

# Blount County

## Planning and Development Services

1221 McArthur Road

Maryville, TN 37804

Phone: 865-681-9301 Fax: 865-681-9502

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### MEMORANDUM

**TO:** Blount County Board of Commissioners

**FROM:** Planning Department

**DATE:** May 3, 2022

**SUBJECT:** Request to set public hearing on amendment to various sections of the Zoning Regulations (Articles 7, 9, and 13)

#### Attachments

- (1) Draft Resolution
  - (2) Report of action by Blount County Regional Planning Commission recommending approval
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Attached is a draft resolution, amending several sections of the County's Zoning Regulations. Prior to taking action on the amendment, the County Commission must hold a public hearing.

These amendments are the culmination of work regarding growth management in the County by an Ad Hoc Committee of the Planning Commission, created specifically to study the same. At their April 14, 2022 meeting, the Ad Hoc Committee voted unanimously to forward several recommendations to the Planning Commission. Those specific to the Zoning Regulations were:

- a. Increase the minimum lot sizes in the Suburbanizing district to 0.25 acre (10,890 SF) when served by public utility sewer and 0.75 acre (32,670 SF) when served by individual septic systems; and
- b. Eliminate all provisions for cluster subdivisions and planned unit developments in all districts. *The Ad Hoc Committee noted that the Planning Commission may want to study those types of developments in the future, specifically to explore their appropriateness with the addition of more stringent development standards including, but not limited to, minimum open space requirements, landscaping buffers, streetscapes, and recreational amenities.*

At their 4/28/2022 meeting, the Blount County Planning Commission considered these recommendations, and further chose to increase the minimum lot size for septic lots in the R-1

district to 32,670 SF (3/4 acre). They voted unanimously to recommend approval to the County Commission. Their recommended amendments have been codified in the attached resolution. The Planning Commission has also scheduled a special called meeting for June 2 for public hearing and possible action on corresponding changes to their Subdivision Regulations.

**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:** The County Commission must call for and hold a public hearing with due notice prior to taking action on any amendment.

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 is required from both the Blount County and the Alcoa Regional Planning Commissions prior to consideration by the County Commission.

These amendments have been forwarded to Alcoa, and as of the date of this memo, are to be considered on their May 19, 2022 agenda. Their recommendation will be reported prior to action by the County Commission.