

# Memo

To: Blount County Planning Commission  
From: Building Commissioner  
CC: Other commission members and staff  
Date: 11/16/2011  
Re: Site plan at 4726 E. Lamar Alexander Parkway.

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## Background:

This site plan is for an additional structure for an existing non-conforming use. The property is located at 4726 E. Lamar Alexander Parkway and is identified on tax map 60 and parcel 65.02. The property is zoned R-1.

The additional structure is a 36' x 60' building to be used for the existing towing service business. The site plan does indicate that the front building setback will be 147', the rear setback is 68', and the side setback is shown at 10', which is the minimum; however a 20' setback is required for special exceptions in this zone. If approved, permits will be required for building, septic (if one is require), and flood zone. All permits to be issued prior to construction. Below I have included section 6.1 for your review.

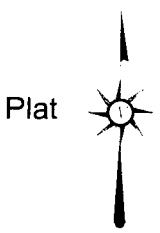
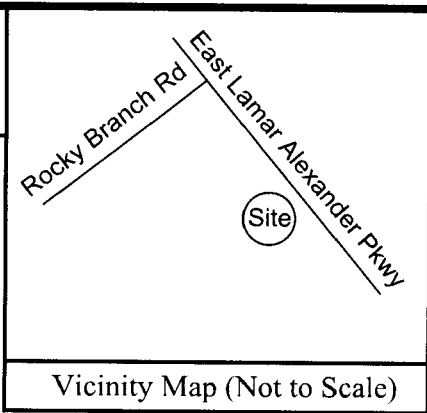
**Section 6.1. Application of Tennessee Code Annotated Section 13-7-208.** In conformity with Tennessee Code Annotated Section 13-7-208(b)-(e) inclusive, any industrial, commercial, or other business establishment in operation and permitted to operate immediately preceding the effective date of this 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;

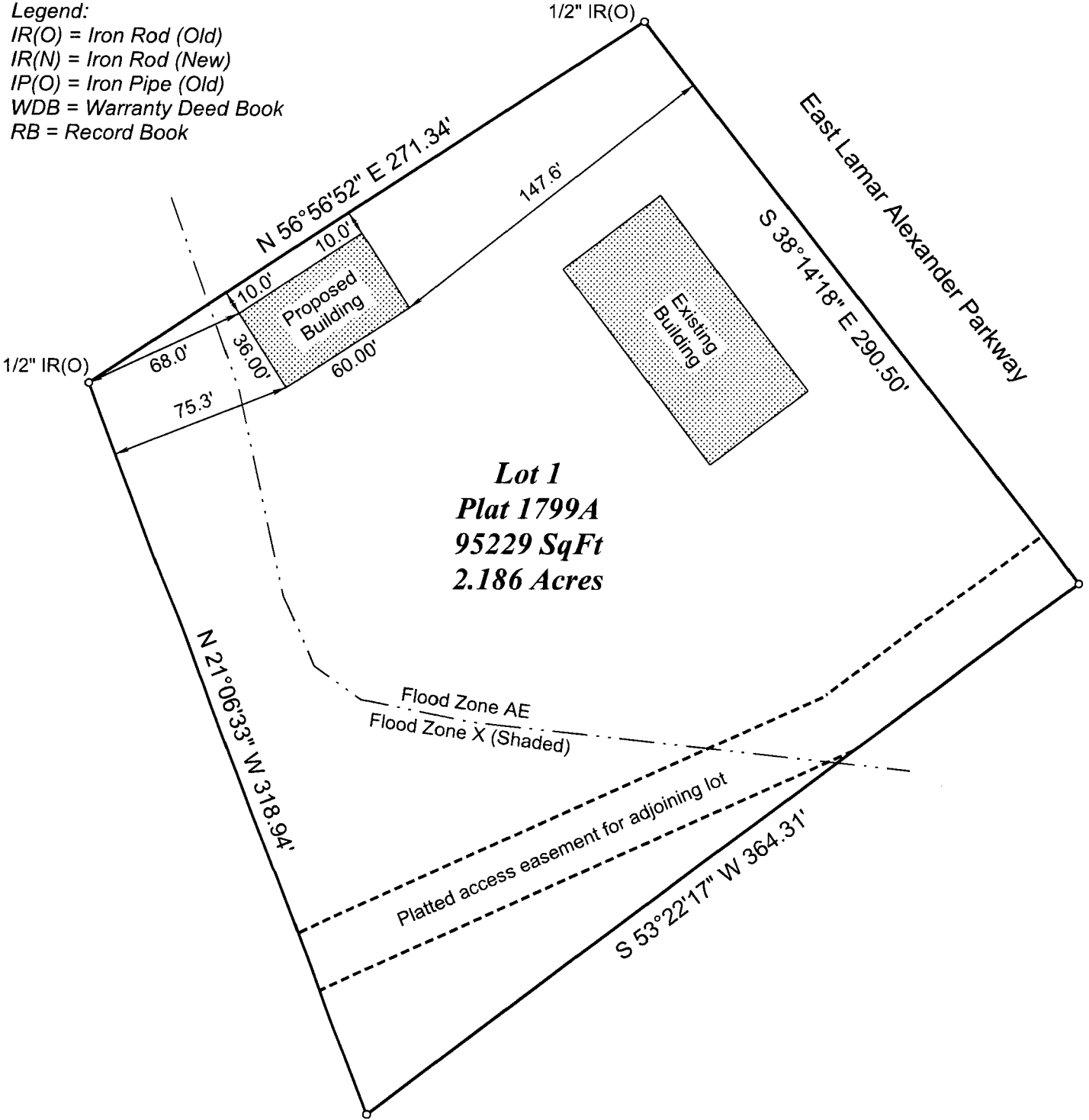
C. No destruction and rebuilding shall occur which shall act to change the use classification of the land on which such industry or business is located.

**Baseline Surveying, PLLC**  
**P.O. Box 6204; Maryville, TN 37802**  
**Cell: (865) 256-1104 E-mail: surveyor2366@gmail.com**



- Surveyor's Notes:**
1. No title opinion is expressed or implied.
  2. No underground footers or utilities were located.
  3. This survey reflects only matters of record as shown hereon.
  4. Drainage and utility easements exist along all lot lines (5 feet wide along interior lines and 10 feet wide along exterior lines).
  5. Part of this property lies within a special flood hazard area as shown by FIRM #47009C0280C, effective 9/19/07.
  6. Property line dimensions shown hereon were copied from Plat 1799A.

**Legend:**  
 IR(O) = Iron Rod (Old)  
 IR(N) = Iron Rod (New)  
 IP(O) = Iron Pipe (Old)  
 WDB = Warranty Deed Book  
 RB = Record Book



105-201