

# Blount County

## Planning and Development Services

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### MEMORANDUM

**TO:** Blount County Planning Commission

**FROM:** Thomas A. Lloyd, AICP *A*

**DATE:** February 14, 2019

**SUBJECT:** Site plan review for 1,582 SF additions to existing building for Maryville Top Shop, 110 Garrett Lane

#### Attachments

- (1) Location/Zoning Map
- (2) Site Plan
- (3) Elevations

#### Applicant

Maryville Top Shop – Fred Walker  
Architect/Engineer – Richard R. Stache & Associates

#### Land Use and Zoning

The subject property is zoned C (Commercial). The existing land use is developed with an existing commercial structure and is currently in use as the site of Maryville Top Shop to include retail sales, warehousing, and fabrication.

#### Background

The applicant owns approximately 2.37 acres between Garrett Drive (private) and E Lamar Alexander Parkway that is the site of Maryville Top Shop. In March of 2018, the Planning Commission approved a site plan for a new structure on the site to serve primarily as covered storage for materials, a future showroom, and display area for their product. That facility has not yet been constructed, though the applicant plans to begin soon.

This request involves the existing building at the rear of the site. The applicant has recently upgraded some of his manufacturing equipment, to include a water reclamation unit. The additional square footage subject of this request would allow primarily for installation and use of that equipment.

## Conformance with Applicable Zoning Regulations

### **Section 9.4. C – Commercial District.**

The use of the property for general retail sales, manufacturing and assembly of goods are permitted uses in the C district. All allowable uses in the district are included below for reference.

The proposed site plan demonstrates compliance with applicable setbacks for the district, as per subsection G.

### **Section 7.15. Design Requirements for Commercial and Industrial Developments**

#### Architecture

The submitted elevations for the additions show that they will match the existing architecture of the existing facility. Since the new additions are to an existing building, and will be obscured from view by the new facility when constructed, the design requirements of this section are not applicable to this particular phase of the project.

#### Landscaping

The previously approved site plan notes that vegetative buffers will be planted along the south and west elevations of the new structure. Additional screening proposed as part of this project would be planted to screen the dumpster enclosure.

#### Lighting

The applicant has provided details of the lighting fixtures proposed for the new additions. Lighting will consist of full shielded wall packs.

#### Environmental Health

Environmental Health has reviewed the project through the Development Review process. The existing building is served by an existing system and environmental health has no specific concerns about this project as no additional load on the system is anticipated.

#### Recommendation

Staff recommends approval, subject to issuance of all applicable permits from the County.

*Applicable code sections included below for reference:*

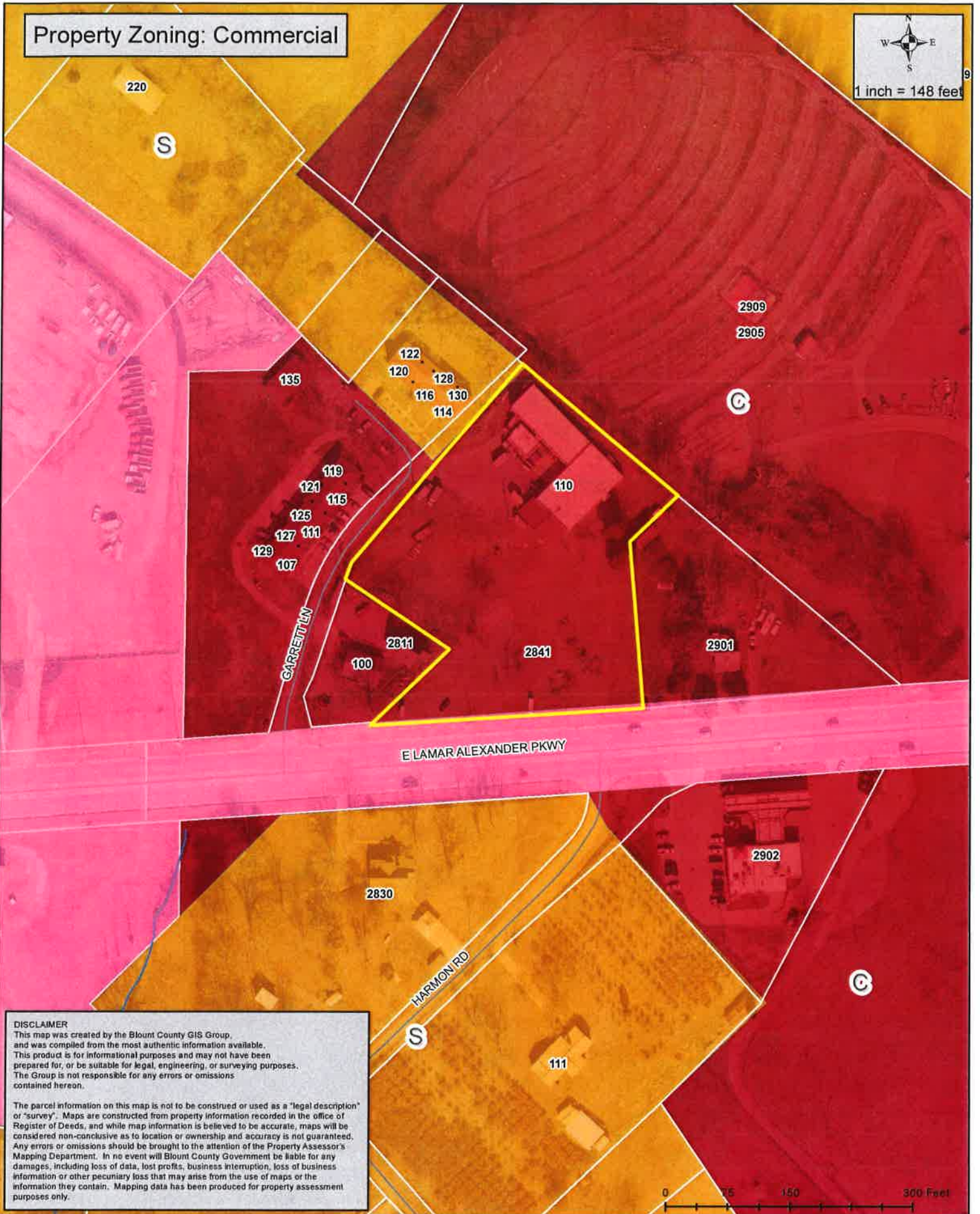
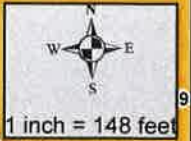
**Section 9.4 C – Commercial District.** It is the purpose and intent of this district to regulate commercial and other development of high to medium density around the cities of Alcoa and Maryville, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County.

