

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: August 1st – August 19th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday August 28th, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

Miscellaneous Items:

2. Resubdivision of the Carruba Properties off Mustang Drive - Variance Request to right-of-way.

Background: The property is in the R-1 Rural District 1 zone. The density and lot sizes are appropriate. The owner is requesting to attach a portion of the long narrow lot to lot 1, lot 2 and to the Timmy Carruba Property. With the shed and carport on lot 1, the dedication of right-of-way as shown indicates a variance request. An encroachment note has been added to the plat.

A variance is indicated to the right-of-way to be dedicated from 25' off the centerline of Mustang Drive to the dimensions indicated on the plat.

Analysis:

The Environmental Health Department has reviewed and approved the plat as shown.

This item will not require BZA variance consideration as there are no zoning considerations.

The Highway Department has recommended for the reduced right of way.

Outstanding items to be completed:

1. Consideration of variance 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.