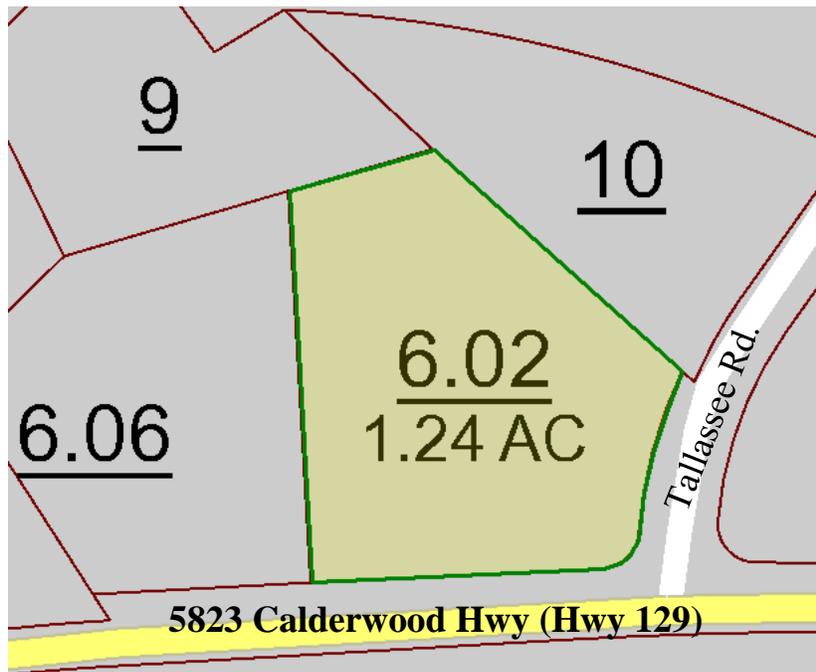


**NOTICE OF PUBLIC HEARING.** In accordance with Tennessee Code Annotated Sections 5-5-105 and 13-7-105, the Board of County Commissioners of Blount County, Tennessee, will convene and hold public hearing on October 11, 2016 at 6:00P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendment to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010, and specifically the Zoning Map of Blount County, Tennessee.

**A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY TENNESSEE, from R-1(Rural District One) to RAC2(Rural Arterial Commercial District 2) for property located at 5823 Calderwood Highway, the property is identified on tax map 157, parcel 6.02, shown on the map below.**



Copies of the Resolution may be obtained at the offices of the Blount County Building Commissioner and Secretary to the County Commission, during regular office hours. Blount County does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Act of 1964 (42 U.S.C. 200d).

APPROVED:

Jerome Moon  
Commission Chairman

ATTEST:

Gaye Hasty  
County Clerk

Ed Mitchell  
County Mayor

**RESOLUTION No. 16-10-002**

**Sponsored by Commissioners Brad Bowers and Tom Stinnett**

**A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY TENNESSEE, from R-1(Rural District One) to RAC2 (Rural Arterial Commercial District 2) for property located at 5823 Calderwood Highway.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 20<sup>th</sup> day of October, 2016:

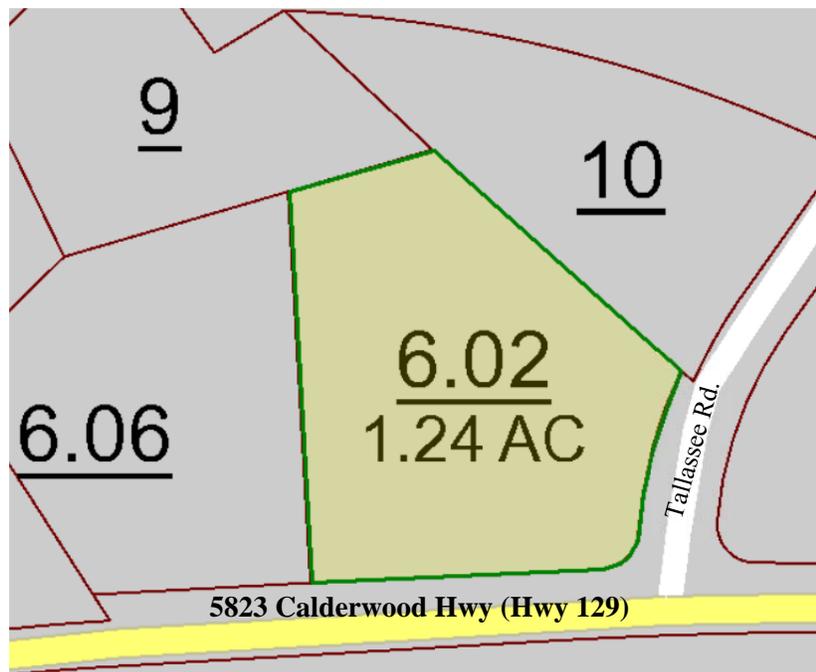
**WHEREAS**, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations, including a zoning map, in Tennessee Code Annotated Sections 13-7-101, *et seq.*, and

