

# 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: February 2<sup>nd</sup> – February 16<sup>th</sup>, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, February 26<sup>th</sup>, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

#### Miscellaneous Items:

1. **Davis Property off Bethel Church Road by Michael Davis: Variance Request to lot size.**

Tax Map 096 Parcel 203.00 – Two houses; one located at 210 Bethel Church Road and the other at 214 Bethel Church Road.

Background: The property is located within the R-1 Rural District 1 zone. The minimum lot size required is 32,670 square feet on individual septic systems outside of area of development hindrance. The owner is requesting to divide the property into two lots to separate the two existing homes. With the dedication of right-of-way lot 1 will contain a total of 22,053 square feet while lot 2 will contain a total of 38,805 sf. The proposed division (attached) shows lots 1 and 2 with one home on each.

A variance is indicated to the minimum lot size for lot 1. The proposal indicates that both residential structures will meet all setbacks and each lot will have individual septic filed line area.

The Environmental Health Department has indicated this is the best location for the lot line based on the existing septic field line area for lots 1 and 2 and the location of the structures.

This item will not require BZA variance consideration to lot size. The proposed division is as equal as practicable.

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Outstanding items to be completed:

1. Consideration of variance to minimum lot 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.