

Blount County


Planning and Development Services

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



MEMORANDUM

To: Jeremy Pearson, AICP
 City Planner
 City of Alcoa Planning and Codes

From: Thomas A. Lloyd, AICP 
 Director/Building Commissioner
 Blount County Planning & Development Services

DATE: December 7, 2022

SUBJECT: Request for recommendation on County Commission Resolution 22-11-016, increasing minimum lot sizes in the S and R1 Districts

Discussion:

Resolution 22-11-016 (*Table C below*) proposes amending minimum lot sizes in the S and R1 Districts of the Zoning Regulations. While largely similar to Resolution 22-10-013 (summarized in *Table B below*) previously considered by both the Blount County and Alcoa Regional Planning Commissions, this Resolution differs in that the proposed minimum lot size in the Suburbanizing District is now 0.5 acres for lots served by public sewer rather than 0.67 acres as in the previous version. As with the previous resolution, this one does not eliminate provisions for cluster subdivisions or planned unit developments.

A. Current lot sizes/densities per Zoning Regulations:

District	Min. Lot Size (Sewer)	Min Lot Size (Septic)	Max Density/Acre (PUD/multifamily)
S (§9.1)	7,000 SF* (0.16 acres)	30,000 SF (0.69 acres)	6.2 (except 13 for HD multi per 9.2I)
R-1 (§9.2)	23,000 SF (0.53 acres)	30,000 SF (0.69 acres)	1.2
R-2	5 Acres	5 acres	0.2

**note that the current applied minimum lot size is 7,500 SF as established in the Subdivision Regulations, although Zoning has 7,000 SF*

B. Proposed lot sizes/densities in Resolution 22-10-013 (failed @ CC on 10/20/2022):

District	Min. Lot Size (Sewer)	Min Lot Size (Septic)	Max Density/Acre (PUD/multifamily)
S (§9.1)	29,185 SF (0.67 acres)	32,670 SF (0.75 acres)	6.2 (except 13 for HD multi per 9.21)
R-1 (§9.2)	32,670 SF (0.75 acres)	32,670 SF (0.75 acres)	1.2
R-2	5 Acres	5 acres	0.2

C. Proposed lot sizes/densities in this Resolution 22-11-016:

District	Min. Lot Size (Sewer)	Min Lot Size (Septic)	Max Density/Acre (PUD/multifamily)
S (§9.1)	21,780 SF (0.5 acres)	32,670 SF (0.75 acres)	6.2 (except 13 for HD multi per 9.21)
R-1 (§9.2)	32,670 SF (0.75 acres)	32,670 SF (0.75 acres)	1.2
R-2	5 Acres	5 acres	0.2

Difference between 22-10-013 and 22-11-016 in **red above*

At their 12/5/2022 meeting, the Blount County Planning Commission considered this Resolution and voted 8-3 to forward to the County Commission with a recommendation for denial.

Consistency with Land Use Plan: The proposed amendments appear to be consistent with the County’s adopted Land Use Plan, specifically the minimum and maximum density ranges set for the various land use categories.

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.

As such, the County respectfully submits the following for consideration and recommendation by your Commission on their next available agenda.



Blount County Government Meeting Minutes - Draft Planning Commission

359 Court Street
Maryville, TN 37804-5906

Blount County Courthouse, Room 430
Monday, December 5, 2022 5:30 PM

Live stream via <https://zoom.us/join>

Zoom Meeting Id:

882 2101 5766

*The following are not approved minutes, but only a report of action

[...]

XII. OTHER NEW BUSINESS:

1. Discussion and possible action on County Commission Resolution 22-11-016 to amend the Zoning Regulations for Suburbanizing and R-1 Zoning Districts of Blount County, TN.

Members and staff discussed the item. It was noted that while largely similar to Resolution 22-10-013 considered by the Planning Commission on August 25, 2022 and forwarded to County Commission with a recommendation to disapprove, this Resolution differs in that the proposed minimum lot size in the Suburbanizing District is now 0.5 acres for lots served by public sewer rather than 0.67 acres as in the previous version. Commissioner Walker suggested that future reduction of the Suburbanizing District area might be beneficial, and that the results of the Comprehensive Planning study under way needs to be completed first. Commissioner Wells expressed concerns with the large percentage of increase in lot size particularly in the S District. Commissioner Tipton stated that large lots served by sewer in the suburbanizing area is poor planning and that action on the resolution is ultimately a political decision.