**WHEREAS**, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations, including the Zoning Map of Blount County, Tennessee in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

**WHEREAS**, it is desired to amend the Zoning Map of Blount County, Tennessee.

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE**, to adopt the following:

That the Zoning Map of Blount County, Tennessee, be amended by rezoning land from R-1-Rural District 1 to RAC2 – Rural Arterial Commercial District 2 for property located at 5823 Calderwood Highway, also identified as Tax Map 157, Parcel 6.02, shown on the map below.



**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND  
BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
Commission Chairman

\_\_\_\_\_  
County Clerk

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

# Think Quality - Think Future

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## Blount County Planning Department

327 Court Street  
Maryville, TN 37804-5906  
Tel (865) 273-5750 - FAX (865) 273-5759  
e-mail - [planning@blounttn.org](mailto:planning@blounttn.org)  
on-line - [www.blounttn.org/planning/](http://www.blounttn.org/planning/)

### MEMO

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

**FROM:** John Lamb 

**DATE:** August 18, 2016

**SUBJECT:** Public Hearing and Possible Action on request to rezone 5823 Calderwood Hwy from R-1-Rural District 1 to RAC2 – Rural Arterial Commercial District 2.

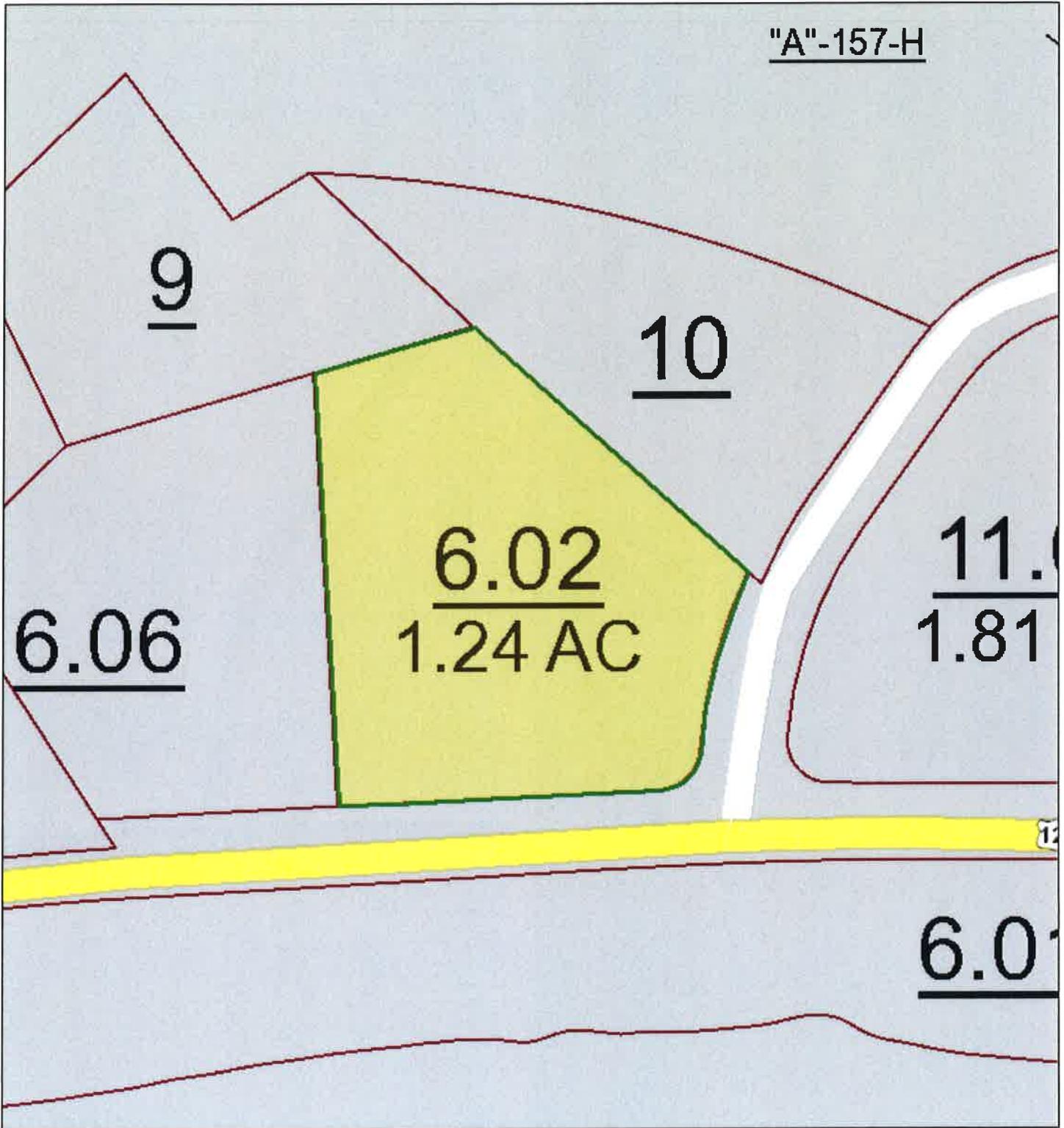
The property is identified as 5823 Calderwood Hwy, corner to Tallassee Road, also Tax Map 157 Parcel 6.02, owned by Kelso, LLC represented by Samm Pitz. See maps attached. The property was previously divided into two tax parcels, but has been combined into one lot by plat.

