

Think Quality - Think Future

Blount County Planning Department

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: May 1st – May 16th, 2011

SUBJECT: Staff reports on items to be considered for the Thursday April 28th, 2011 regular meeting. 5:30 Hearings

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions: None
- C. Final Plats – Major Subdivisions: None
- D. Preliminary and Final Plats - Major Subdivisions: None
- E. Preliminary and Final Plats - Minor Subdivisions:
 - 1. **Irene Millsaps Estate off Crye Road by Irene Millsaps: 4 lots and a re-plat of lot 3R: 4 new lots, 3 lots with county road frontage and 1 lot served by a 25' easement.**

Background: The proposed Irene Millsaps Property off of Crye Road contains 4 lots on 5.5 acres. Lot 3R is a re-plat of an existing lot and is being made larger and will meet the current minimum lot size of 30,000 square feet. Lot 3 was approved in 1997 with 21,000 square feet. Lots 4, 6 and 7 will have road frontage along Crye Road. Lot 5 will be served by a 25' easement across the flag-stem for lot 4.

The regulations state that a one-lot subdivision with an easement does not require the easement to be improved; therefore the driveway to Lot 5 does not need to be constructed for final plat consideration. No driveway or utility extensions are required for this plat other than the electric and water being

available along Crye Road. Site distance for these proposed lots appears satisfactory.

Design of plat, plat description: The proposed preliminary and final plat is satisfactory with the information supplied and subject to this staff analysis. The parcel is rolling land and is not in the floodplain. The parcel is in the R-1 zone and the density and lots sizes are appropriate.

Septic, Sanitary Sewer: The environmental health department is reviewing the preliminary and final soil information and has stated that the soil information provided appears satisfactory.

Existing County Roads: The road list for the county indicates that Crye Road is 15 -18 feet wide with adequate ditches and shoulders. The subdivision regulations allow for a four lot subdivision (not counting replat of existing Lot 3)on road sections less than 18 feet wide.

Utilities: both water and electric utilities are in place along Crye Road.

Administrative Considerations: The proposed preliminary and final plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric and individual septic systems.

Outstanding items to be completed:

1. Signature plats and a \$20 per lot platting fee.

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

Misc. Items: None