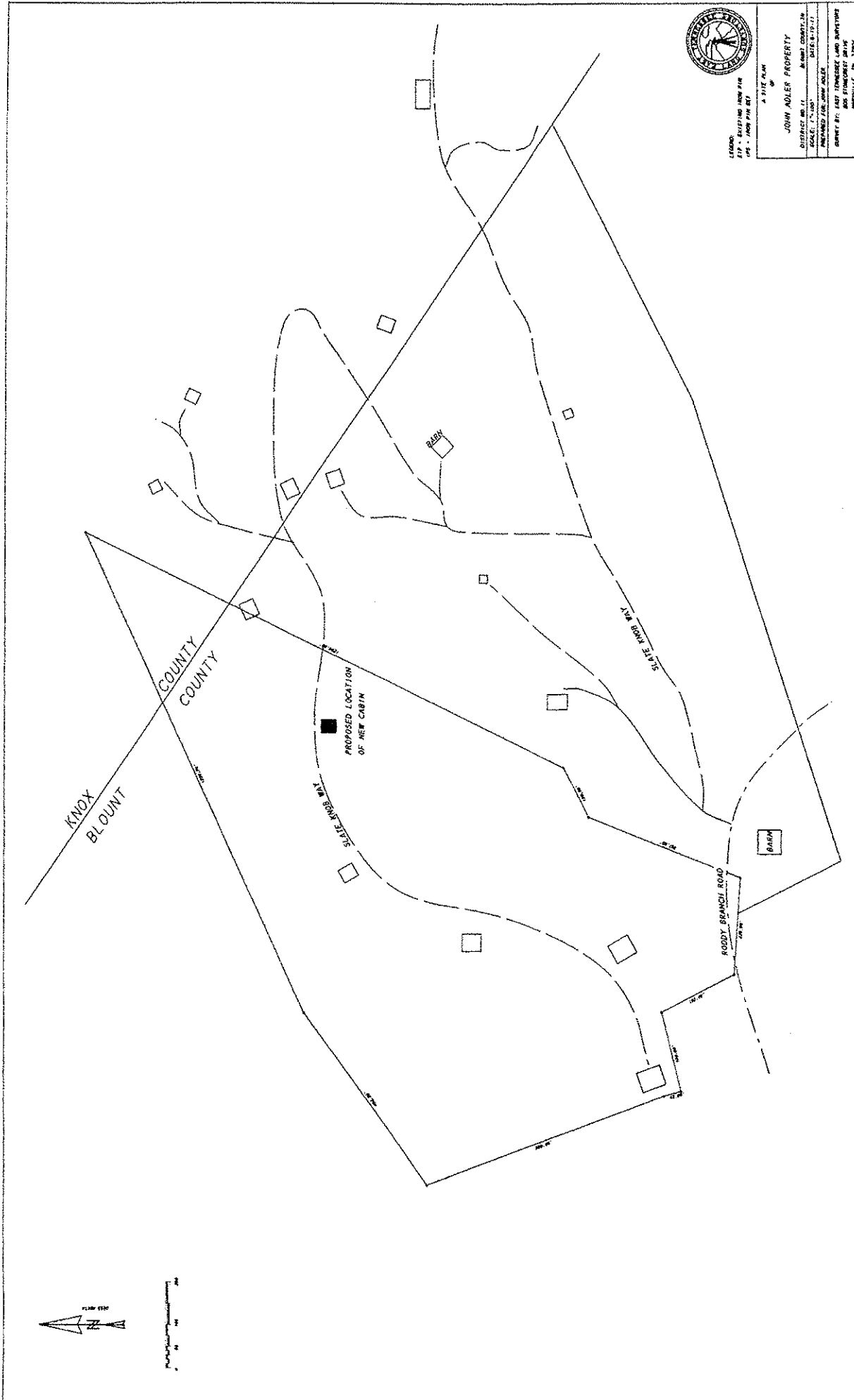
The site plan shows the addition of one small cabin that will meet all setback requirements. The density for this property is 1.2 units per acre that would have a maximum potential density of 56 units. This addition would bring the number of units up to 10 units on the Blount County side of this property. The proposed density is well below the maximum potential for the property. The environmental health department will have to permit the septic system. Below I have included section 6.1 which addresses such expansion requests.

Section 6.1. Application of Tennessee Code Annotated Section 13-7-208. In conformity with Tennessee Code Annotated Section 13-7-208(b)-(e) inclusive, any industrial, commercial, or other business establishment in operation and permitted to operate immediately preceding the effective date of this Resolution or any amendment to this Resolution which has the effect of creating a non-conforming use shall (1) be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to such effective date and (2) shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business; provided that the following shall apply:

A. There is a reasonable amount of space for such expansion or reconstruction on the property owned by such industry or business prior to effective date of this Resolution, so as to avoid nuisances to adjoining land owners;

B. The Blount County Planning Commission shall determine whether there is a reasonable amount of space for any such expansion or reconstruction by application of dimensional regulations of this Resolution such as lot area, density, setback, and any other requirements affecting area required for site design generally applied for the applicable zone and use. Such determination shall be based upon consideration of a site plan submitted under Section 7.2 of this Resolution by the person or entity seeking to expand or reconstruct such facilities, and approval of such site plan by the Planning Commission pursuant to Section 10.4 of this Resolution shall constitute approval of a building permit for such site plan;

C. No destruction and rebuilding shall occur which shall act to change the use classification of the land on which such industry or business is located.



LEGEND:
 STIP - EXISTING HIGHWAY
 DASH - HIGHWAY SET
 SOLID - PROPERTY BOUNDARY

A SITE PLAN
 OF
JOHN ADLER PROPERTY
 DISTRICT NO. 11. ADAMSON CORP.
 SCALE: 1" = 100'. DATE: 8-10-77
 PREPARED FOR JOHN ADLER
 COUNTY: EAST TENNESSEE AND BUREAU OF
 SURVEYING AND MAPPING
 KNOXVILLE, TN 37901