All of the parcel is now zoned R-1-Rural District 1, and all of the parcel is in the flood zone. Any new construction or substantial reconstruction shall meet all requirements of the flood plain regulations.

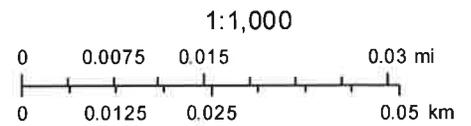
The request is to rezone to RAC2-Rural Arterial Commercial District 2. The RAC2 zone has specific geographic limitations on applicability, and the request meets those limitations by being along Calderwood Highway and within 300 feet of intersection with Tallassee Road.

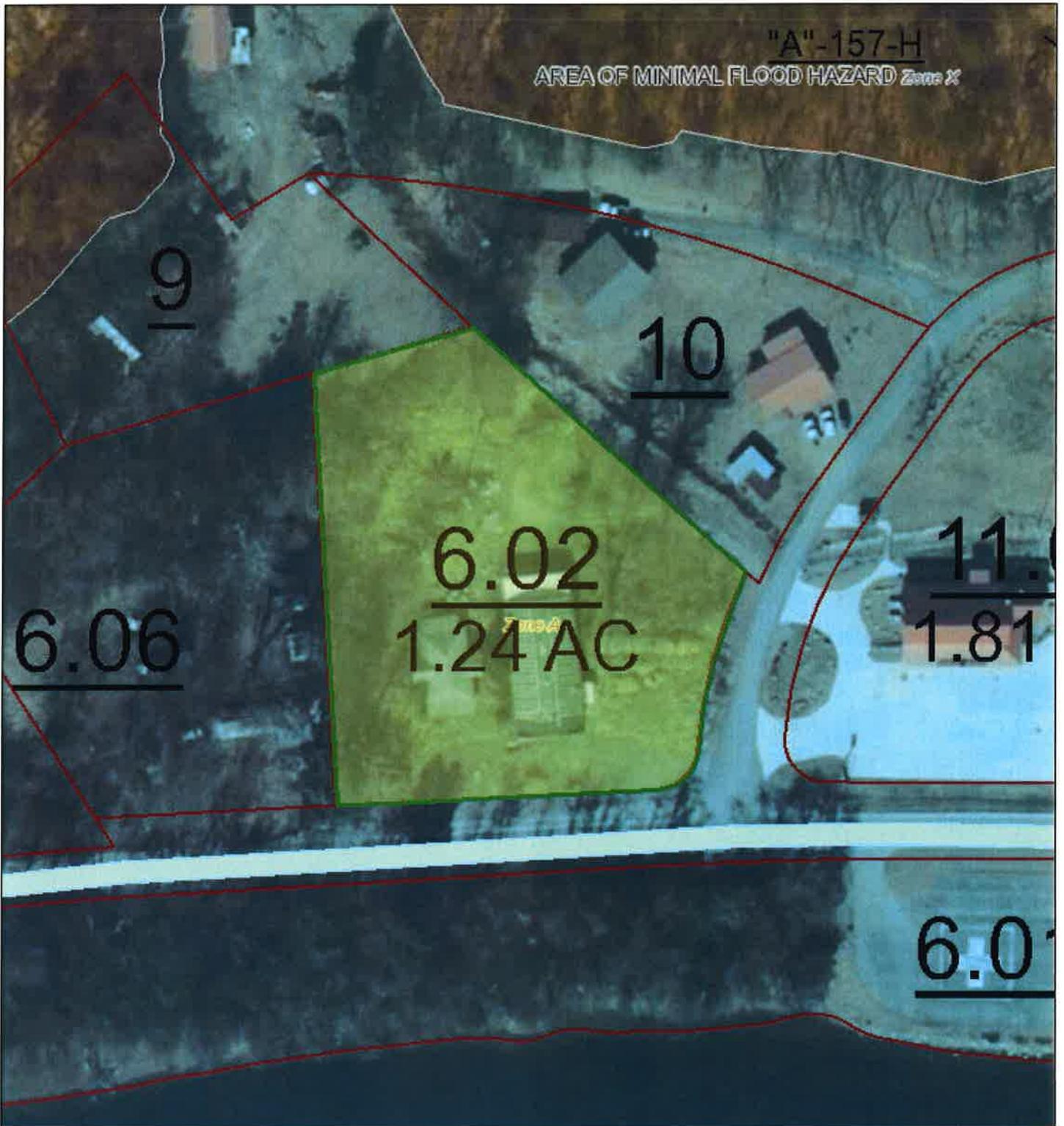
The property has two old structures, one residential and one commercial. Surrounding uses include substantial commercial across Tallassee Road.

