

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
JANUARY 26, 2017
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, January 26, 2017, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, Justin Teague – Stormwater Program Director, and Marlene Hodge - Administrative Assistant.

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

The minutes for the December 19, 2016, regular meeting were unanimously approved.

PUBLIC INPUT ON ITEMS ON THE AGENDA

No one spoke and the public input was closed.

SITE PLAN:

110 Garrett Lane, Maryville Top Shop, accessory storage building:

The property is located in the C (Commercial) zone and is in the Maryville UGB. The existing land use is commercial (cabinet shop, countertops, etc.). Adjacent parcels are also located in the C Zone.

The use of the property, specifically manufacturing, processing, creating, repairing, and assembly of goods, is a permitted use in the C Zone. Applicant proposed the construction of a 42' x 96' "Clearspan Poly" structure; pre-engineered and constructed on a slab. The building will consist of a truss frame structure draped with poly/vinyl material, much like a greenhouse.

The proposed site plan will meet the setback requirements and the maximum height of the proposed structure will not exceed the 35 feet, meeting the standard requirement.

Regulations require road facing and side walls of commercial or industrial buildings to be staggered with changes in surface planes and/or changes in materials to avoid "box" appearance. As proposed, and by virtue of its design and construction, the building cannot meet this standard. Any approval should be subject to the approval of a variance for design standards for this section, Section 7.15.C, from the Board of Zoning Appeals (BZA).

The structure would be covered entirely with the poly/vinyl material (non-glass) and would meet the requirement of at least 50% of the wall surfaces visible from public

roads to be nonmetal. The requirement for a minimum of 5% of the façade of the building to be glass, unless the structure is “open air”, will be met by the nature of this building.

No plumbing is proposed. Prior to issuance of the building permit Environmental Health will review to assure that the proposed location does not interfere with the existing septic location or future repair area.

County grading permit will not be required due to the minor amount of land disturbance. Plans indicate a silt fence for erosion control measures.

Commissioner French made a motion to approve the site plan for the accessory storage building for Maryville Top Shop subject to approval of the variance request for design requirement by the BZA; seconded by Commissioner Bowers. Motion received unanimous approval.

HEARINGS:

Preliminary and Final Plat – Minor Subdivision

Re-subdivision of Tracts 2 & 3 of the Cox Property off Patterson Road by Bradley and Teresa Headrick: 4 lots along Patterson Road and a remainder greater than 5 acres:

The re-subdivision of Tracts 2 and 3 is a proposed four lot subdivision containing 10.7 acres and a remainder greater than 5 acres. The property is located in the Rural District 1 (R-1) Zone and none of the property is in the floodplain. All four of the proposed lots front along the county road as does the remainder which is an exempt tract. Lot 2R-4 has an access easement across the flag stem to serve the remainder which does not require any improvement at this time. The proposed new lots meet the minimum lots size requirements.

The proposed plat has been reviewed inclusive of subdivision regulations for small lots served by county road frontage with public water, electric and individual septic systems. The Environmental Health Department has reviewed and approved the proposed plat.

The owner has put seed and straw on all exposed soil along the front of the property on the proposed new lots. The ditch has been cleaned out and redefined along Patterson Road.

Outstanding items to be completed:

1. Signature plats including water, electric and Environmental Health Department certification and a \$20 per lot platting fee.

Commissioner Walker made a motion to approve the preliminary and final plat for re-subdivision of Tract 2 and 3 of the Cox Property into four lots subject to staff recommendations; seconded by Commissioner Bowers. 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