

# 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: November 1st– November 18<sup>th</sup>, 2022

SUBJECT: Staff reports on items to be considered for the Monday, December 5<sup>th</sup>, 2022 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

**1. Dennis and Mary Musick Property Lots 1-3 off Myers Road: 3 lots along the county road.**

Background: The preliminary and final plat for Dennis and Mary Musick Property Lots 1-3 is a 3-lot plat containing 7.49 acres along Myers Road. All proposed lots have access off existing county road. Sight distance at this location has been evaluated and is satisfactory.

Analysis:

Design of plat, plat description: The parcel is gently sloping property along Myers Road and has a garage on it and 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, combinations of proposed lots and restrictions may be added to the final plat.

Existing County Roads: Myers Road has been evaluated by staff and is 16' wide with adequate shoulders and ditches to serve these lots.

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

Drainage and Erosion Controls: This proposed subdivision did not require a drainage plan

Administrative Considerations: The proposed Dennis and Mary Musick Property Lots 1-3 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.