

# 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: November 3<sup>rd</sup> – November 17<sup>th</sup>, 2025

SUBJECT: Staff reports on items to be considered for the Monday, December 1<sup>st</sup>, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

Miscellaneous Items:

- 1. Replat of lot 17R Teepee Village, Top of the World by Joanne Lacourciere. Variance Request to minimum lot size.**

Background: The property is in the R-1 Rural District zone. The minimum lot size required is 32,670 sf on individual septic systems. The owner is requesting to combine Lots 17, 18 and 25 into Lot 17R as indicated on the proposed attached plat.

A variance is indicated as the resulting lot 17R contains a total of 14,984 sf. This item comes to the Planning Commission for lot combination consideration with variance to minimum lot size as staff cannot administratively approve plats requiring a variance.

The Environmental Health Department has indicated the lot line adjustment is an improvement to the existing situation.

No dedication of ROW is required as these roads are private. There are no zoning considerations that apply to this request.

#### Outstanding items to be completed:

1. Consideration of variance request by the Planning Commission to minimum lot size.

2. Modified certification as needed by environmental health department, signature plats with all required certifications, platting fee and environmental health department review 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.