

Memo

To: Blount County Planning Commission
From: Blount County Building Commissioner
CC: Other members and staff
Date: October 14, 2009
Re: Proposed design standards for private non-commercial airstrips.

Below you will find the revised design standards for private non-commercial airstrips, and a proposed change to section 11.5 C.

7.16 Design Standards for Private Non-Commercial Airstrips. In addition to requirements for special exceptions, the following shall be requirements 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 and limited to small single engine fixed-wing aircraft only.
- 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. A state erosion control permit shall be submitted prior to approval.

G. A slope and terrain analysis shall be submitted to confirm that no topographical obstructions exist at the ends of the runway.

H. A copy of all necessary local, state and federal documents must be submitted with the special exception application before issuance of said special exception. These documents should include, but not be limited to the following:

1. State of Tennessee NPDES permit. Notice of coverage under the general NPDES permit for storm water discharges associated with construction activity.
2. FAA form 7480-1. Letter of proposal of airport/landing strip construction supplied by the applicant.
3. A copy of the FAA airspace determination letter without conditions or objections. Any conditions or objections noted in the document shall form the basis for denial of the special exception.
4. Letter of agreement between existing airstrips within a five mile radius.

F. Public Notice. For purposes of this section, any special exception request shall require notice of intent to apply for a private non-commercial airstrip sent by the applicant through registered mail at least 10 days prior to hearing to all abutting property owners and all owners of properties that are located within two thousand (2,000) feet of the property on which a private non-commercial airstrip is proposed, in addition to any notice otherwise required by this Resolution. Record of registered mail delivery to be supplied by the applicant prior to hearing by the Board of Zoning Appeals.

Proposed change to section 11.5-C to read as follows.

11.5-C. The land or site of the special exception shall be posted by a sign set by the Building Commissioner along a fronting or adjacent public road notifying neighboring property owners of the application for special exception, date, time and place of hearing, and telephone number of the Building Commissioner for further information. Such sign shall be posted at least ten days prior to the date of the hearing.

