

REPORT OF ACTION by the Blount County Planning Commission January 25, 2018

Commissioners Present: Dave Bennett, Brad Bowers, Shawn Carter Sr., Geneva Harrison, Tom Hodge, Bruce McClellan, and Ed Stucky – Chairman. Commissioner(s) Absent: Andy Allen, Ron French, Roy Gamble, Darrell Tipton, and Clifford Walker.


The following are not approved minutes, but are only reports of action. This action is by the Blount County Planning Commission as recommendation to the County Commission:

Discussion and possible action to amend Zoning Regulation Section 9.11 Planned Rural Resort District.

Motion by Commissioner McClellan to send the amendment request to the County Commission with a favorable recommendation, seconded by Commissioner Harrison. Motion received unanimous approval.

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TO: Blount County Planning Commission
FROM: Thomas A. Lloyd, AICP 
DATE: January 18, 2018
SUBJECT: Discussion and possible action to amend Zoning Regulation Section 9.11 Planned Rural Resort District

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.

Possible action: Forward to the County Commission with a recommendation.

RESOLUTION No. _____

Sponsored by Commissioners Andy Allen and Ron French

A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 9.11 PLANNED RURAL RESORT DISTRICT BY REMOVING DEFINED LOCATIONS.

BE IT RESOLVED, by the Board of Commissioners of Blount County Tennessee, in session assembled this _____ day of _____, 2018:

WHEREAS, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations in Tennessee Code Annotated Section 13-7-101, *et seq.*, and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 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, having already been adopted as part of the Blount County Zoning Ordinance (Resolution 13-03-006), the Planned Rural Resort District promotes and facilitates tourist related development known to be an important component of the economy of Blount County; and

WHEREAS, currently, the Planned Rural Resort District is applicable only to properties directly accessible by West Millers Cove Road; and

WHEREAS, other areas of the County could be found suitable for the Planned Rural Resort District;

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE, **to adopt the following:**

1. That Section 9.11 Planned Rural District be amended to read as follows:

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.

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

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date