

# 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: October 1<sup>st</sup> – October 19th, 2011

SUBJECT: Staff reports on items to be considered for the Thursday October 27th, 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: None

#### Misc. Items:

1. **Property of Edna Flanagan to Carlotta Millsaps off Miser School Road 1 lot. Variance request to minimum lot size.**

Background: The Edna Flanagan Property off of Miser School Road is a one lot plat with road frontage along the county road. The easement shown on the plat is for the use of adjacent parcels. The driveway is existing and sight distance is adequate. The proposed plat does not create any additional lots off of the driveway easement. The property is in the R-1 zone.

The lot of record with the house was originally very small with the old septic system being contained on a neighboring property. A portion of the Flanagan property is being added to the Millsaps property to allow the septic area and reserve area to be part of the Millsaps lot.

The owners are requesting a variance to the subdivision regulations to approve the lot shown with 20,794 square feet. The regulations require a minimum lot size of 30,000 square feet.

Any variances should be conditional on the approval of the Environmental Health Department. Mr. Ferguson has discussed the situation with staff, and agreed in principle that a subdivision that did not result in any net detriment to the property would be acceptable subject to approval of the Planning Commission.

Outstanding items to be completed:

1. Consideration of variance request by the planning commission.
2. Submission of a plat with certifications including Environmental Health Department Approval.

**2. Lot H14R of Little River Campsites off Harold Lane. Variance request to minimum lot size, buildable area in floodplain, and no area for septic.**

Background:

Lot H14R is a re-plat of three small campsite lots in the Little River Campsites on Harold Lane (Private Road). The property is in the R-1 zone.

The entire lot is to be .06 acres or 2600 square feet. The minimum lot size required for a standard lot is 30,000 square feet. All of the property is located completely within the 100 year flood plain. There is no area for septic capability on the lot. There is an existing residence on the lot that is to be removed to make way for a new cabin to be constructed on the combined lots within the required setbacks and elevated above the floodplain.

Staff cannot approve the combination of lots since the re-platted lot still does not meet minimum lot size, have septic capability and is in the floodplain.

All of the residences in the community share a common septic system and bathhouse. None of the units have individual septic and some have self contained systems that are pumped out.

Ms. Key is requesting a variance(s) to the subdivision regulations to approve the re-platted lot as-is in order to build a new cabin on her property.

Any variances should be conditional on the approval of the Environmental Health Department. Mr. Ferguson has discussed the situation with staff, and agreed in principle that a subdivision that did not result in any net detriment to the property would be acceptable subject to approval of the Planning Commission.

The following items need to be addressed by the surveyor: The plat needs to indicate the floodplain and flood map number. A note need to be added about the existing structure to be removed and shall not be rebuilt in the same location and must meet the setbacks. The minimum floor elevation needs to be established and placed on the plat. A location map needs to be added to the plat,

Outstanding items to be completed:

1. Consideration of variances request by the planning commission.
2. Submission of a plat with above comments and certifications including Environmental Health Department notations of existing conditions and restrictions.

**3. Name Change for Rudd Acres off Rudd Hollow Road.**

The Planning Commission approved the final plat for Rudd Acres at the September 2011 regular meeting. The plat is to be renamed Tremont Vista and recorded as such. This is a nominal change that will not change any design elements or previous approval. This item is for information only to get the name change on the Planning Commission record.