

# Blount County

## Planning and Development Services

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### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: August 1<sup>st</sup> – August 15<sup>th</sup>, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, August 28<sup>th</sup>, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings/Miscellaneous Items:

**1. Lot 15R Top of the World Section 5 off Bear Road and Flats Road by Morgan Dragon - Variance request to lot size.**

Background: The property is located within the R-2 zone. The minimum lot size required is five acres on individual septic systems. The owner is requesting to combine two existing lots. Lot 15R will be 1.2 acres after the combination. A variance is indicated to the minimum lot size for Lot 15R. Sight distance is satisfactory along both roads.

#### Analysis:

The Environmental Health Department has indicated this is an improvement to the existing situation.

This item will not require BZA variance consideration to lot size.

#### Outstanding items to be completed:

1. Consideration of variance to minimum lot size by the Planning Commission.
2. Signature plats with all required certifications, environmental health department review fee, platting fee and variance request fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary and final plat due to identified deficiencies, 2) defer preliminary and final plat approval until deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.