

Think Quality - Think Future

Blount County Planning Department

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TO: Blount County Planning Commission

FROM: John Lamb

DATE: November 16, 2010

SUBJECT: Miscellaneous agenda item for the November 23, 2010 meeting.

Request to divide three lots of less than minimum size with three existing houses at 333 Prospect Road.

Edwin McCammon through Melinda Kelley requests variance of lot size and possible septic requirements to divide three existing houses onto separate lots at 333 Prospect Road. The County Commission recently amended the zoning regulations to allow such divisions at less than minimum lot sizes without the need for variance so long as the lots could sustain septic capability. The present request has not gone through Environmental Department review and any approval should be conditioned on appropriate review. See concept plan attached.

The three lots show practical division based on terrain. The 19,794 square foot lot to the north includes a triangular portion of land across Prospect Road, and follows an existing drainage ditch diagonally across the main tract. The 19,310 lot to the south follows the line of the driveway on the adjacent proposed lot with 27,738 square feet. All lots thus created do not meet minimum lot size requirements and would need variance under the subdivision regulations. All houses are reported to have separate septic systems, and any plat approval should contain condition of Environmental Department approval for the existing systems and houses. Since only a concept plan was submitted, the Planning Commission may wish to consider the variance request and await a full plat for approval at a later meeting.

233 Prospect Rd, Walland, TN 37886

19,794 SF

27,738 SF

19,310 SF