

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 17th, 2025

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

Hearings:

- E. Preliminary Plats and Final Plat – Minor Subdivisions:
- 2. Replat Lot 1 Helen Kerr Property off Walker School Road by Helen Kerr Estate: 3 lots along the county road.**

Background: The preliminary and final plat for the replat of Lot 1 of the Helen Kerr Property is a 3-lot plat containing 3.89 acres along Walker School Road. All three lots have county road frontage. Sight distance at this location has been evaluated and is satisfactory.

Analysis:

Design of plat, plat description: The parcel is relatively flat vacant pasture land along Walker School Road. The property is in the R-1 zone and the density and lots sizes are appropriate. According to the project surveyor, none of the property is in the floodplain.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the plat and is preparing to sign the final plat.

Existing County Roads: Walker School Road is adequate to serve these lots.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. Both utilities shall certify the final plat.

Drainage and Erosion Controls: This proposed subdivision did not require a drainage plan.

Administrative Considerations: The proposed Replat of Lot 1 of the Helen Kerr Property was reviewed inclusive of subdivision regulations for small lots served by electric, public water, and individual septic systems

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department, electric, and water.
2. 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.