This item is open for recommendation to the County Commission.

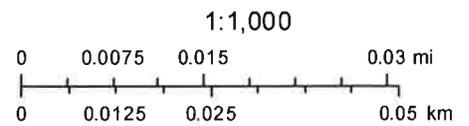


August 26, 2016





August 26, 2016



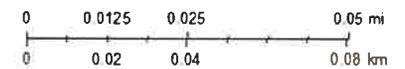
# Blount County Zoning Search



August 26, 2016

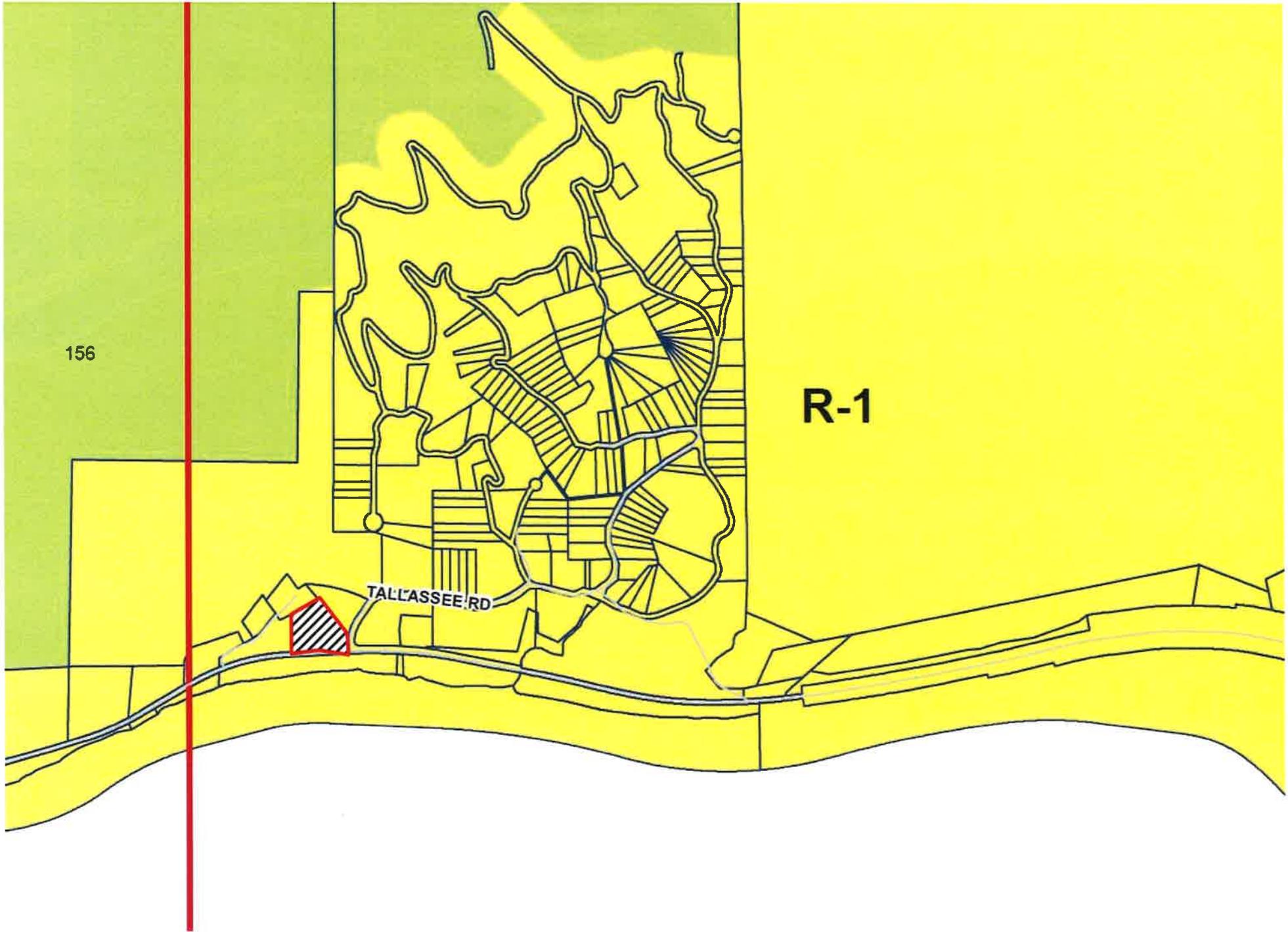
- Blount Address Point
- Blount Parcels
- Municipal Boundaries**
- ▨ Alcoa, Friendsville
- ▨ Louisville, Maryville, Rockford, Townsend

