

Think Quality - Think Future

Blount County Planning Department

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TO: Blount County Planning Commission

FROM: John Lamb

DATE: August 19, 2009

SUBJECT: Items for Long Range Planning for August 27, 2009 regular meeting.

1. Anticipated referral from County Commission of proposed zoning regulation amendments concerning non-commercial airstrips.

The County Commission discussed the proposed zoning regulation amendments concerning non-commercial airstrips at the August 11, 2009 Agenda Meeting, and recommended placement of the item on the agenda for the August 20, 2009 regular meeting. In anticipation of final determination to refer the proposed regulations back to the Planning Commission, this item will be open for discussion and action at the regular meeting of the Planning Commission.

The following was submitted by Commissioner Ron French as his proposed amendments to the proposed regulations.

I WOULD LIKE TO SUBMIT THE FOLLOWING AMENDMENTS TO THE ZONING RESOLUTION OF BLOUNT COUNTY SECTION 7.16 DESIGN STANDARDS FOR PRIVATE NON-COMMERCIAL AIRSTRIPS:

SUB-SECTION I. A COPY OF ALL NECESSARY LOCAL, STATE AND FEDERAL DOCUMENTS MUST BE SUBMITTED WITH REQUEST FOR BLOUNT COUNTY GRADING PERMIT BEFORE ISSUANCE OF SAID GRADING PERMIT. THESE DOCUMENTS SHOULD INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- A. STATE OF TENNESSEE NPDES PERMIT. NOTICE OF COVERAGE UNDER THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

- B. FAA FORM 7480-1. LETTER OF PROPOSAL OF AIRPORT/ LANDING STRIP CONSTRUCTION.
- C. FAA LETTER OF AIRSPACE DETERMINATION.
- D. LETTER OF AGREEMENT BETWEEN EXISTING AIRSTRIP (IF ANY).

SUBSECTION J. SIXTY DAY PUBLIC NOTICE BE GIVEN TO SURROUNDING COMMUNITY FOR PUBLIC INPUT. NOTICE SHOULD BE POSTED IN NEWS MEDIA AS WELL AS BE CONSPICUOUSLY POSTED AT SAID PROPERTY.

For reference, the following is the text of the amendment as recommended by the Planning Commission in May.

That Section 9.2 B be amended to read as follows:

9.2 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); *private non-commercial airstrips*; and accessory structures customarily associated with the above uses.

That section 7.16 be added to read as follows:

7.16 Design Standards for Private Non-Commercial Airstrips. In addition to requirements for special exceptions, the following shall be required for private non-commercial airstrips:

- A. A site plan of the proposed landing strip shall be presented at the time of the proposal. See section 7.2 for site plan requirements.
- B. The landing strip shall be appropriate for small single or double engine aircraft, and shall be constructed according to the manufacturer's specifications for the type of aircraft involved. Documentation of manufacturer's specifications shall be submitted with the site plan.
- C. Airstrip runways are to be located no closer than one thousand (1000) feet from the centerline of the runway to the closest dwelling unit, excluding the owner of

the property, and that said centerline be located no less than two thousand (2000) feet from any church, school or places of public assembly.

- D. All landing strips shall be situated in such a manner that under no circumstances shall an approach or departure be over a residence, excluding the owners, provided that the residence be located a minimum of 2,000 (two thousand) feet beyond the end of the required landing strip length.
- E. The site plan shall show all roads bordering the subject property, and the location and type of all adjacent utility lines.
- F. If the airstrip is to be lit, a lighting plan meeting the requirements of section 7.14D must be submitted as part of the site plan.
- G. A state erosion control permit must be submitted prior to approval.
- H. A slope and terrain analysis must be submitted to confirm that no topographical obstructions exist at the ends of the runway.

2. Continued discussion of Conceptual Land Use Plan and related land use issues, air quality issues in land use planning, and functional road classification in relation to the Major Road Plan.

This item is open for continuation from the workshop to be held just prior to the regular meeting. Refer to information provided for that workshop.