

# Memo

To: Blount County Planning Commission  
From: Building Commissioner  
CC: Other commission members and staff  
Date: 12/8/2011  
Re: Site plan at 933 Walker School Road.

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## **Background:**

The Chilhowee Baptist Association is requesting the addition of eight RV sites on their property at 933 Walker School Road known as “Camp Tipton”. The property is identified on tax map 101 and parcel 080.02, and is located in the R-1 zone.

This proposal is for an expansion of an existing non-conforming use, which is a church related youth day camp. The proposed RV sites will be used by the volunteers that work at the camp only. The intent is to offer the volunteers a place to stay without having to rent a room while they are working at the camp. It is my understanding that the volunteers would bring their own RV’s or campers and that the volunteers do change during the season. The applicant has been notified that this could not be used as a commercial campground and they have communicated to me that they have no intention for that and it would only be used in support of the activities that are grandfathered.

The Camp Tipton property is on 67 acres that houses an existing dwelling, pavilion, basketball court, a disaster relief building, and other accessory structures. The site plan shows that all building setback requirements would be met. The density would still be very low for the size of this property and the Environmental Health Department will have to permit a septic system for these sites. The preliminary evaluation for the septic system is favorable. Below is 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

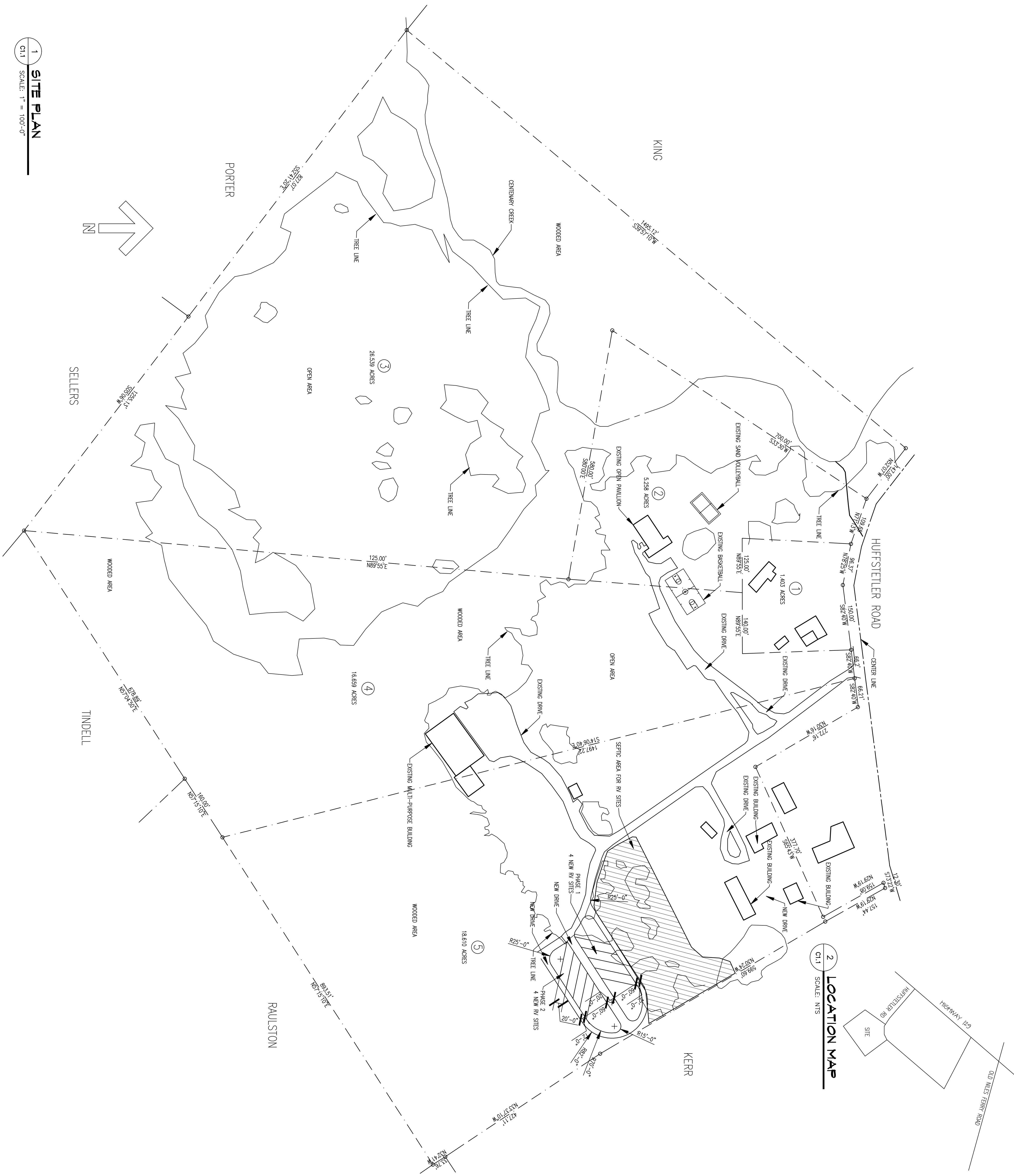
effective date of this Resolution or any amendment to this Resolution which has the effect of creating a non-conforming use shall (1) be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which 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;

