

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: January 1st – January 21st, 2021

SUBJECT: Staff reports on items to be considered for the Thursday, January 28th, 2021 Regular Meeting. 4:30 PM Electronic Meeting

Hearings:

Miscellaneous Items:

- 1. Lot 5R Fairlight Subdivision off Ace Gap Road by Ron and Sue Hamilton: Variance request to minimum lot size.**

Background: The property is in the R-1 (Rural District 1) zone. The minimum lot size required is 30,000 square feet on individual septic systems for each standard lot per the Blount County Subdivision Regulations. The owners are requesting to replat two lots into one lot. The proposed lot combination shows two private road frontage lots with one home.

The lots were previously platted on Map File 529B as lots 5 and 6 of Fairlight subdivision in Laurel Valley. Ace Gap Road is a private road within the Laurel Valley community.

The intent is to add both lots 5 and 6 together into Lot 5R. While there is no dedication of right-of-way required off the private road in the Laurel Valley Community, the proposed new lot 5R contains 27,192 square feet. A variance is indicated to the minimum lot size for proposed lot 5R.

Analysis:

The Environmental Health Department has reviewed the plat and has indicated the proposed replat of lots is satisfactory.

The plat shall have a private road certification signed by the Laurel Valley Property Owners Association.

This item is exempt from BZA variance consideration. The Planning Commission has routinely approved such variances when the situation is existing and an improvement to lot sizes is indicated.

Outstanding items to be completed:

1. Consideration of variance to minimum lot size requested to the Blount County Planning Commission.
2. Signature plats with all required certifications.
3. Add the Laurel Valley Property Owners Association Inc. Certificate of Private Streets and signature by proper representative of the Laurel Valley Property Owners Association Inc. on plat.
4. Environmental Health Department review fee, platting fee and variance request fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.