

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
SEPTEMBER 28, 2017  
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, September 28, 2017, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, Jeff Headrick – Highway Superintendent, and Marlene Hodge – Administrative Assistant.

Commissioners Present: Dave Bennett, Brad Bowers, Shawn Carter Sr., Roy Gamble, Geneva Harrison, Tom Hodge, Ed Stucky – Chairman, and Darrell Tipton. Commissioner(s) Absent: Andy Allen, Ron French, Bruce McClellan, and Clifford Walker.

The minutes for the August 24, 2017, regular meeting were unanimously approved.

**PUBLIC HEARINGS:**

**Public Hearing and Possible Action: Rezoning request from C (Commercial) to S (Suburbanizing) for property located at 120 Eleanor Davis Drive:**

This property is located on Tax Map 059, Parcel 036.00 in the Commercial (C) Zone and has 15.5 acres. The existing land use is a mixture of commercial (formerly the site of Davis Lumber Company) and residential (several family homes built in the 1940's-50's).

This request would “down zone” a portion of this tract from Commercial to Suburbanizing (residential) to accommodate future division into single family residential lots. The parent property is located with frontage on E. Lamar Alexander Parkway; the portion proposed for rezoning would be accessible only off Eleanor Davis Drive. The portion proposed for rezoning is bounded on all other sides by the Suburbanizing zone.

The property is located within Maryville’s Urban Growth Boundary, The City’s Planning Commission will also need to review and make a formal recommendation concerning the request, prior to any action by the County Commission.

Given the available access and the lowered potential impact on the surrounding properties, staff recommended approval since it will allow for appropriate use of the rear of the property while still maintaining the commercial corridor at the front.

Commissioner Hodge made a motion to send a favorable recommendation to County Commission subject to approval from Maryville City for the rezoning to Suburbanizing for 120 Eleanor Davis Drive; seconded by Commissioner Gamble. Motion received unanimous approval.

## **PUBLIC INPUT ON ITEMS ON THE AGENDA**

No one spoke and the public input was closed.

### **SITE PLANS:**

#### **2107 Frank Bird Blvd. (Stock Creek Industrial Park), to enclose a 3000 SF portion of the existing Axis Fabrication & Machine facility:**

The applicant applied for a building permit to enclose a portion of the existing facility (3000 SF) that is currently under roof but open on the side and front. The property is in the Industrial Zone (I) and is located within the Stock Creek Industrial Park.

The proposed site plan setbacks are in compliance for the district and there are no proposed changes to the site plan, including parking, landscaping, etc. The enclosure is not visible from a public road since it is fully screened by a berm and a mature, fully opaque landscaping buffer. The façade will be finished so as to blend with the existing design and materials. Final design is subject to review and approval of the Stock Creek Design Review Board. The site is served by public sewer.

Staff recommended approval subject to final review and approval by the Stock Creek Design Review Board.

Commissioner Tipton made a motion to approve the site plan for 2107 Frank Bird Blvd subject to approval by the Stock Creek Design Review Board; seconded by Commissioner Bennett. Motion received unanimous approval.

#### **720 William Blount Drive, a 4450 SF commercial warehouse/office facility by Curtis Myers:**

This property has 5.6 acre of commercial land along William Blount Drive, known as Lot 8 of William Blount Business Park and is located in the Commercial zone. The applicant is in the process of subdividing the tract into small lots through the Maryville Planning Commission since it is located within the City's Urban Growth Boundary. The preliminary plat has been approved, and the final plat will be reviewed at their October meeting. The site plan assumes approval and pertains to a proposed 2.27 acre lot (future Lot 8R4).

The facility will be a spec building, allowing for customization and up-fit by future tenant(s). As each suite is up-fit, staff will review the proposed use(s) on a case by case as a change of use and if required, further approvals by the Planning Commission or BZA (i.e. Special Exception) prior to issuance of any building permits.

The site plan meets the setback requirements and the maximum height of the proposed structure would not exceed the 35' standard. The facing and side wall planes of the proposed building along with the provided elevations indicate that

these items will be in compliance with the regulations. The building will be accented with stucco and stone veneer meeting the requirements of at least 50% of the wall surfaces visible from public roads to be nonmetal. The use of door and window glass complies with the five percent minimum of the visible facades to be glass.

The existing tree line along the SW property line will provide adequate buffering against adjacent properties external to the development and Leyland cypress will be planted along the rear property line.

The property is on City of Maryville sewer and water. A Stormwater Pollution Prevention Plan (SWPPP) and a County grading permit will be required. After reviewing the project, stormwater staff will require a permanent water quality buffer be recorded on the property with appropriate signage to be installed near the creek.

Staff recommended approval subject to approval of final plat by the City of Maryville and issuance of all applicable permits from the County.

Commissioner Bowers made motion to approve the site plan for 720 William Blount Drive subject to approval of the final subdivision plat by the City of Maryville; seconded by Commissioner Harrison. Motion approved with Commissioner Carter voting no.

