

# 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: September 1<sup>st</sup> – September 17<sup>th</sup>, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, September 25<sup>th</sup>, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

C. Preliminary and Final Plats – Minor Subdivisions:

**1. Ridge Meadows Lots 1-3 off Ridge Road by Pankratz Construction: 3 lots off the county road.**

The final plat for Ridge Meadows Lots 1-3 contains 6.04 acres along Ridge Road. The proposed lots 1 and 2 have road frontage. Lot 3 is to be re-divided and contain a common driveway to serve three lots. Sight distance has been evaluated by staff and is satisfactory.

#### Analysis:

Design of plat, plat description: The parcel is in the Suburbanizing district and the lot sizes and density are appropriate. According the surveyor none of the property is in the floodplain.

Septic, Sanitary Sewer: The Environmental Health Department is reviewing the soils information provided and may require lot line modifications or designated reserve areas on the final plat.

Existing Road(s): Ridge Road is 18 feet wide and is adequate for these five lots.

Utilities: Public water and electric are proposed to serve all the lots. All water and electric improvements shall be fully installed to each lot prior to final plat being certified or a surety posted to the appropriate utility.

*Drainage and Erosion Controls:* Drainage information and calculations were supplied for the preliminary plat.

*Administrative Considerations:* The final plat for Ridge Meadows Lots 1-3 was reviewed inclusive of subdivision regulations for small lots off the county road with public water, electric and individual septic systems.

Outstanding items to be completed:

1. Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.
2. Environmental Health Department review fee and preliminary and final platting fee.

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