



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: October 1st – October 16th, 2024

SUBJECT: Staff reports on items to be considered for the Thursday, October 24th, 2024 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- E. Preliminary and Final Plat – Minor Subdivisions:
- 2. Resubdivision of Lots 3 and 4 Ruth Ogle Property off Burnett Station Road by George Enter and Edward Mize: 2 lots off the county road and a remainder greater than five acres.**

Background: The preliminary and final plat for the Resubdivision of Lots 3 and 4 Ruth Ogle Property off Burnett Station Road is a 2-lot plat containing 7.41 acres with the Mize tract being greater than five acres. All lots have frontage along the county roads. Lots 3R and 4R have existing homes. Sight distance at this location has been evaluated and is satisfactory.

Analysis:

Design of plat, plat description: The property is in the R-1, Rural District 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: All the lots are served by individual septic systems. Any special instructions by the Environmental Health Department shall be noted on the final plat. The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Road: According to the county road list Burnett Station Road is 18.5 – 19 feet wide and is adequate to serve these lots as shown.

Public Water and Electric Utilities: Public water and electric serve these two lots.

Administrative Considerations: The proposed Resubdivision of Lots 3 and 4 Ruth Ogle Property preliminary and final plat 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.
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.