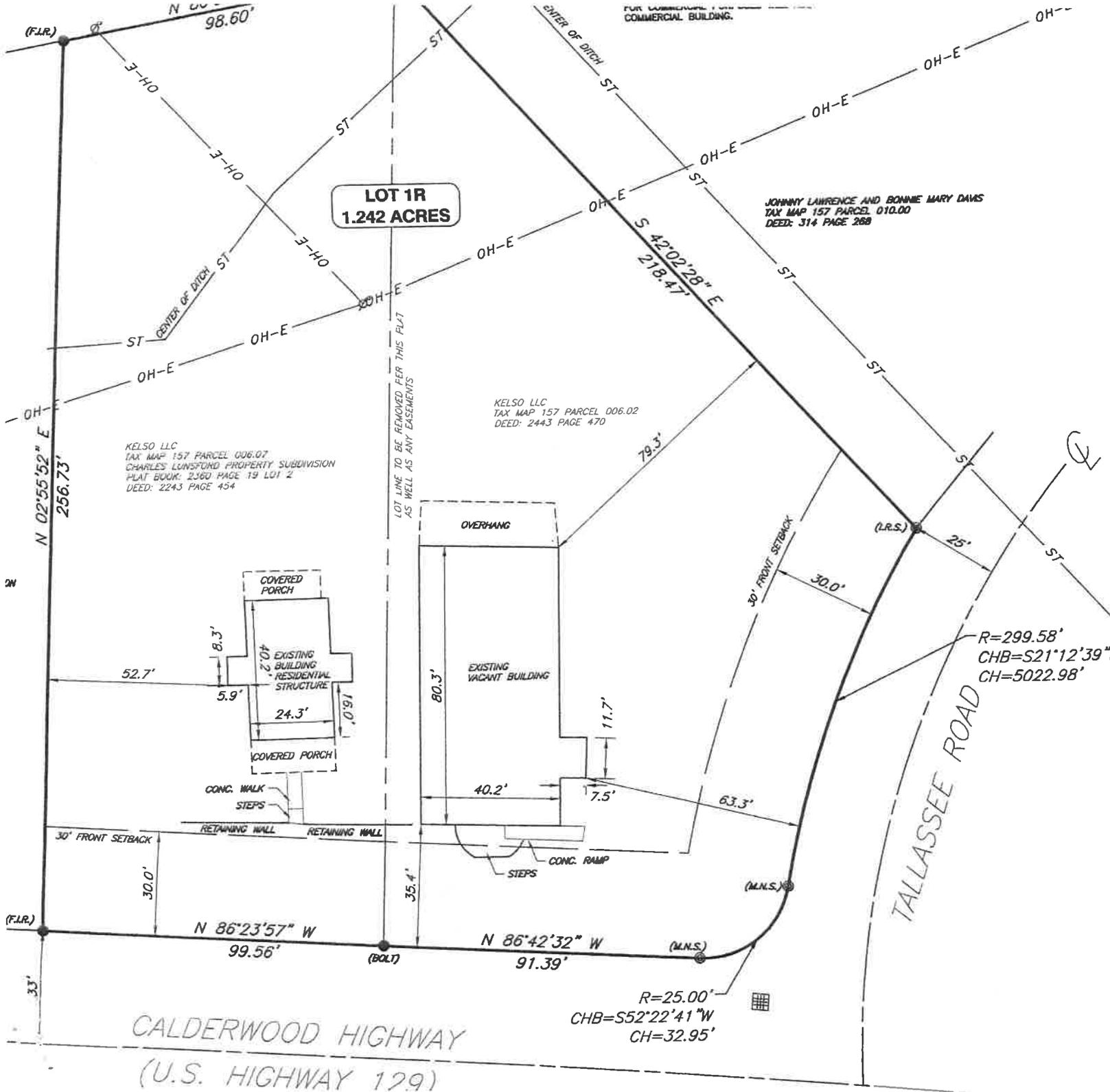
1:1,128



City of Alcoa, City of Maryville, Blount County GIS Group  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN,  
IGP, swisstopo, and the GIS User Community  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

blountGIS





**REPORT OF ACTIONS by the Blount County Planning Commission August 25, 2016.**

Commissioners Present: David Caldwell (Vice-Chair), Shawn Carter, Ron French, Geneva Harrison, Tom Hodge, Bruce McClellan and Jerry Roddy. Commissioners Absent: Andy Allen, Brad Bowers, Steve Samples, Ed Stucky (Chair), and Clifford Walker.

The following are not approved minutes, but are only reports of action. The following is action by the Blount County Planning Commission as recommendation to the County Commission:

**Rezoning request from R-1-Rural District 1 to RAC2-Rural Arterial Commercial 2 for property located at 5823 Calderwood Highway.**

Motion to recommend approval by Commissioner McClellan, seconded by Commissioner Harrison:  
APPROVED with one voting no.

FOR MOTION – 6 votes: Caldwell, French, Harrison, Hodge, McClellan, and Roddy

AGAINST MOTION – 1 vote: Carter

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
AUGUST 25, 2016  
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, August 25, 2016, at the Courthouse. Staff was represented by: John Lamb – Director of Planning, Doug Hancock – Senior Planner, Jeff Headrick – Highway Superintendent; Chico Messer – Assistant Highway Superintendent & Engineer, Jeff Hatcher – Engineering Supervisor, Justin Teague – Stormwater Program Director, and Administrative Assistant Marlene Hodge.

Commissioners Present: David Caldwell – Vice Chairman, Shawn Carter Sr., Ron French, Geneva Harrison, Tom Hodge, Bruce McClellan, and Jerry Roddy.  