### **7143 Flats Road, dining hall expansion at Eagle Rock Camp:**

This is a proposed expansion of the existing facility by increasing the size of the existing dining hall. The property is zoned R-2 (Rural District 2) and the existing land use is commercial. The Eagle Rock facility was constructed and put in operation prior to the adoption of the zoning in Blount County. The purpose of the addition is to allow all guests to eat at the same time rather than in shifts.

There is reasonable amount of space to accommodate the expansion and the site plan indicates that the addition will meet all applicable setback requirements.

Both the Environmental Health Department and Stormwater have reviewed the project. Stormwater has no specific concerns. Environmental Health will evaluate the existing septic system and see if it is adequate for the proposed use; expansion of the existing system or the addition of an additional system are likely but there is adequate area to accommodate either.

Staff recommended approval of the site plan subject to approval of all necessary Environmental Health permitting and any applicable building permits.

Commissioner Bowers made a motion to approve the site plan for 7143 Flats Road subject to approval of all necessary Environmental Health permitting and applicable building permits; seconded by Commissioner Carter. Motion received unanimous approval.

## **HEARINGS**

### **Final Plats – Major Subdivisions:**

#### **Lots 3R-5 through 3R-12 Cox Property off of Patterson Road by Pankratz Construction: 8 lots: 1 lot with county road frontage and 7 lots served by 2 common driveway easements:**

The preliminary plat for the Cox Property was approved in May 2017. Since then the property has changed ownership. The proposed subdivision has 8 lots containing 7.5 acres and is located in the R-1 Zone and none of the parcel is in the floodplain. One lot has road frontage along the country road and 7 of the lots will be served exclusively by two 25' common driveway easements. Lots 3R-5, 3R-6, 3R-7 and 3R-8 are to be served by an easement across Lot 2R-4 which was previously platted. Lots 3R-9, 3R-10 and 3R-11 are served by an easement across Lot 3R-12. Lot 3R-13 will contain the detention basin.

To limit the number of driveways along Patterson Road, the common driveways will be utilized by adjacent road frontage lots for access to Patterson Road. These lots do not count in the number of lots served exclusively off of the easements. Sight distance for both of the common driveways appears satisfactory. Lot 3R-9 shall have driveway access only off of the common driveway easement and noted on the final plat. In order to preserve safety for these common driveways a sight distance easement shall be added to the plat along the front of Lot 3R-9. No vegetation (other than grass), signage, fencing or mailboxes shall be placed along Patterson Road within the sight distance easement.

Environmental Health Department has reviewed the preliminary soil map and has indicated the plat is satisfactory and is preparing to sign the final plats.

The proposed Cox Property subdivision was reviewed inclusive of subdivision regulations for small lots served by two common driveway easements with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, preliminary soil information and a drainage plan.

#### **Outstanding items to be completed:**

1. Completion of common driveways as per preliminary plat instructions. This includes entrance tiles, paving of entrance, gravel surface and T-turnarounds. Staff will inspect and coordinate with owner prior to releasing the final plat.
2. Final POA documents to be recorded with plats.
3. All drainage facilities must be certified by the project engineer.

4. Final signature plats including Environmental Health Department, Electric and Water and a \$40.00 per lot platting fee.
5. A sight distance easement along the front of Lot 3R-9 and note shall be added to final plat and POA document.

Members, staff, and Superintendent Jeff Headrick discussed the plat.

Commissioner Tipton made a motion to approve the final plat for the Cox Property, Lots 3R-5 through 3R-12 subject to completion of outstanding items; seconded by Commissioner Bennett. Motion approved with Commissioner Bowers abstaining.

### **MISCELLANEOUS ITEMS:**

#### **Wheeler Property off Miser Station Road: 1 lot off of a private easement for cell tower with variances to lot size and easement width:**

This is a proposed lot for the purposes of an existing cell tower to be divided off of the larger tract on an individual lot to be served by a 20' easement.

This plat would require variances from the lot standards for lot size, septic capability, setbacks, electric, and water approval as well as width of easement.

The cell tower was constructed in 1994 prior to the adoption of zoning and is grandfathered. There are no setback requirements and no actions required by the BZA due to the pre-existing situation.

Members discussed the plat and easement.

#### **Outstanding items to be completed:**

1. Consideration of variance(s) request by the planning commission.
2. Submission of final plats with all required signatures and a \$20 platting fee.

Commissioner Hodge made a motion to approve the one lot subdivision of the Wheeler Property subject to completion of outstanding items including approval of the variances to standard lot size, Environmental Health approval, setbacks, electric, water, and width of easement; seconded by Commissioner Tipton. Motion received unanimous approval.

### **LONG RANGE PLANNING:**

**Staff Report:** None

**PUBLIC INPUT ON ITEMS NOT ON THE AGENDA**

No one spoke to this item.

**ADJOURNMENT:**

There being no further business to conduct, the Chairman declared the meeting adjourned.

---

Secretary