

# 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 1<sup>st</sup> – January 21<sup>st</sup>, 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:

- 2. Proposed Pump Station for South Blount County Utility District off Clover Hill Road by Mincy: Variance requests to lot for a utility purpose.**

#### Analysis:

Design of plat, plat description: The attached lot 1 is for a pump station for the South Blount County Utility District. The lot is 2,500 square feet. The current minimum lot size is 30,000 square feet.

The Environmental Health Department has reviewed this item and does not need to sign the plat. There are no variances required from the Board of Zoning Appeals per this request.

Staff notes precedent in granting blanket variance to lot size, setbacks, environmental health department evaluation and utility requirements for a standard lot. Approval of this proposed plat with variances is appropriate in this case.

#### Outstanding items to be completed:

1. Consideration of variance requests.
2. Signature plats.
3. Environmental Health Department review fee, platting fee and variance request fee.