

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/

TO: Blount County Planning Commission

FROM: John Lamb

DATE: November 16, 2010

SUBJECT: Long Range Planning agenda items for the November 23, 2010 meeting.

1. Discussion on ridge-top and hillside development regulations.

The Planning Commission requested that staff prepare map of boundaries for a possible separate ridge-top and hillside zone. That map was presented at the last regular meeting. The Planning Commission then requested that a workshop be called to focus on the Ridge-top and Hillside development regulations along with further map information on lot lines and topography in relation to those areas visible from the SLRS of 321 and 411 N. The called workshop was held November 16 and there was no time to include report of the workshop for this memo. Staff will provide a summary report of the workshop at the regular meeting. This item is open for discussion and possible action. The following are the maps considered at the workshop, and the present draft ridge-top and hillside regulations for reference.

Present proposal for ridge-top and hillside zoning regulations:

That Section 9.3.E for the R-2-Rural District 2 be amended to read as follows:

E. Uses Requiring Site Plan Review:

1. For general site plan review, all uses permitted as special exception in sub-sections B and C above, and permitted uses in subsection A above, except one or two single family or manufactured home dwellings on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.
2. For specific ridge-top and hillside review, all uses and building sites *including one or two single family or manufactured home dwellings on a single lot, duplex dwelling on a separate lot, and customary accessory structures to such uses*, determined visible from a Scenic Landscape Resource of Significance (SLRS) and within five miles of such SLRS shall be subject to application of review procedure and standards in Section I below in addition to any other site plan or permit requirements.

That a new Section 9.3.I be added for the R-2-Rural District 2 to read as follows:

- I. Visually Subordinate Ridge-Top and Hillside Development Review Procedures and Standards:
 1. a. Applicants for all buildings requiring a building permit shall first confer with the Building Commissioner to determine if the proposed building site will be visible from one or more Scenic Landscape Resource of Significance (SLRS) listed under b. below, and within five miles distance from such SLRS. Assessment of visibility shall assume no intervening vegetation between the SLRS and the building site. The Building Commissioner shall utilize the County GIS and USGS topographical maps to assess visibility and distance by identifying location of building site by tax map parcel, and assess visibility and distance of the site from any SLRS by GIS sightline analysis and map distance measure. The applicant may further specify the actual building site by submission of latitude-longitude location certified by a surveyor, and the Building Commissioner may utilize such location information in addition to tax map parcel location.
 - b. Scenic Landscape Resources of Significance are those arterial road routes with relatively unobstructed views of mountains, and that are within five miles of the R-2 zone. Scenic Landscape Resources of Significance (SLRS) shall be the following: Highway 411 from Sevier

County Line to the Little River; Hwy 321 from intersection of Woodland Drive to Sevier County Line.

c. For any building site determined not visible from any of the above listed SLRS or farther than five miles from the closest of the above listed SLRS, no further review will be required under this section. For any building site determined visible from any of the above listed SLRS and within five miles of the SLRS, a site plan shall be submitted to the Building Commissioner for analysis and report of a Findings Statement assessing visual impact and measures needed to achieve visually subordinate development as specified below. The Findings Statement along with the site plan shall be forwarded to the Planning Commission, and the Planning Commission will be the approval authority for the site plan under this section. This site plan process may be in addition to other required site plan review and approval requirements for a permit.

d. In considering the site plan under this section, the Planning Commission shall utilize three decision principles as follows:

- i. Completeness of site plan and Findings Report information in relation to subsections 2 thru 4 below.
- ii. ~~No project shall result in an undue adverse impact on any SLRS, with "undue" meaning unwarranted, unjustified, inappropriate, or excessive by reason of conditions inherent in mountain areas, and the available design solutions that may be applied to the site.~~
- iii. No project shall be approved if the site plan fails to apply available design solutions to the site to overcome adverse impacts to the maximum extent practicable, with "practicable" meaning what is able to be practiced on the site.