Commissioner(s) Absent: Andy Allen, Brad Bowers, Steve Samples, Ed Stucky – Chairman, and Clifford Walker.

The minutes for the July 28, 2016, regular meeting were unanimously approved.

**PUBLIC HEARING:**

**Public Hearing and Possible Action: Rezoning request from R-1-Rural District 1 to RAC2 - Rural Arterial Commercial 2 for property located at 5823 Calderwood Highway:**

The property is owned by Kelso, LLC represented by Samm Pitz and is currently zoned R-1 – Rural District 1. The property is located on Tax Map 157, Parcel 6.02 and the entire parcel is in the flood zone. The owner requested to be rezoned to RAC2 – Rural Arterial Commercial District 2. The property meets the requirements for a RAC2 zone.

Guy Wantiez, CEC, Inc. spoke on behalf of the owner and the request to change property from R-1 zone to RAC2 zone.

No one else spoke and the public hearing was closed.

There was no discussion.

Commissioner McClellan made a motion to forward to the County Commission a favorable recommendation; seconded by Commission Harrison. Motion approved with Commissioner Carter voting no.

**PUBLIC INPUT ON ITEMS ON THE AGENDA**

No one spoke to this item.

## **HEARINGS:**

### **Preliminary Plats – Major Subdivisions:**

#### **Revised Preliminary -- Montgomery Farms s/d off of Big Springs Road by Montgomery Farms LLC.: 61 proposed lots: 6 lots along Big Springs Road and 55 to be served off of new county roads and a common driveway easement:**

The preliminary plat was approved by the Planning Commission in May 2015. The revised preliminary plat comes back to the Planning Commission for revised road widths based on Section 9, Special Development Standards of the Subdivision Regulations for Hillside Development (Section 9.01).

