

A RESOLUTION RECOMMENDING, TO THE BLOUNT COUNTY COMMISSION, APPROVAL
OF AN AMENDMENT TO THE BLOUNT COUNTY ZONING RESOLUTION, SECTION 7.20.C,
TO REVISE THE OPEN SPACE REQUIREMENT OF CLUSTER DEVELOPMENTS

WHEREAS, the Alcoa Municipal Regional Planning Commission did meet in regular session on May 15, 2025, in accordance with the provisions of TCA Section 13-7-104, certifying that the regional planning commission, the Alcoa Municipal Regional Planning Commission, did first approve, disapprove, or suggest to the county legislative body any change or departure from its zoning regulations, text or maps; and,

WHEREAS, such regulations are to be designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the state and of its counties; and,

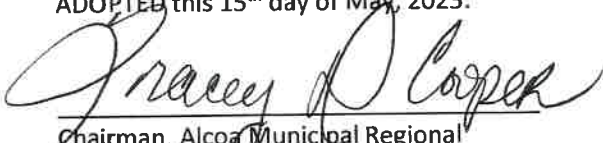
WHEREAS, such regulations (and any amendments thereto) are not to be designed and enacted to encumber the City of Alcoa's growth within its Planning Region and Urban Growth Boundary, as part of the carrying out of the City's Future Land Use Plan/Map and Subdivision Regulations.

NOW, THEREFORE, BE IT RESOLVED by the Alcoa Municipal Regional Planning Commission that the planning commission recommends:

SECTION 1. Amendment of the Blount County Zoning Regulations pursuant to the language contained in Exhibit A, being a proposed Blount County resolution, as attached hereto;

SECTION 2. That the Secretary of the Alcoa Municipal Regional Planning Commission certifies a copy of this resolution to the Blount County Commission.

ADOPTED this 15th day of May, 2025.



Chairman, Alcoa Municipal Regional
Planning Commission

ATTEST:



Secretary, Alcoa Municipal Regional
Planning Commission

**Exhibit A
PC Resolution 2025-13**

RESOLUTION NO. __-__-__

SPONSORED BY: Commissioners _____ and _____

A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE BY MODIFYING SECTION 7.20.C TO REVISE THE OPEN SPACE REQUIREMENT OF CLUSTER DEVELOPMENTS.

- WHEREAS,** the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations in Tennessee Code Annotated Section 13-7-101, et seq., and
- WHEREAS,** the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, et seq., OF THE TENNESSEE CODE ANNOTATED, and
- WHEREAS,** the Blount County Regional Planning Commission has determined that the open space requirement of cluster developments should be reduced; and
- WHEREAS,** the Blount County Regional Planning Commission met in regular session on March 27, 2025, and voted 5-3 to recommend that the County Commission approve the following amendment to the zoning regulations; and
- WHEREAS,** the Alcoa Regional Planning Commission also met in regular session on _____, 2025 and voted to recommend that the County Commission approve the following amendment to the zoning regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Legislative Body of Blount County, Tennessee, assembled in regular session on this ____ day of _____ 20__ to adopt the following:

(Note: Additions are *italicized and underlined*. Deletions are ~~struck through.~~)

That Section 7.20.C. be amended as follows:

- C. Open Space Requirements. For purposes of this section, open space shall:
- (1) Comprise a minimum of ~~forty (40)~~ *thirty (30)* percent of the gross project area; and
 - (2) Be designated so that a minimum of twenty-five (25) percent of the proposed open space is contiguous and, where possible, adjoins open space or other protected areas outside the project area; and
 - (3) Be designated so that, where possible, a majority of the lots directly abut open space to provide residents with direct views and access; and
 - (4) Be accessible by safe and convenient pedestrian access from all adjoining lots (except in the case of farmland or other resources areas vulnerable to trampling damage or human disturbance); and
 - (5) Be calculated as follows:
 - a. Primary open space. Primary open space is land set aside that is free of development hindrances and is otherwise suitable for inclusion in calculations toward lot area of a standard subdivision. For purposes of this section, the dedication of primary open space is credited at a 1:1 ratio toward calculation

of the minimum open space requirement. For example, one (1) acre of otherwise developable land would count as one (1) acre toward the minimum ~~forty (40)~~ thirty (30) percent of the gross project acreage.

- b. Secondary open space. Secondary open space is defined as any area otherwise hindered for development, including but not limited to, drainage easements and/or stormwater detention or retention areas, areas within a sink hole, floodplains, access easements, setbacks required from wells, setbacks required from water bodies, areas greater than thirty (30) percent slope, areas geologically constrained by rock outcrop, or any area deemed as a development hindrance in assessing lot area required for septic capability by the Director of the Blount County Environmental Department based upon field inspection. The dedication of secondary open space is credited at a 0.5:1 ratio toward calculation of the minimum requirement. For example, a one (1) acre stormwater pond would count as 0.5 acres toward the minimum ~~forty (40)~~ thirty (30) percent of the gross project acreage; and

BE IT FURTHER RESOLVED that this resolution shall be in force and become effective upon its adoption, the public welfare requiring it.

Duly authorized and approved the _____ of _____ 20__.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

County Mayor

Date

Approved
Vetoed