2. The site plan required under this section shall be drawn at a scale of no less than 1 inch equals 50 feet. The site plan shall include at least the following elements:

- a. applicant's name and address (including owner of land and owners representative if applicable), and signatures by owners or authorized representative certifying plan for review;

- b. property boundary (survey boundary recommended), north arrow and map scale;
 - c. location map in relation to surrounding lands and roads;
 - d. written description of the proposed building and use;
 - e. list of SLRS visible from the site and direction of visibility shown by arrows;
 - f. topographic contours from USGS Quad sheet scaled and located to the property boundary;
 - g. location of existing buildings or structures on the property;
 - h. location to scale of proposed building(s) in plan view;
 - i. proposed building exterior color schemes and building materials;
 - j. required and proposed building setbacks from property lines;
 - k. present and proposed access roads or driveways;
 - l. present and proposed utility service lines;
 - m. plan for preservation or establishment of trees to meet requirements for screening under 3.a below, and plans for any tree removal;
 - n. proposed grading plan for the site;
 - o. areas managed specifically for fire risk reduction;
 - p. plan for exterior lighting;
 - q. other substantial landscape features such as prominent rock outcroppings greater than 1000 square feet in area, water bodies, perennial streams, and springs.
3. Design requirements for a visually subordinate building site shall include the following in addition to other requirements:
- a. retention of vegetation to achieve at least 75 percent screening of permitted buildings potentially visible from SLRS;
 - b. clearing of trees and vegetation for roads, drives and utility easements shall be the minimum extent necessary for construction;
 - c. trimming of trees shall be conducted in a manner that is sufficient only to allow a filtered view from the property towards any SLRS, that conforms to screening requirements in a. above, and that assures continued health of each tree left standing;
 - d. tree root areas of retained trees shall not be filled above the natural grade;

- e. use of contour grading and retaining walls if necessary;
 - f. use of dark earth-tone colors for exterior of permitted buildings visible from SLRS, such earth-tone colors as are found predominantly on the building site, in particular tree and bush summer leaf and bark color;
 - g. use of non-reflective or low-reflective exterior building materials and finishes, particularly low-reflective roof material.
 - h. avoiding building locations that are on highpoints, outcroppings or prominent knolls, and avoiding designs that push buildings up, out or away from a hillside;
 - i. outdoor lighting shall be directed downward, sited, limited in intensity, shielded and hooded in a manner that prevents lighting from projecting onto adjacent properties and roadways, and shielding and hooding materials shall be composed of non-reflective and opaque materials;
 - j. if the building site is on a ridge-top or ridgeline, the minimum building setback from property line shall be 75 feet if on a separate lot, or minimum building separation shall be 150 feet if multiple buildings on an undivided parcel.
4. If requirement for 75 percent visual screening under 3.a above cannot be attained feasibly with existing vegetation due to slope or other physical constraint specifically documented by the applicant, then a minimum of 50 percent visual screening may be accepted with use of a combination of five or more design options that may appropriately mitigate visual impact as follows:
- a. screening by constructed fences or walls of soil, rocks or bricks of dark earth-tone colors, or screening by planted vegetation, or a combination of both, provided that the screening does not in itself pose an impact as viewed from an SLRS;
 - b. relocation of a building site component to another place within the site which is less visible from an SLRS;
 - c. camouflage or disguise in character with the landscape of the building site;
 - d. reducing the height of a building or building component;
 - e. downsizing by reducing the number, area or density of buildings and/or site components;
 - f. decommissioning or removal of existing structures on the site;

- g. setbacks from ridge-tops (ridgelines) such that the structure does not exceed the ridge-top as seen from any SLRS;
- h. stepping or setting buildings in sections into the hillside by means of split development pads down the slope;
- i. terracing of retaining walls into sections down the slope and contoured with the slope;
- j. greater setbacks from property lines and/or other buildings;
- k. breaking of uniform and blank massing of surfaces, including building surfaces and other constructed elements such as retaining walls;
- l. use of low-reflectivity glass in windows;
- m. planting of new vegetation that will result in 75 percent screening within five years of planting, using a mix of vegetation matching both in species and density those indigenous to the areas.

