

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
AUGUST 24, 2017
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, August 24, 2017, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, Justin Teague – Storm Water Coordinator, and Jeff Headrick – Highway Superintendent.

Commissioners Present: Andy Allen, Dave Bennett, Brad Bowers, Shawn Carter Sr., Ron French, Roy Gamble, Geneva Harrison, Tom Hodge, Bruce McClellan, Darrell Tipton, Ed Stucky – Chairman, and Clifford Walker. Commissioner(s) Absent: None.

The minutes for the July 27, 2017, regular meeting were unanimously approved.

PUBLIC INPUT ON ITEMS ON THE AGENDA

No one spoke and the public input was closed.

HEARINGS

Preliminary and Final Plats – Minor Subdivisions:

Lots 4, 5 & 6 Graham and Chumley Property by David Graham and Adina Chumley: 3 lots along Marble Hill Road and a remainder greater than 5 acres:

This is a proposed three lot subdivision containing 2.46 acres and a remainder greater than 5 acres located in the Rural District 1 (R-1) Zone. None of the parcel is in the floodplain. All three of the proposed new lots front along the county road. Sight distance for road frontage has been evaluated with Planning and Highway Department staff and is satisfactory.

Environmental Health is reviewing the preliminary and final soil information and has stated that the lot line modifications may be required pending final soil evaluation and adjusted accordingly on the plat prior to certifying the final plat.

The proposed plat has been reviewed inclusive of subdivision regulations for small lots along a county road with public water, electric, and individual septic systems and is satisfactory.

Outstanding items to be completed:

1. Signature plats including water, electric, and Environmental Health Department certification and a \$20 per lot platting fee.
2. Addition of the easement dimension and center line of the TVA transmission lines.

Commissioner Tipton made a motion to approve the preliminary and final plat for Lots 4, 5, & 6 Graham and Chumley Property subject to completion of staff

recommendations; seconded by Commissioner Harrison. Motion received unanimous approval.

Scott Carver Property by Carver, Thomas and Brewer off of Cloyds Creek Road: 3 lots served off an existing easement:

This is a proposed three lot subdivision containing 20.4 acres. The property is located in the R-1 zone and none of the property lies in the floodplain. All three tracts are served exclusively by a common driveway easement that crosses the Thomas and Brewer property. Sight distance at this location is satisfactory.

Subdivision regulations allow for no more than four lots to be served by a common driveway easement. The proposed division will have only three lots exclusively off the easement.

Environmental Health Department has reviewed the soil information and is prepared to sign the final plats.

The owner shall supply a maintenance agreement prior to the final plat being released inclusive of maintenance responsibilities for the common driveway and/or drainage facilities. The owners of the Carver property and the Thomas Brewer property shall sign the final plat and maintenance agreement.

The proposed Scott Carver property was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric, and individual septic systems.

Outstanding Items to be completed:

1. Maintenance agreement prior to releasing final plat.
2. Signature plats and a \$20 per lot planning fee.

Commissioner McClellan made a motion to approve the preliminary and final plat for the three lot subdivision of the Scott Carver Property subject to completion of staff recommendations; seconded by Commissioner Walker. Motion received unanimous approval.

Scotty Ray Cooper Property off Miser Station Road by Scotty and Geanie Cooper: 3 lots along the county road:

This is a three lot subdivision that contains 4.9 acres located in the R-1 Zone. All three lots have direct road frontage along the county road. Sight distance at this location has been evaluated and driveway access restrictions shall be placed on the final plat for two lots along Miser Station Road. A sight distance easement shall be added to the plat and sight distance improvements shall be made by the owner prior to releasing the final plat.

Environmental Health Department has reviewed the soil information and is prepared to sign the final plats.

The proposed preliminary and final was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric, and individual septic systems.

Outstanding items to be completed:

1. The lot owners shall contact the Highway Department at 984-3421 prior to any construction for new driveway entrances.
2. Trees along the front of Lot 1 shall be cut back and confirmed by staff and a sight distance easement shall be placed on the final plat.
3. Signature plats including utilities and a \$20.00 per lot platting fee.

Commissioner Harrison made a motion to approve the preliminary and final plat for the three lot subdivision of the Scott Ray Cooper Property subject to completion of staff recommendations; seconded by Commissioner McClellan. Motion received unanimous approval.

LONG RANGE PLANNING:

Recommendation for amendment to the zoning resolution to include the Flood Insurance Rate Map (FIRM) Panel Numbers in Article III, Section B identified in Blount County:

Staff was recently contacted by Amy Miller, State NFIP Coordinator for TDEC, and a recommendation was made to revise the existing floodplain regulations to include specific reference to all of the map panel numbers for the areas of special flood hazard identified in Blount County by deleting Article III, Section B and replacing it with the following:

Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the Blount County, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated September 19, 2009 and Flood Insurance Rate Map (FIRM), Community 470356, Panel Numbers 47009C0025C, 47009C0050C, 47009C0075C, 47009C0094C, 47009C0100C, 47009C0105C, 47009C0110C, 47009C0115C, 47009C0117C, 47009C0119C, 47009C0120C, 47009C0128C, 47009C0129C, 47009C0130C, 47009C0133C, 47009C0135C, 47009C0136C, 47009C0137C, 47009C0138C, 47009C0139C, 47009C0141C, 47009C0142C, 47009C0143C, 47009C0144C, 47009C0165C, 47009C0175C, 47009C0200C, 47009C0225C, 47009C0232C, 47009C0235C, 47009C0250C, 47009C0251C, 47009C0252C, 47009C0253C, 47009C0254C, 47009C0275C, 47009C0280C, 47009C0285C, 47009C0292C, 47009C0295C,

47009C0311C, 47009C0312C, 47009C0325C, 47009C0350C, 47009C0375C, 47009C0400C, 47009C0425C and 47009C0475C, dated September 19, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Resolution.

Commissioner McClellan made a motion to forward a favorable recommendation to County Commission for the amendment to the zoning resolution to include the Flood Insurance Rate Map (FIRM) Panel Numbers in Article III, Section B identified in Blount County, seconded by Commissioner Allen. Motion received unanimous approval.

Staff Report: None

PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

No one spoke to this item.

ADJOURNMENT:

There being no further business to conduct, the Chairman declared the meeting adjourned.

Secretary