

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: October 1st – October 15th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, October 23rd, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

Miscellaneous Items:

- 1. Lot 58R Oliver Pickens Farm Subdivision off Walker Avenue by Rosa Cruz - Variance Request to lot size.**

Lot 57 and 58 (Tax Map 004K Group C Parcel 038.00)

The existing two lots are being combined into one lot. There are no structures located on the proposed lot 58R.

Background: The property is located within the R-1 zone. The minimum lot size required is 32,670 for a standard lot to be served by individual septic systems with adequate soil. The owner is requesting to combine the property into one lot for one new home.

Lot 58R is to be approximately 17,115 square feet. A variance is indicated to the minimum lot size.

Analysis:

The Environmental Health Department has indicated this combination is an improvement to the current situation and the lot can be approved with the information that has been supplied.

This item will not require BZA variance consideration to lot size.

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Outstanding items to be completed:

1. Consideration of variance to minimum lot size by the Planning Commission.
2. Corrections to plat as supplied to surveyor.
3. 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.