

# Blount County

## Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



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**TO:** Blount County Commissioners

**FROM:** Thomas A. Lloyd, AICP

**DATE:** January 18, 2018

**SUBJECT:** Request to set a public hearing for consideration of amendment to the zoning resolution Section 9.11 Planned Rural Resort District

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Staff was recently asked by Commissioner Allen to draft a revision to Section 9.11 Planned Rural Resort District, removing the specific location requirements that were included in the original text. The modification would allow the County more flexibility when considering areas for inclusion into the District. Following is a draft of the proposed amendment:

**Section 9.11 Planned Rural Resort District.** In consideration of the substantial importance of tourism in the County, it is the intent of this district to allow low to moderate density mixed-use planned developments that combine resort type residential and recreational uses along with resort oriented accommodations and commercial uses ~~in the rural gateway area to the Great Smoky Mountains National Park~~, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, et seq), and consistent with plans adopted by Blount County. Resort oriented commercial uses includes production of resort-related food, beverage, and alcohol items for retail, agricultural, and wholesale trade. ~~The rural gateway area to the Great Smoky Mountains National Park is defined as that area past Walland Gap and extending toward Townsend and the entrance to the Great Smoky Mountains National Park. For initial application, the area is limited to land adjacent to or directly accessible from West Millers Cove Road containing R-1 zoned land and any adjacent R-2 zoned land integral to a planned concept.~~ The minimum area for application of the zone shall be 40 acres under one concept for development, and shall be either under one ownership, under partnership, under lease or contract or agreement for integrated use and development. This section does not amend the Zoning Map, nor zone, nor rezone any land to Planned Rural Resort District, but only identifies limits ~~to location~~ for any land that may in the future be zoned as such.

The Blount County Planning Commission met on January 25, 2018, and recommended approval. Staff will prepare a formal resolution for the public hearing.