

# 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: March 1<sup>st</sup> – March 16<sup>th</sup>, 2023

SUBJECT: Staff reports on items to be considered for the Thursday, March 23<sup>rd</sup>, 2023  
Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

**1. Earl Brown Property off Rudd Hollow Road by Earl and Robbin Brown: 2 lots and remainder along the county road.**

Background: The preliminary and final plat for the Earl Brown Property is a 2-lot plat containing 4.55 acres along Rudd Hollow Road with a remainder greater than five acres. All proposed lots have access off the existing county road. Sight distance at this location has been evaluated and is satisfactory.

#### Analysis:

Design of plat, plat description: Parcel ID: Tax Map 085, Parcels 046.00 and 050.00. The parcel is wooded mountain property along Rudd Hollow Road and has a home on proposed lot 1 while the rest is vacant. The property is in the R-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 to be served by individual septic systems. The Environmental Health Department is reviewing the final plat and has stated that lot line modifications and restrictions may be added to the final plat.

Existing County Roads: Rudd Hollow Road has been evaluated by staff and is 15' wide and adequate to serve these lots. Sight distance has been evaluated and driveway access will be limited to the existing driveways only and has been noted on the final plat.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. Both utilities shall certify the final plat.

Administrative Considerations: The proposed Earl Brown 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, electric and water utilities.
2. Environmental health department 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.