

Think Quality - Think Future

Blount County Planning Department

Blount County Courthouse - 327 Court Street
Maryville, TN 37804-5906
Tel (865) 273-5750 - FAX (865) 273-5759
e-mail - planning@blounttn.org
on-line - www.blounttn.org/planning/

MEMORANDUM

TO: Blount County Planning Commission

FROM: John Lamb

DATE: June 19, 2007

SUBJECT: Long Range Planning Item - Discussion of R-1 zone overlap of Maryville and Alcoa Urban Growth Boundary – 1101 Growth Plan and zoning density issues.

At the request of Jim Lord by letter attached and by direction of the Chairman, the following has been placed on the agenda for discussion. See also related letter received previously by staff from owners of property that is subject of Mr. Lord's proposed development.

Mr. Lord makes direct request to hear "petition to develop 2.6 units per acre in the Maryville Urban Growth Boundary." The Planning Commission has no authority to grant such direct request. However, the Planning Commission can address and make recommendations on general issues of zoning.

Mr. Lord also states that "we have met with ... John Lamb (and others) and all parties endorse this density in our location (Peppermint Road)." Staff has not endorsed any particular density in any particular location. Staff only endorses higher density development consistent with the 1101 Growth Plan for Urban Growth Boundaries, which would include Mr. Lord's proposed development site.

As background, Mr. Lord previously requested rezoning of property from R-1-Rural District 1 to S-Suburbanizing along Peppermint Road, with public

hearing on February 22, 2007. The Planning Commission recommended denial of the rezoning request, based primarily on consideration of traffic safety along and at intersections of Peppermint Road. Also of related concern was the potential increase in traffic with density of 6.2 dwelling units per acre allowed in the S zone. Mr. Lord subsequently withdrew his rezoning request prior to consideration by the County Commission.

At the same meeting of February 22, the Planning Commission considered amendment to the zoning regulations to change the density in the R-1 zone from 1.2 dwelling units per acre to 3 dwelling units per acre if on public sewer. The Planning Commission recommended the zoning amendment. The amendment was denied after public hearing by the County Commission.

Staff had subsequent discussions with Mr. Lord and his partner about issues of density in the R-1 zone where the zone overlaps the Urban Growth Boundary of Maryville and where his proposed development is located along Peppermint Road. By extension, the issues also apply to areas of R-1 zoning in the Alcoa Urban Growth Boundary. If the proposed development were to be exclusively on lot by lot septic, the issue of density would not be critical. However, Mr. Lord reports that the proposed development would be served by city sewer (see attached letter from Alcoa). Note that since the proposed development (a subdivision) is located in the Maryville UGB and Planning Region, the Maryville Planning Commission would have responsibility for approval of any subdivision.

State statutes require that land use decisions, including zoning, must be consistent with the 1101 Growth Plan that defines the Urban Growth Boundaries of cities encompassing areas of expected high density development. The R-1 zone by definition and application limits development density to 1.2 dwelling units per acre, consistent with the low to moderate density Rural Area defined in the 1101 Growth Plan. There is thus an inconsistency in those areas zoned R-1 within the Urban Growth Boundaries of Maryville and Alcoa where sewer could be extended to allow higher density development. The area covered is mainly to the east of Maryville and Alcoa towards the Little River. Staff will display a map of subject areas at the meeting.

This item is open for discussion to explore ways to address inconsistency between the 1101 Growth Plan and the zoning map and regulations.