

NOTICE OF PUBLIC HEARING. In accordance with Tennessee Code Annotated Sections 5-5-105 and 13-7-105, the Board of County Commissioners of Blount County, Tennessee, will hold public hearing on June 9, 2009 at 6:30 P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendment to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010. Copy of the resolution is available in the Office of the County Commission, Room 314 of the Blount County Courthouse. **A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 7.14 FRONT SETBACK REQUIREMENTS ON STEEPLY SLOPING LAND, SECTION 7.15 DESIGN REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, SECTION 7.2.I REFERENCING SECTION 15, SECTION 9.1.B REGARDING SPECIAL EXCEPTIONS IN THE S-SUBURBANIZING ZONE, SECTION 9.2.B REGARDING SPECIAL EXCEPTIONS IN THE R-1-RURAL DISTRICT 1 ZONE, AND SECTION 1.6 REGARDING EFFECTIVE DATE.**

That Section 7.14 Design Requirements for Commercial and Industrial Developments heading be renumbered as Section 7.15 Design Requirements for Commercial and Industrial Developments.

That Section 7.2.I be amended to read as follows: I. Any commercial or industrial use permit requiring a site plan provided in this Section shall also require conformity with Section 7.15 Design Requirements for Commercial and Industrial Developments.

That Section 7.14 be added to read as follows: **7.14. Front Setback Requirements on Steeply Sloping Land.** Notwithstanding other provisions in this Resolution, for lots without defined front setback established by registered plat or by deed or subdivision restrictions, and which have average slope greater than 15%, the front setback may be reduced to 10 feet upon finding by the Building Commissioner that the average slope of the land is greater than 15%. Information to be supplied by applicant to avail of lesser front setback under this section shall include a topographical map of the property of at least five foot contours, slope analysis showing extent of land greater than 15% slope, and proposed placement of structures. Determination of applicable setback shall be at the informed discretion of the Building Commissioner.

That Section 9.1.B. be amended to read as follows: **B. Uses Permitted as Special Exceptions:** multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and breakfast accommodations; golf driving range; and accessory structures customarily associated with the above uses.

That Section 9.2.B. be amended to read as follows: **B. Uses Permitted as Special Exceptions:** multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region

including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); and accessory structures customarily associated with the above uses.

That Section 1.6 be amended to read as follows: **Section 1.6. Effective Date.** The provisions and regulations of this Resolution shall be effective from September 1, 2000 as of original adoption, and the effective date of any subsequent amendment thereafter.

APPROVED:

ATTEST:

Steve Samples
Commission Chairman

Roy Crawford, Jr.
County Clerk

Jerry G. Cunningham
County Mayor