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**MEMORANDUM**

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: October 1<sup>st</sup> – October 16<sup>th</sup>, 2024

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

**Hearings:**

- E. Preliminary and Final Plat – Minor Subdivisions:
- Resubdivision of Lot 4 of the Hair Property and Lot 42 Valley View S/D off Angus Boulevard: 3 lots, 2 off the county road and 1 served off an easement.**

Background: The preliminary and final plat for the Resubdivision of Lot 4 of the Hair Property and Lot 42 Valley View Subdivision off Angus Boulevard is a 3-lot plat containing 4.169 acres. Lots 4R1 and 42R have frontage along the county road and Lot 4R2 is to be served by an easement across lot 42R. Sight distance at this location has been evaluated and is satisfactory. Staff has received a letter from a title company stating the proposed plat is in compliance with the private restrictions for both the Hair Property and Valley View subdivision.

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 Angus Boulevard is 24 feet wide and is adequate to serve these 3 lots as shown.

Public Water and Electric Utilities: Public water and electric shall serve all three lots and both utilities shall certify the final plat.

Administrative Considerations: The proposed Resubdivision of Lot 4 of the Hair Property and Lot 42 Valley View Subdivision 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, 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.