

Blount County

Planning and Development Services

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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.