

Memo

To: Blount County Planning Commission
From: Roger D. Fields
CC: Other commission members and staff.
Date: June 23, 2008
Re: Addition of real estate sales and rental offices for multifamily developments.

Proposed amendments.

A couple months ago I had found an issue with permitting a real estate sales office within a multifamily development. Currently our regulations do not specifically address this type of office. Below are suggestions on how these could be covered in our regulations. The proposed amendments are **bold**, underlined and *italicized*. These suggestions are for discussion and possible action depending on this body's desire.

9.1B Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, **and their associated sales or rental offices for the development** (see also Section 7.6), 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; commercial camp grounds, *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; 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 lumber yards; and accessory structures customarily associated with the above uses.

9.2B Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, **and their associated sales or rental offices for the development** (see also Section 7.6), 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; commercial camp grounds, *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; 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 lumber yards; and accessory structures customarily associated with the above uses.

9.3B Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, **and their associated sales or rental offices for the development** (see also Section 7.6), 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; commercial camp grounds, *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; 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 lumber yards; and accessory structures customarily associated with the above uses.