

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 1st – January 16th, 2019

SUBJECT: Staff reports on items to be considered for the Thursday, January 24th, 2019 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

Miscellaneous Items:

1. Re-plat of lots 3, 4 and 20 of Park Line Heights Subdivision Section 1 by James Herold: Variance to minimum lot size.

Background: Lots 3, 4 and 20 of Park Line Heights are being re-plated in order to remove a lot line between lots 3 and 20 and make lot 4 larger. All three existing lots are lots of record and all of the adjustments are a net improvement to the current situation; the end result is two lots located off of Flats Road

The proposed Lot 4R contains a home and the other lot is vacant. The surveyor has indicated the parcel is not located within the floodplain. The new lot 4R will contain a total of 15,318 square feet. Lot 3R will contain a total of 26,278 square feet. The regulations require a minimum lot size of 5 acres outside of any area of development hindrance in the R-2 zone for lots on septic.

The proposed re-plat of these three lots of record indicates variances as follows: variance to minimum lot size and variance to setbacks for existing structures.

Staff notes precedent in granting blanket variance to allow the re-plat of lots with assumption that the re-plat would result in an improved situation. Approval of this proposed plat with variances may be appropriate in this case.

The Environmental Health Department will sign this plat and confirm the lots are served by a private sewer system. Zoning variances to setbacks by the BZA are not required. A note shall be added to the plat for the encroachments. The Planning Commission has routinely granted a blanket variance in similar situations.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that i am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and dedicate all rights of way, street, alleys, walks, easements, parks and other open spaces to public or private use as noted.

DATE SIGNATURE

The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb soils on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic field lines appropriate to the size and use of buildings and other development or activities. The Blount County Environmental Department should be consulted prior to any construction to determine appropriate area to be reserved for septic field use.

CERTIFICATE OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E - 911)

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with the e - 911 System.

Date E - 911 AUTHORITY

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Blount County Planning Region, with the exceptions of such variances, if any, as noted in the minutes of the planning commission and that it has been approved by that body for recording in the office of the county register.

DATE SIGNATURE

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations.

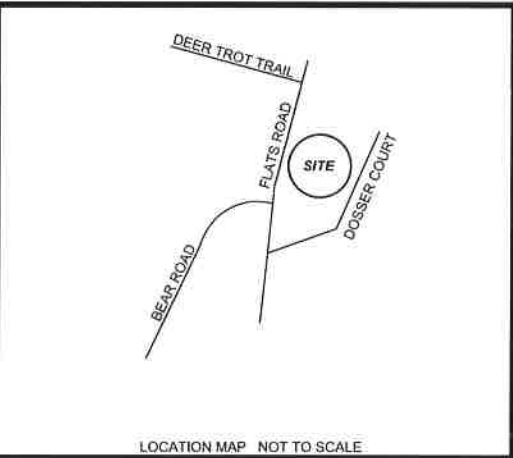
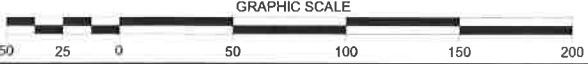
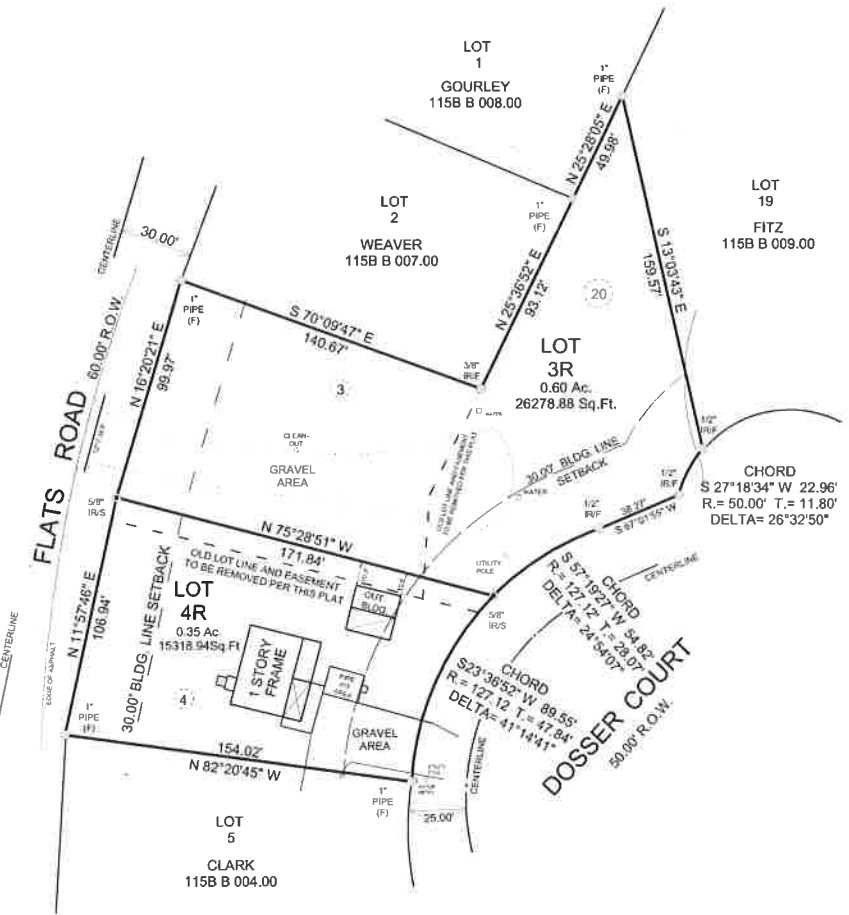
DATE STEVEN D. CRAIG
TN. R.L.S. 1812

I hereby certify this is a category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

SURVEYOR
STEVEN D. CRAIG
TENNESSEE REGISTRATION NUMBER 1812

STEVEN D.CRAIG, R.L.S. 1812

569 PICKENS GAP ROAD
SEYMOUR, TENNESSEE 37865
TELEPHONE: (865) 659-3533
E-MAIL: rlssurveyor1812@bellsouth.net



OWNER:
JAMES HEROLD
227 OLD GRADE ROAD
MONCK'S CORNER, S.C. 29461

- NOTES:
- 1) CORNERS MONUMENTS AS SHOWN.
 - 2) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - 3) PROPERTY ZONED: R-1
 - 4) MAGNETIC NORTH BASED ON PLAT OF RECORD TITLE PARK LINE HEIGHTS, SECTION 1, PLAT BOOK FILE NUMBER 456A, IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE
 - 5) THIS PROPERTY DOES NOT WARRANT TITLE.

RESUBDIVISION OF:

LOT 3, LOT 4 AND LOT 20
PARK LINE HEIGHTS SUBDIVISION
SECTION 1

DISTRICT 18, BLOUNT COUNTY, TENNESSEE
TAX MAP: 115 B, GROUP: B, PARCELS: 005.00, 006.00 & 010.00
PARK LINE HEIGHTS, PLAT BOOK FILE NUMBER 456A
LOTS 3 & 20: W.D. BOOK 2467, PAGE 597
LOT 4: W.D. BOOK 2291, PAGE 1140
SCALE: 1" = 50.00' DATE: OCT. 27, 2018