

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 16th, 2025

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

Hearings:

Miscellaneous Items:

2. Replat of lot 40R Top of the World, Campers Paradise by Jason and Sherry Barnett: Combination of lots. Variance Request.

Background: The property is in the R-1 Rural District zone. The minimum lot size required is 32,670 sf on individual septic systems. The owner is requesting to combine five lots as indicated on the proposed attached plat.

A variance is indicated as the resulting lot 40R contains a total of 13,675 sf. This item comes to the Planning Commission for lot combination consideration with variance to minimum lot size as staff cannot administratively approve plats requiring a variance.

The Environmental Health Department has indicated the lot line adjustment is an improvement to the existing situation.

No dedication of ROW is required as these are private roads.

There are no zoning considerations that apply to this request.

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Outstanding items to be completed:

1. Consideration of variance request by the Planning Commission to minimum lot size.
2. Additional notes as needed by environmental health department, signature plats with all required certifications, platting fee and environmental health department review 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.