

Blount County

Planning and Development Services

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MEMORANDUM

TO: Blount County Planning Commission

FROM: Thomas A. Lloyd, AICP

DATE: August 28, 2025

SUBJECT: Discussion and possible action on changes to Section 7.20 Cluster Development

Attachments

- (1) Section 7.20 Cluster Development as adopted 8/17/23
- (2) Draft resolution 25-07-012 (amended)

Summary:

Earlier this year, Commissioner Wells asked that this item be brought before the Planning Commission for discussion and possible action. Specifically, he asked that the Commission discuss the required open space percentage of cluster developments, suggesting that it be reduced from 40% to 30%. His proposed change was reflected in the draft resolution considered by the Planning Commission in March. The Commission voted to recommend that the County Commission hold a public hearing and approve the amendment as proposed.

In July, following their public hearing, the County Commission voted on an amended version of the resolution, changing the open space percentages instead to 35% in the Suburbanizing District, and 40% in the R-1 and R-2 Districts. Rather than approving the change at that meeting, the County Commission voted to refer it back to the Regional Planning Commissions for further consideration. That amended resolution is attached.

Possible action:

Should the Planning Commission choose to recommend this, or any other amendment to this section, they should forward the same to the County Commission with their recommendation. Further, A similar recommendation will be required from the Alcoa Regional Planning Commission prior to public hearing and consideration by the County Commission and it has been forwarded to them for their review.