

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 16th, 2025

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

Hearings:

E. Preliminary and Final Plat – Minor Subdivisions:

4. Replat of Lot 2 of the Ronald Young and Edward Young property off Hutton Ridge Road by Kevin and Tracey Pitts: 2 lots off the county road and a remainder greater than 5 acres.

Background: The preliminary and final plat for the Replat of Lot 2 Ronald Young and Edward Young property off Hutton Ridge Road is a 2-lot plat containing 1.5 acres and a remainder greater than five acres. Both lots have frontage along the county road. Sight distance for both lots has been evaluated and is satisfactory.

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. The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Road: According to road list Hutton Ridge Road is 17-18' wide and is adequate to serve these 2 lots as shown.

NOTICE of Future Division: Five lots or more off the parent tract is a major subdivision. A drainage plan and calculations will be required for five or more lots off the parent tract and all other requirements for major subdivision will apply

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

Administrative Considerations: The proposed Replat of Lot 2 of the Ronald Young and Edward Young property 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 utilities.
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.