2. Proposed campground regulations – revisions from last meeting.

The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. County Commissioners also raised specific concerns and made several suggestions. The Planning Commission considered several changes at the last two meetings, and directed staff to come back with a revised draft as follows (changes from previous draft prior to last meeting in bold-italic, with changes since last meeting also underlined or crossed-out).

Section 7.17 – Commercial Campground and Recreational Vehicle Parks (revised to 10-10)

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be five (5) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
 - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, *camping cabins* (not to exceed 25% of the total camp sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
 - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.
 - 2) ***External structures permanently attached to the ground such as carports, or cabanas, ~~or patios~~, associated with individual campsites, shall not be permitted.***
 - B. A recreational vehicle shall not remain in a recreational vehicle park for more than two hundred seventy (270) days in any three hundred sixty five (365) day period, except:
 - 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.

2) *Storage of unoccupied recreational vehicles may be allowed in a designated storage area, with number of stored vehicles not to exceed 40% of total number of campsites, ~~and area not to exceed 10% of the total campground area,~~ and shall not encroach on primary subsurface sewage disposal system, and shall be visually buffered from any public road, and shall be setback from lot lines by the required principle structure setbacks for the zone.*

C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers *directly employed by the campground.*

3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:

A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.

4. Prohibited uses and structures:

A. Mobile homes and mobile home parks.

B. Permanent residences, excluding the accessory use of a resident management structure.

5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to the requirements set forth in Section 9.3B (at this time this is the only permissible area for commercial campgrounds).

A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.

B. Access and location criteria:

1) *Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor leading to Townsend, and the Hwy 129 corridor leading to Tallassee. With exception specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville City Limits to the Blount/Sevier County line, Lamar Alexander Parkway (Hwy 321) from Maryville City Limits to the City Limits of Townsend, Highway 321 from the Townsend City Limits to the Blount/Sevier County line; Old Tuckaleechee Road around the southern boundary of Townsend; Old Walland Highway from intersection with Ellejoy Road to intersection at*

Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).

2) Location of campgrounds shall be limited to ***off site*** roads with ***at least*** 18 foot wide pavement with 2 foot shoulders.

3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall have a ***minimum of*** fifty (50) feet turning radius and exits shall be designed to allow ingress and egress simultaneously.

4) A deceleration lane may be required to entrance of the campground ***if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT)***. When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a proposed deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
- 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
- 3) An erosion control plan shall also be required.
- 4) ***All internal roadways shall have a minimum width of no less than (14) feet for one way traffic and no less than (18) feet for two way traffic.***

D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.

- E. Parking for workers and quests. Parking spaces shall be provided for the manager and camp workers. A minimum of one guest parking space shall be provided for every five (5) campsites.
- F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.
- G. Any site plan shall address provision for fire service with fire hydrants, and adequate access for emergency vehicles within the development.
- H. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.
- I. Fire Pits. Campfires shall only be permitted in designated fire pits.
- J. ***Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds should conduct business in accordance to any existing noise laws within the county.***

6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.

A. Recreational Vehicle Campsite.

- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
- 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
- 3) Each campsite shall contain a stabilized vehicular parking pad.
- 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
- 5) Recreational vehicle campsites shall include a minimum of one automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 7) **Recreational vehicle campsites shall be setback at least 15 feet from any river bank or stream bank.**

B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.

- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 4) **Tent campsites shall be setback at least 15 feet from any river bank or stream bank.**

C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.
- 4) Camping cabin sites shall include a minimum of one automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 6) **Camping cabin sites shall be setback at least 25 feet from any stream bank, and at least 50 feet from the bank of the Little River.**

D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

3. Noise Issue in Zoning Site Plan Process.

The Planning Commission, at the last meeting, considered briefly a proposal to address the issues of noise in our zoning regulations. At the request of the County Mayor, staff prepared an analysis of issues related to addressing noise in the zoning site plan process. The present criteria of considering noise may be viewed as too subjective, and in need of more objective standards. This item comes deferred from the last meeting and is open for discussion and possible action.

