

# Think Quality - Think Future

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## Blount County Planning Department

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### MEMORANDUM

**TO:** Blount County Planning Commission

**FROM:** John Lamb

**DATE:** July 18, 2006

**SUBJECT:** Proposed amendment to the zoning regulations.

At the June meeting, the Planning Commission discussed issues involving overlap of the County R-1 low to moderate density zone with Alcoa and Maryville Urban Growth Boundary which is intended for high density development. The Planning Commission directed staff to formulate a proposed amendment to the zoning regulations to address the issues by allowing higher density in Urban Growth Boundary on city sewer consistent with the 1101 Growth Plan.

The following is presented for discussion and possible action to recommend to the County Commission. Being an amendment that affects land in the Alcoa and Maryville planning regions, any recommended amendment will be forwarded to the respective city planning commissions for independent review and recommendations.

**Proposed amendment to zoning regulations Section 9.2.F concerning minimum lot size and density in the R-1-Rural District 1 zone where it overlaps with the Urban Growth Boundary of Maryville and Alcoa, allowing 12,000 square foot lots or 3 dwelling units per gross acre when serviced by city sewer.**

That Section 9.2.F concerning minimum lot size in the R-1-Rural District 1 zone be amended to read as follows:

F. Minimum Lot Size and Density: Unless otherwise explicitly required in subsections above or allowed otherwise in this subsection, the minimum lot size per unit for development shall be 30,000 square feet. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 units per gross acre. Where the R-1 zone overlaps the Urban Growth Boundary of Maryville or Alcoa as defined in the 1101 Growth Plan, if the development is served fully by city sewer, the minimum lot size shall be 12,000 square feet, and the maximum density shall be no greater than 3 units per gross acre for other than one unit per lot or planned unit development.