

A RESOLUTION RECOMMENDING, TO THE BLOUNT COUNTY COMMISSION, APPROVAL OF AN AMENDMENT TO THE BLOUNT COUNTY ZONING RESOLUTION (SUBURBANIZING AND RURAL 1 ZONING DISTRICTS, ARTICLE 9, MINIMUM LOT SIZES AND DENSITIES)

WHEREAS, the Alcoa Municipal/Regional Planning Commission did meet in regular session on September 15, 2022, 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;

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;

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; and,

WHEREAS, the amendment is felt to serve as a means of encouraging growth and greater densities to be inside of the City of Alcoa's limits and within its Planning Region and Urban Growth Boundary.

NOW, THEREFORE, BE IT RESOLVED by the Alcoa Municipal/Regional Planning Commission, as follows:

SECTION 1. That the Alcoa Municipal/Regional Planning Commission recommends the amendment of the Blount County Zoning Regulations pursuant to the language contained in Exhibit A attached hereto;

SECTION 2. That the Alcoa Municipal/Regional Planning Commission, as recommended by PC Resolution 2022-21, adopted on May 19, 2022, continues to recommend that the Blount County Planning Commission study best practices for successfully developing cluster subdivisions and planned unit developments, in addition also to the further study of appropriate lot sizes and densities for both the Suburbanizing and Rural 1 Districts, and once completed put forth recommendations to the Blount County Commission for the adoption of an amended version, as such developments, in the case of cluster subdivisions and planned unit developments (if correctly executed) do take a comprehensive approach to land development and provide an opportunity for greater diversity of housing types and price ranges, open space preservation, and recreational amenities, with increased lot sizes and reduced densities felt to have the potential of being a negative contributor to sprawl; and,

SECTION 3. 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 September, 2022.



Vice Chairman, Alcoa Municipal/Regional
Planning Commission

ATTEST:


Secretary, Alcoa Municipal/Regional
Planning Commission

Exhibit A

RESOLUTION NO. _____

Sponsored by Commissioners _____ and _____

**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 ____ day of _____, 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

Exhibit A

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 29,185 square feet (.66 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 ____ day of _____, 2022.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date