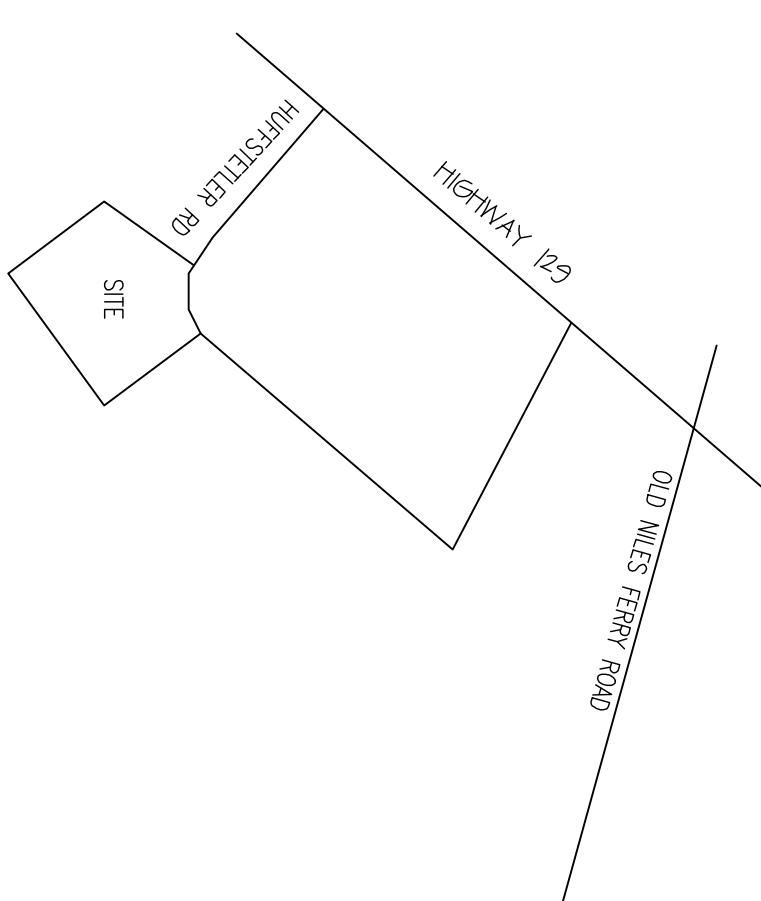
B. The Blount County Planning Commission shall determine whether there is a reasonable amount of space for any such expansion or reconstruction by application of dimensional regulations of this Resolution such as lot area, density, setback, and any other requirements affecting area required for site 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.

1 SITE PLAN  
 C1.1 SCALE: 1" = 100'-0"

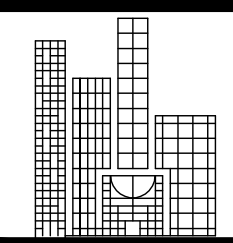


2 LOCATION MAP  
 C1.1 SCALE: N.T.S.



DRAWN BY	GP
CHECKED BY	GP
DATE	12/5/11
SCALE	1" = 100'-0"
DESCRIPTION	SITE PLAN
SHEET	
C1.1	
OF	

CAMP TIPTON  
 RV SITES  
 BLOUNT COUNTY, TN



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