

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: July 1st – July 16th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, July 24th, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

Miscellaneous Items:

3. Lot line adjustments for the Whitaker and Tipton Properties off Wildwood Road.

Background: This item comes to the Planning Commission as staff cannot administratively approve a plat with more than two properties. According to the surveyor:

The purpose of this plat is to finalize the estate of William and Ava Tipton by doing the following

- A. Lot line adjustment between the estate (parcel 21.02 and Gregory Tipton (parcel 21.01) to give Gregory Tipton title to his buildings
- B. Lot line adjustment between Gregory Tipton (parcel 21.01) and James Whitaker (parcel 21.06) to give James Whitaker title to the area under his building.
- C. Lot line adjustment between the Estate (parcel 21.02) and James Whitaker (parcel 21.06) to square up James Whitaker's property
- D. Lot line adjustment between James Whitaker (parcel 21.06) and James Tipton (parcel 21.05) to give James Whitaker title to his driveway
- E. Lot line adjustment between James Whitaker (parcel 21.06) and the estate (parcel 21.04) to enlarge James Whitaker's property
- F. Lot line adjustment between the estate (parcel 21.02) and Steven Tipton (parcel 21.07) to give Steven Tipton title to the parking area behind his house.

The environmental health department has not reviewed this item as of the time this memo was written. Any update will be given at the time of the meeting.

The environmental health department has stated that lot line adjustments or other plat modifications may be necessary pending review as all lots need to stand alone for septic approval and that setbacks from field line and other septic areas will need to be met.

Outstanding items to be completed:

1. Review and approval by the Blount County Environmental Health Department and any changes as needed.
2. Signature plats with all required certifications, environmental health department review fee and platting 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.