

A RESOLUTION RECOMMENDING, TO THE BLOUNT COUNTY COMMISSION, APPROVAL  
OF AN AMENDMENT TO THE BLOUNT COUNTY ZONING RESOLUTION (ARTICLE 13,  
DEFINITIONS – CLUSTER DEVELOPMENT)

WHEREAS, the Alcoa Municipal/Regional Planning Commission did meet in regular session on March 16, 2023, 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; and,

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.

NOW, THEREFORE, BE IT RESOLVED by the Alcoa Municipal/Regional Planning Commission that the planning commission recommends:

SECTION 1. That the Blount County Zoning Regulations be amended pursuant to the language contained in Exhibit A, being an amendment to Article 13, Definitions, Cluster Development, temporarily removing said definition for a period of six (6) months;

SECTION 2. That the Alcoa Municipal/Regional Planning Commission, as also previously recommended by PC Resolutions 2022-21, 2023-06, and 2023-13, adopted May 19, 2022, September 15, 2023, and January 19, 2023, continues to recommend that the Blount County Planning Commission study best practices for successfully developing cluster subdivisions and planned unit developments for consideration of any recommended amendments to existing provisions, in addition also to the further study of appropriate lot sizes and densities for both Suburbanizing and Rural 1 Districts, and once completed put forth recommendations to the Blount County Commission for the adoption of an amended version, where applicable, 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;

SECTION 3. That the approval of this text amendment be conditional also on the approval and adoption of a new Cluster Development definition on or before October 1, 2023, otherwise a favorable action taken on the text amendment shall be declared null and void; and,

SECTION 4. That the Secretary of the Alcoa Municipal/Regional Planning Commission certifies a copy of this resolution to the Blount County Commission.

ADOPTED this 16<sup>th</sup> day of March, 2023.



Chairman, Alcoa Municipal/Regional  
Planning Commission

ATTEST:



Secretary, Alcoa Municipal/Regional  
Planning Commission

EXHIBIT A  
PC RESOLUTION 2023-23


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

**FROM:** Thomas A. Lloyd, AICP   
Director  
Blount County Planning & Development Services

**DATE:** February 27, 2023

**SUBJECT:** Request for recommendation on draft 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 your 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.

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

**RESOLUTION No. \_\_\_\_\_**

**Sponsored by Commissioners David Wells and Nick Bright**

**RESOLUTION TO AMEND ZONING ORDINANCE TO TEMPORARILY REMOVE  
CLUSTER DEVELOPMENT**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this \_\_\_\_\_:

**WHEREAS**, the Blount County Zoning Ordinance in "ARTICLE 13. DEFINITIONS", defines cluster development as a type of subdivision which allows for reduced lot sizes and set-backs in exchange for preserved open space; and

**WHEREAS**, cluster development is currently regulated in accordance with Subdivision Regulations and currently cluster development is allowed in any zoning district where a standard subdivision would be allowed; and

**WHEREAS**, the Blount County Planning Commission has determined that a more specific definition and more specific parameters are needed within the Zoning Ordinance to define when and how cluster development will be applied; and

**WHEREAS**, the Planning Commission has requested the staff to implement some suggested changes that will further define parameters for cluster development; and

**WHEREAS**, this body feels that it would be proper to temporarily remove the current cluster development definition from the Zoning Ordinance pending the completion by staff of the modifications and parameters requested and the implementation of these anticipated changes.

**NOW, THEREFORE, BE IT RESOLVED, BY THE BLOUNT COUNTY LEGISLATIVE BODY MEETING IN REGULAR SESSION AT MARYVILLE, TENNESSEE**, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, that the Zoning Ordinance shall be temporarily amended by removing the definition of cluster development in Article 13 for a period of six (6) months. That upon completion by the Blount County Planning staff of new parameters and definitions for cluster development and approval of the same by both of the Regional Planning Commissions, the new parameters and definitions shall be brought back to this Commission for public hearing and further action by this body.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.**

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**CERTIFICATION OF ACTION ATTEST**

\_\_\_\_\_  
Commission Chairman

\_\_\_\_\_  
County Clerk

Approved: \_\_\_\_\_  
Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date



# Blount County Government Meeting Minutes - Draft Planning Commission

359 Court Street  
Maryville, TN 37804-5906

Blount County Courthouse, Room 430  
Thursday, February 23, 2023 5:30 PM

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

Zoom Meeting Id:

829 6843 4882

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

[...]

## **XII. OTHER NEW BUSINESS:**

Discussion and possible action on resolution from Commissioners Wells and Bright to temporarily remove cluster development from the Zoning Regulations for a period of six (6) months.

Commissioner Wells spoke on the resolution concerning the temporary suspension of cluster developments. It was noted the resolution would be sent to the City of Alcoa and County Commission for review.

A motion was made by Commissioner McClellan, seconded by Commissioner Hannah, to forward to the County Commission and the City of Alcoa a resolution to temporarily remove cluster development from the Zoning Regulations for a period of six (6) months with recommendation of approval. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes: 8 - Bright, Giles, Hannah, McClellan, Stucky, Tipton, Walker, and Wells**

**No: 0**

**Abstain: 0**