A motion was made by Commissioner Bright, seconded by Commissioner Hannah, that the resolution be forwarded to the County Commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:

Yes: 5 - Bledsoe, Bright, Giles, Hannah, and McClellan

No: 6 - Harrison, Hodge, Stucky, Tipton, Walker, and Wells

Absent: 1 - Gamble

Abstain: 0

A subsequent motion was made by Commissioner Walker, seconded by Commissioner Wells, that the resolution be forwarded to the County Commission with a recommendation to deny. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 3 - Bright, Giles, and Hannah

Absent: 1 - Gamble

Abstain: 0

RESOLUTION NO. 22-11-016

**Sponsored by Commissioners Mike Akard, Nick Bright, Misty Davis,
Jessica Hannah and Steve Mikels**

**A RESOLUTION TO AMEND THE ZONING REGULATIONS FOR
SUBURBANIZING AND R1 ZONING DISTRICTS OF BLOUNT COUNTY,
TENNESSEE**

BE IT RESOLVED, by the Board of Commissioners of Blount County, Tennessee, assembled in regular session this 17th day of November 2022:

WHEREAS, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations per Tennessee Code Annotated Section 13-7-101, *et seq.*; and

WHEREAS, the Board of Commissioners of Blount County, Tennessee, adopted zoning regulations in Resolution No. 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, occasional amendments to the Zoning Regulations are necessary to resolve conflicts within and between previously adopted regulations; and

WHEREAS, amendments to the Zoning Regulations provide technical corrections as necessary; and

WHEREAS, such amendments serve to provide additional clarity for staff and the development community; and

WHEREAS, such amendments are necessary to reduce or eliminate the need for further legal interpretation relative to these topics; and

WHEREAS, according to TCA 13-7-105 (a) “The county legislative body may, from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts or any other provision of any zoning ordinance; but any such amendment shall not be made or become effective unless the same be first submitted for approval, disapproval or suggestions to the regional planning commission of the region in which the territory covered by the ordinance is located, and, if such regional planning commission disapproves within thirty (30) days after such submission, such amendment shall require the favorable vote of a majority of the entire membership of the county legislative body.”; and

WHEREAS, according to TCA 13-7-105 (b) “Prior to adopting an amendment as authorized under subsection (a), the county legislative body shall hold a public hearing on the amendment, with at least fifteen (15) days' notice of the time and place to be given by at least one (1) publication in a newspaper of general circulation in the county. A complete summary of the amendment shall be published at least once in the official newspaper of the county or in a newspaper of general circulation in the county. The summary shall include a statement that a complete copy of the amendment is available and where the copy may be obtained. If the zoning ordinance rezones property, a description of the property that is rezoned shall be included in the summary.”; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Blount County, Tennessee, that Blount County's Zoning Ordinance shall be amended as follows:

1) Section 9.1.F shall be removed in its entirety, and its place the following shall be inserted:

F. Minimum Lot Size and Density: unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 32,670 square feet (.75 acres) if septic tank and field line is utilized or 21,780 square feet (.50 acres) if public utility sewer is utilized. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 units per gross acre if septic tank and field line is utilized or 6.2 units per gross acre if public sewer utility is utilized, provided that for high density multi-family planned development the maximum density shall be 13 units per acre. (See also subsection I below.)

2) Section 9.2.F shall be removed in its entirety, and its place the following shall be inserted:

F. Minimum Lot Size and Density: Whether on individual septic system or on public utility sewer, unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 32,670 square feet (.75 acres). For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 residential units per gross acre.

BE IT FURTHER RESOLVED that based upon these amendments to the Zoning Regulations, the Regional Planning Commission will be responsible for modifying Subdivision Regulations to make the same compatible with the above amendments with the Zoning Regulations.

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 this 17th day of November 2022.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date