

Blount County

Planning and Development Services

1221 McArthur Road
Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502



MEMORANDUM

TO: Blount County Board of Commissioners

DATE: February 27, 2023

SUBJECT: Call for a public hearing on a Resolution from Commissioners Wells and Bright to temporarily remove cluster development from the Zoning Regulations for a period of six (6) months.

Attachments

- (1) Draft Resolution
- (2) Selection of minutes from 2/23/23 (draft)

Discussion:

The attached draft resolution proposes an amendment to the Blount County Zoning Regulations to temporarily suspend new applications for cluster development by removing the definition of such from the text. The suspension would be for a period of six months, during which time a more specific definition and more specific parameters will be developed and adopted into the Regulations.

At their 2/23/2023 meeting, the Blount County Planning Commission considered this Resolution and voted 8-0 to forward to Alcoa's Regional Planning Commission and the County Commission with a recommendation for approval.

Amendments to the Zoning Regulations: Amendments to the Zoning Regulations require approval from the Legislative Body (County Commission), but also require a recommendation from the "Regional Planning Commission of the region in which the territory covered by the ordinance is located". Since the Alcoa Regional Planning Commission's region extends beyond the city's corporate limits into area over which the County's zoning is applicable, then review and recommendation will be required from both the Blount County and the Alcoa Regional Planning Commissions prior to consideration by the County Commission. Further, **the County Commission must call for and hold a public hearing with due notice prior to taking action on any amendment.**