

# Think Quality - Think Future

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## Blount County Planning Department

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**TO:** Members of the Blount County Planning Commission

**FROM:** John Lamb

**DATE:** August 17, 2011

**SUBJECT:** Long range agenda items for the August 25, 2011 regular meeting.

**1. Proposed regulations of Campgrounds and Recreation Vehicle Parks.**

See separate memo related to public hearing on this subject.

**2. Report of Ad Hoc Committee on ridge-top and hillside regulations.**

At the last regular meeting, Commissioner Wright indicated that the ad hoc committee he chaired would make report to the Planning Commission in August. See separate copy of that report.

**3. Proposed amendment to allow greater density on public sewer in the R-1 zone.**

This item comes as an alternative analysis and proposal to address development on public sewer in the R-1 zone after rejection of a proposal to amend the 1101 Growth Plan to address the same issue.

At the time of discussions and approval for the 1101 Growth Plan mandated by the State, around 1998 to 2001, the minimum lot size specified in the Subdivision Regulations was 23,000 square feet, which translated to a gross density of 1.5 single family units per acre. The County also developed and adopted zoning

during that time period (2000), consistent with the 1101 Growth Plan proposal of the county, and consistent with the Blount County Conceptual Land Use Plan. The following was wording of the zoning regulations in 2000 for the R-1-Rural District 1 zone Section 9.2.F consistent with 1101 Growth Plan and Conceptual Land Use Plan:

F. Minimum Lot Size and Density: unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 23,000 square feet. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.5 residential units per gross acre.

This was the base density and associated minimum lot size for the R-1 zone generally covering the county outside the Urban Growth Boundary of Maryville and Alcoa and outside the more mountainous and steeply sloping land that was placed in the R-2 zone.

Over time, the Planning Commission considered problems with failing septic systems and chose to address the issue in part by increase in minimum lot size to 30,000 square feet if on septic systems. Both the Subdivision Regulations and the Zoning Regulations were amended to show this new minimum lot size, associated also with change to maximum density of 1.2 units per acre in the R-1 zone. Present wording of R-1-Rural District 1 Section 9.2.F on lot size and density:

F. Minimum Lot Size and Density: unless otherwise explicitly required in subsections above, 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 residential units per gross acre*.

In the meantime, utility sewer became available in some areas of the R-1 zone, both city utility sewer and private utility sewer. With access to utility sewer, the concerns of failing septic systems are no longer in play, and a change to previous lot size and density standards can be considered, still consistent with previously approved 1101 Growth Plan and Conceptual Land Use Plan.

The following proposes amendment to address lots on public sewer in the R-1 zone, consistent with the 1101 Growth Plan and with the Conceptual Land Use Plan, while retaining present regulations addressing lots served by individual septic.

That Section 9.2.F for the R-1-Rural District 1 zone be amended to read as follows:

**F. Minimum Lot Size and Density:**

1. If on individual septic system, unless otherwise explicitly required in subsections above, 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 residential units per gross acre*.

2. *If on public utility sewer, unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 23,000 square feet. For not than one unit per lot, or for planned unit development, the density shall be no greater than 1.5 residential units per gross acre.*

The proposed amendment would give a boost of about one extra unit for every four units presently allowed in the R-1 zone if on sewer. The present Subdivision Regulations would not need to be amended since there already exists a reference to required compatibility with the Zoning Regulations.

**4. Discussion on cell tower regulations.**

See separate memo from Roger Fields.

**5. Discussion on sport shooting range regulations.**

See separate memo from Roger Fields.

**6. Staff reports.**

Staff will make report update on the Plan East Tennessee regional planning project, and may make other reports at the meeting.