

Think Quality - Think Future

Blount County Planning Department

Blount County Courthouse - 327 Court Street
Maryville, TN 37804-5906
Tel (865) 273-5750 - FAX (865) 273-5759
e-mail - planning@blounttn.org
on-line - www.blounttn.org/planning/

TO: Blount County Planning Commission

FROM: John Lamb

DATE: April 14, 2010

SUBJECT: Public hearing and possible action on Amendment of Subdivision Regulations concerning Certification for Minor and One-lot Subdivisions, and deletion of requirement for telephone and cable certifications.

The following were proposed as amendments to the Subdivision regulations, set for public hearing and possible action for April 22, 2010, and duly published in the Daily Times for required 30 day public notice:

A. That a new section 4.03.6 be added as follows:

Section 4.03.6 Certifications for Minor and One-lot Subdivisions

For any Minor Subdivision (see Section 4.03.2), One-Lot Subdivisions (see Section 4.03.3) and any One-Lot Subdivisions served by a permanent easement (see Section 4.03.4) the following certifications shall be required on the final plat: Certification of Ownership and Dedication, Certificates for Private Subsurface Septic Disposal Systems, Certificate of Accuracy, and the Certificate of Approval for Recording.

The Certification of the Approval of Utilities (Water), Certification of the Approval of Utilities (Municipal Sewer), Certification of Electrical Utility Service, Certification for the Approval of On-site Public Utility Sewer System shall be waived from the above plats pending confirmation by staff that each of the above have adequate services available to serve all of the proposed lots on the final plat.

The Certification of the Approval of Streets and the Certificate of Approval of Road Names and Property Numbers (E-911) shall be waived. The Planning

Department shall provide E-911 with a copy of the final plat for their record keeping and addressing purposes.

Reference **Section 5.03.2(u) for Waiver of Features of Final Plat for Minor and One-Lot Subdivisions.**

B. That a new section 5.03.2(u) be added as follows:

Section 5.03.2(u) for Waiver of Features of Final Plat for Minor and One-Lot Subdivisions.

See exceptions in **Section 4.03.6 Certifications for Minor and One-lot Subdivisions** for certifications required for Minor and One-Lot Subdivisions.

C. That the following sections be deleted in their entirety:

Section 10.11. Certification of Land-Line Telephone Service
Section 10.12. Certification of Cable/Multi-Media Service

Background explanation from previous memo: A few recent instances have arisen where the process and requirements for one lot plats and minor plats with four or less lots have been questioned. In particular, the requirement for certificates for such plats is perceived as being superfluous if no new infrastructure is involved. Basically, this is a situation where a parcel is being divided into four or less lots (one lot plat special case of minor plat), along existing county roads with utilities present. Present Subdivision Regulations require that a set of certificates be signed on any plat, including certificates for the Highway Department, and utility service providers such as water. In addition, a certificate for E-911 is included in order to allow the E-911 center to keep an up-to-date record of all lots created in the county.

Note that A and B above would not include plats of four lots or less where either road infrastructure, common driveway infrastructure, or major utility service lines would need to be extended to accommodate the plat. Such plats would be considered as major plats under the Subdivision Regulations, and the process of certifications would remain the same. Note that C above is a house keeping amendment since practice has shown that requiring certificates from telephone and cable media services has proven to be not practical.