Present Zoning Regulations. Our zoning regulations include the following as part of site plan design requirements in the RAC (Rural Arterial Commercial) zone Section 9.10 (noise provisions highlighted):

J. Additional design requirements: All site plans shall be accompanied by a stormwater drainage plan prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC or C. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All uses permitted under this Section shall have a front building elevation, along all fronting roads, constructed of at least 50 percent nonmetal building materials. All external lighting shall be directed away from or screened from land zoned other than RAC or C, and away from any public right-of-way. **Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.**

Note that this requirement is not present in the C-Commercial or the IND-Industrial zone, and is not considered in general site plan requirements that address other zones. This may be then criticized as discriminatory and an added burden on commercial projects in the rural areas of the county, but was purposefully placed there in recognition that noise may be of greater impact in the rural areas of the county. The present wording does not provide objective criteria for consideration in the site plan process, and should be considered for amendment.

Note also that other sections in the zoning regulations have requirements for addressing noise as follows by section:

7.10 Family Commercial Enterprises, Section F

F. No equipment or process shall be used in such enterprise or occupation which creates **noise**, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot or parcel housing the proposed use.

Note that the above section poses several criteria that may be impossible to meet and therefore may not be defensible. This section too may need to be amended to add objective criteria.

7.13 Sport Shooting Ranges, Section B

B. Sport shooting range shall be designed to **minimize noise** to surrounding properties. Mitigation shall include soundproofing for indoor shooting ranges. For outdoor shooting range, mitigation shall include minimum distance from active firing lines or stations of 1000 feet from adjacent property lines to front (direction of line of fire) and sides of such firing lines or stations, and 500 feet from the rear (diametrically away from the line of fire) of such firing lines or stations, and shall include a combination of vegetative buffer, earthen buffer and constructed buffer as appropriate.

Note that though “minimize noise” standing alone may be seen as subjective, the mitigation criteria that follow provide objective content in the above section.

9.8 AHO Airport Hazard Overlay, Section B

B. Within the Airport Hazard Overlay and within the 65 DNL Contour, prior to the issuance of any building permit or approval of any special exception or variance, any application for permit or special exception or variance shall be forwarded to the McGhee Tyson Airport Authority for review and recommendation on compatibility with the **Noise Compatibility Program of the Airport Authority**, and any other requirements for airport operations. The Airport Authority shall have 45 days in which to review and make recommendation. Lack of recommendation from the Airport Authority within such 45 days shall be interpreted as a recommendation of no effect in relation to the proposed permit. Any such recommendation finding incompatibility with the Noise Compatibility Program or interference with airport operations shall be grounds for denying a building permit or denying a special exception or variance.

Note that the Airport Hazard Overlay zone already sets an objective standard of average day/night noise level of 65 DNL within a plan adopted by the Airport Authority and is governed by FAA regulations.

Possible Regulations. At the last meeting, staff provided an example of how noise considerations could be integrated into zoning site plan approval process (from Nevada County, California). Staff pointed out the salient components of: definitions unique to noise considerations; objective noise level standards for different contexts such as rural and residential and daytime and night; provision for an objective site plan study of potential noise impact; requirement for incorporating noise mitigation design in the site plan; compliance procedure in measurement of operation based on site plan; specific limitations on application of noise standards and procedures; and provisions for legal nonconforming uses.

Review of internet sources reveals a range of objective requirements for noise based on decibel (dB) levels for different land use situations. Almost all seem to be related to a general noise ordinance and not to specific provisions in zoning regulations. The probable reason for this is that objective noise level requirements in zoning presuppose a method of predicting noise levels prior to actual permit and use, and such requirements would add complexity and expense to the site plan.

The following are two alternatives to address the specific initial issue of Section 9.10.J of the zoning regulations.

Alternative 1 – That the last sentence in the section reading “Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed” be deleted.

(Note: this alternative would just get rid of the requirement and not consider noise directly in the RAC commercial site plan design requirements. This would be consistent with lack of such provision in the C and IND zones.)