This preliminary plat is a proposed 61 lot subdivision containing 49.76 acres in the S-Suburbanizing Zone and none of the parcel is located in the floodplain. Lots 1, 2, 46, 47, 48 and 49 have road frontage along the county road. All other lots are to be served exclusively off of new paved county roads. Lots 2 and 46 will be restricted to driveway access off of the proposed new county road only. All of the lots meet the minimum lot size requirements. Sight distance for the road frontage lots and the proposed new county road has been evaluated and are satisfactory. A sight distance easement will be placed along the entire road frontage lots to preserve visibility along Big Springs Road.

The proposed preliminary plat has been reviewed inclusive of subdivision regulations for small lots served by existing county road frontage, proposed new county roads and a common driveway easement with public water, electric and individual septic systems.

The previously approved road plan included the following: 1) The proposed road design includes a paved loop road; 2) The entrance road shall be 24 feet wide between the face of curbs and taper down to 22 feet wide between the face of curbs past lot 4 (eastern boundary line); and 3) the loop road section and cul-de-sec road section shall be 22 feet wide between face of curbs.

The project engineer supplied a slope analysis and a letter indicating that the proposed subdivision meets the criteria for Hillside Development and that over 55% of the project is greater than 15% slope. Section 9.04.1 for Road Design of the Special Development Standards allows for a 20' wide road between the curbs for up to 80 lots. The only change being the previously approved 22' wide road sections are to be replaced with 20' wide road sections.

Outstanding items to be completed:

1. All instructions in this staff analysis, including pre-construction meeting, state permits and construction of all improvements including road, drainage and utilities. (Pre-construction meeting has already been held.)

2. Closed depression determination from the State of Tennessee, including any necessary permits. (Previously determined that there was not any closed depression.)
3. A Property Owner's Association shall be required for the storm drainage facilities, common driveway, and sight distance easement along Big Springs Road.

Members discussed the revisions of the road with and curb.

Commissioner Roddy made a motion to approve the revised preliminary plat for Montgomery Farms, 61 lots, subject to completion of outstanding items; seconded Commissioner Carter. Motion received unanimous approval.

### **Final Plats – Major Subdivisions:**

#### **Montgomery Farms Phase 2 s/d off of Big Springs Road by Montgomery Farms LLC.: 55 lots on new county roads off of Big Springs Road:**

The preliminary plat for Montgomery Farms was approved as a proposed 61 lot subdivision containing 49.76 acres. The final plat for Phase 2 contains Lots 3 - 46 and Lots 50 – 61. All of the proposed lots will have road frontage off of new county roads. All of the lots meet the minimum lot size requirements. Sight distance for the road frontage lots and the proposed new county road has been evaluated and are satisfactory. A sight distance easement will be placed along the road frontage of lots 46-49 lots to preserve visibility along Big Springs Road (on the Phase 1 final plat).

The proposed Montgomery Farms Phase 2 final plat was reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and individual septic systems.

Outstanding items to be completed:

1. Completion of road paving and all drainage and common driveway improvements and final inspection by staff. (Staff discussed some recent damage due to storm event and that erosion and stone base would be repaired prior to paving.)
2. Certification from project engineer for road and drainage facilities.
3. A Property Owner's Association shall be required for the storm drainage facilities and sight distance easement along Big Springs Road for Phase 2.
4. Signature plats with Electric and Water utilities certifications or a surety posted to each utility that electric and water is available to each lot and

Environmental Health Department certification with any required lot line modifications.

5. \$40.00 per lot platting fee.

There was no discussion.

Commissioner Hodge made a motion to approve the final plat for Montgomery Farms Phase 2, 55 lots subject to meeting all requirements, applying identified conditions, and addressing deficiencies; seconded by Commissioner Harrison. Motion received unanimous approval.

### **Preliminary and Final Plats – Minor Subdivisions:**

#### **Graham and Chumley Property by David Graham and Adina Chumley: 3 lots along Marble Hill Road and a remainder greater than 5 acres:**

The preliminary and final plat is a proposed 3 lot subdivision containing 2.07 acres and a remainder greater than 5 acres located in the R-1 zone. None of the parcel is located in a floodplain. All three of the proposed new lots front along the county road as does the remainder. The proposed lots meet the minimum lot size requirements. Sight distance for the road frontage has been evaluated with Planning and Highway Department staff and is satisfactory.