A. Permitted Uses: General retail sales and rental of goods, merchandise, and equipment; Restaurants, taverns, drinking establishments, and nightclubs; Medical and general offices, e.g., dentists, physicians, attorneys, real estate, insurance, etc.; Automotive and marine craft sales and services; Hotels, motels, rooming and boarding houses, bed and breakfast, campgrounds; Social and fraternal clubs and lodges, union halls, and similar uses; Golf driving ranges, miniature golf courses, and similar uses; Service stations, motor vehicle repair and body shops; Convenience stores with vehicle fuel sales; Mobile home sales; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Dry cleaners and laundromats; Commercial greenhouses; Manufacturing, processing, creating, repairing, and assembly of goods, where all activities are conducted within a fully enclosed building; Hospitals, clinics, and other medical facilities; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Bowling alleys, skating rinks, indoor tennis and racquet ball courts, billiard halls, indoor athletic facilities; Public and private recreational activities conducted primarily outside enclosed buildings; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.1.A and 9.1.B; adult oriented establishment as defined in TCA 7-51-1101 et seq., subject to requirements in Section 7.12.

B Uses Permitted as Special Exceptions: Scrap materials salvage and recycling, salvage yards, junkyards, automobile graveyards; any other commercial activity not listed in subsection A above. Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13)

# Maryville Top Shop 110 Garrett Lane

Property Zoning: Commercial



**DISCLAIMER**  
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The parcel information on this map is not to be construed or used as a "legal description" or "survey". Maps are constructed from property information recorded in the office of Register of Deeds, and while map information is believed to be accurate, maps will be considered non-conclusive as to location or ownership and accuracy is not guaranteed. Any errors or omissions should be brought to the attention of the Property Assessor's Mapping Department. In no event will Blount County Government be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that may arise from the use of maps or the information they contain. Mapping data has been produced for property assessment purposes only.





Monville Tap Shop  
 for MacDuff Parcel 007.00  
 R.E. 7/19/81/0

- LEGEND**
- IRF ROW/ROOF FOUND
  - IRP ROW/PIPE FOUND
  - IRS ROW/ROOF SET
  - OSP ROW/PIPE SET
  - ADG PROP LINE
  - CHD ELECTRIC LINE
  - LMS ELECTRIC LINE
  - PP POWER POLE
  - WBI LINE
  - FRC HOVANE
  - WHT VALVE
  - CASLINE
  - GAS VALVE
  - GABINET
  - FENCE LINE



**KEY PLAN**

NOVEMBER 5, 2008 AND REVISIONS  
 MONVILLE, TENNESSEE 37103  
 CIVIL AND MECHANICAL ENGINEERING

NO.	DATE	DESCRIPTION

New Facility  
 Monville Tap Shop  
 1100 Commercial C  
 Monville, Tennessee 37104

**New Additions**  
 Elevators  
 and Details

PROJECT NO. 21211

ST102A

NO.	DATE	DESCRIPTION	BY	CHKD.	APP.	DATE	DESCRIPTION
1.1	11/03/08	PROVIDE ARCHITECTURAL DRAWINGS FOR PERMITS					
1.2	11/03/08	PROVIDE ARCHITECTURAL DRAWINGS FOR PERMITS					
1.3	11/03/08	PROVIDE ARCHITECTURAL DRAWINGS FOR PERMITS					

**SITE DATA**

LOT SIZE - 3.27 ACRES = 143,140 SF  
 TWO NEW ADDITIONS TO EXISTING FACILITY SHALL BE DETACHED OR ADDITIONAL COVERED STORAGE AREAS SHALL BE PROVIDED TO ACCOMMODATE THE PROPOSED ADDITION SHALL BE PLACED ON THE EXISTING COVERAGE OR PAVING UTILITIES

**UTILITIES**

WATER - NO TRENCH REQUIRED  
 SEWER - NO TRENCH REQUIRED  
 POWER - EXISTING BUCKLEBERRY LINE, 100' (SEE PLAN AND FIELD NOTES)

**TONING INFORMATION:**  
 ZONED - COMMERCIAL C  
 SETBACKS AS NOTED ON DRAWING