Alternative 2 – That the last sentence in the section reading “Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed” be deleted, and that the following be placed therein:

Where the site abuts any parcel zoned S-Suburbanizing, R-1-Rural District 1, or R-2-Rural District 2, or where the site abuts property containing any sensitive use listed in subsection 3 table below, the following requirements shall be met to address noise:

1. The purpose of noise standards, noise study and mitigation requirements is to ensure that future development minimizes the impact of noise on adjacent properties, by establishing maximum noise levels and standards for evaluating noise impacts.
2. Definitions.

- a. dBA – the A-weighted scale for measuring sound level in decibels (dB) as a unit used to express the relative intensity of a sound as it is heard by the human ear.
 - b. Leq – the energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). It is the level of constant sound which, in a given situation and time period, has the same sound energy as does a time varying sound.
 - c. Lmax – the maximum sound pressure level for a given period of time.
3. Noise standards. The site plan shall be designed to meet the following exterior noise limit standards at site property line in relation to abutting land zoned S, R-1, and R-2 and specific sensitive uses .

Exterior Noise Limits at property line of site

For Abutting Zone or Use	Time Period		Noise Level, dBA	
	Begin	End	L eq	L max
S-Suburbanizing District	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	45	60
R-1-Rural District 1	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	40	55
R-2-Rural District 2	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	40	55
Sensitive Uses *	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	40	55

* residences, schools, hospitals, nursing homes, churches, and libraries

If the measured ambient noise level prior to project construction and operation exceeds that indicated in the table above at the property line of the site, then the allowable noise limits shall be set at 5 dBA above the ambient level.

- 4. A noise study shall be part of the site plan and shall be prepared and certified by a qualified professional showing how the site design shall meet the requirements in subsection 3 above. A qualified professional shall be one that is experienced in the field of environmental noise assessment and architectural acoustics.
- 5. The site design shall incorporate design controls and mitigation measures necessary to meet the requirements in subsection 3 above.
- 6. Compliance with the noise study, site plan design, and requirements in subsection 3 above shall be determined by measuring the noise level based on the mean average of not less than three 20 minute measurements for any given time period. The compliance measurements shall be conducted by the same qualified professional that

produced the noise study, and shall be taken at full operation of the subject use for the site plan.

7. Compliance with the noise study, site plan design, and requirements in subsection 3 above shall be a continuing requirement after site plan approval, construction of project and operation of project, and shall be subject to continued enforcement through compliance inspections and/or response to complaints.

8. The above standards shall not apply to those activities associated with actual construction of a subject site plan project or to those projects associated with provision of emergency, law enforcement or necessary governmental or utility services or functions.

9. A legal nonconforming use meeting requirements in other sections of this resolution shall not be subject to the above standards, provided that if the nonconforming use loses its nonconforming status by any means, then future operation and/or modification of the site requiring a site plan shall meet all requirements of this section.

(Note: this alternative may require county staff expertise in continuing compliance measurement and may require more resources than presently available.)

4. Discussion and possible action on adding sand blasting to list of uses for family commercial enterprises in the R-1 zone.

See separate memo from Roger Fields.

5. Training for the calendar year 2010.

Reminder that education sessions will be held November 29, December 6 and December 9. Each session will amount to at least two hours of training. Each Planning Commissioner will need to attend at least two of the sessions, or certify and provide documentation of other training in accordance with TCA 13-3-101(j) requiring four hours of training per calendar year. The following are the training sessions by date, along with required reading for the first two sessions:

November 29 – Blount County Policies Planning - a review of the process used in developing the Blount County Policies Plan and review of implementation activities to date – read the Blount County Policies Plan at www.blounttn.org/planning under the Plans button - .5 hours reading and 1.5+ hours in session.

December 6 – Blount County Water Quality Planning – a review of the process used in developing the Blount County Water Quality Plan and review of implementation activities to date - read the Blount County Water Quality Plan at www.blounttn.org/planning under the Plans button - .5 hours reading and 1.5+ hours in session.

December 9 - Two hours of video entitled “Design Review: From Historic Preservation to Site Plans” produced by the American Planning Association, Planning Commissioner’s Service.

Each Planning Commissioner attending a session will certify attendance for the record.

6. Staff reports. Staff may supply other reports at the meeting.