The proposed Graham and Chumley Property was reviewed inclusive of subdivision regulations for small lots along a county road with public water, electric and individual septic systems and is satisfactory.

Outstanding items to be completed:

1. Signature plats including water, electric and Environmental Health Department certification and a \$20 per lot platting fee.

Both utility companies, electrical and water have made arrangements with the property owner and will sign the plat. Water lines are scheduled to be installed in that area beginning this fall.

Commissioner Hodge made a motion to approve the preliminary and final plat for Graham and Chumley, 3 lots subject to meeting all requirements, applying identified conditions, and addressing deficiencies; seconded by Commissioner Roddy. Motion received unanimous approval.

### **MISCELLANEOUS ITEMS:**

#### **Brenda Cornwell Property by Brenda Cornwell off of Camelot Drive (private): 2 lots off existing common driveway easement. Variance request to number of lots off of common driveway:**

The property contains approximately 5.6 acres off of Camelot Drive and is within the R-1 zone. The owner requested to subdivide the property with two residences into individual lots. A concept drawing was given to members for review indicating the two lots to be subdivided.

A variance to the subdivision regulation is indicated to the number of lots served by the common driveway. The regulations allow for four lots exclusively. The division of the Cornwell Property would add a fifth lot to the existing shared driveway.

Both homes and driveways are already accessing Camelot Drive and are of long standing. Originally, Ms. Cornwell had two separate deeds for two separate parcels that were combined by way of order of standardization in 1999 that created her current 5.6 acre parcel. This is essentially to re-divide her property back into two parcels and separate the two existing homes.

Outstanding Items to be completed:

1. Consideration of Variance Request by the Planning Commission.
2. A plat will have to be prepared by a surveyor and presented to staff for review and approval; including review and approval by the Environmental Health Department. Any additional residence to be added to either lot will require either lot to meet the minimum of 1.67 acres for two units and meet Environmental Health Department requirements for septic and duplication approval. There is also a \$20 per lot platting fee. Environmental Health Department fees are separate and may require soil information from a State Soil Scientist to be provided by the owner as well prior to staff certifying the final plat.

Commissioner Roddy made a motion to approve the variance request to subdivision regulations for the number of lots served by a common driveway subject to the completion of outstanding items; seconded by Commissioner French. Motion received unanimous approval.

**Re-subdivision of Lot 1 Old Cove Estates by Richard and Mary Carnes off Old West Millers Cove. Variance request to number of lots off common driveway:**

The proposed re-subdivision of Lot 1 contains a total of 5.07 acres located in the R-1 zone. The proposed plat shows Lot 1 being cut into Lots 1R-1 and 1R-2. Lot 1R-1 will have access off of an existing easement and Lot 1R-2 will have access off the end of Old West Millers Cove Road.

The subdivision regulations allow for no more than four lots to be served by a common driveway easement. The proposed division will still have only four lots exclusively off the easement as Lot 1R-2 retains road frontage on the county road.

However the shared paved driveway that crosses the proposed Lots 1R-1 and 1R-2 will have a total of five lots.

When lots have been added to common driveway easements in the past, the other lot owners that have potentially enough land to re-subdivide are notified by the proponent and can either agree or disagree with the proposed division.

Planning staff supplied the a form to the proponent in order to seek the signatures of the other property owners and their acknowledgement that they are aware of the four lot limitation off of the common driveway, which may not allow them to re-divide their property in the future. The owner has attempted to obtain signatures from the neighbors; two are in agreement and one, Mr. Reeves, is inaccessible, possibly out of the country.

In most cases the Planning Commission has allowed these types of re-subdivisions on a "first come-first serve" basis, even when some of the other owners have objected.

The driveway easement is of long standing and the condition of the driveway is satisfactory. A soil map will be required by Environmental Health Department for the proposed new lots. In addition, the Environmental Health Department will have to sign the final plat. Utilities are in place for both lots.

Commissioner Hodge made a motion to approve the plat with variance to subdivision regulations for the number of lots allowed off a common driveway subject to meeting all requirements; seconded by Commissioner Roddy. Motion received unanimous approval.

### **PUBLIC INPUT ON ITEMS NOT ON THE AGENDA**

No one spoke to this item.

### **ADJOURNMENT:**

There being no further business to conduct, the Chairman declared the meeting adjourned.

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Secretary