

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

MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: November 1st – November 21st, 2011

SUBJECT: Staff reports on items to be considered for the Tuesday November, 29th 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. **Re-plat of Tract 13 of Eagles Nest Subdivision (Jeffrey and Melinda Black Property) for the Tuckaleechee Utility District Water Tank located off Kelly Ridge Road in Laurel Valley.**

Background: The Jeffrey and Melinda Black Property off of Kelly Ridge Road is being re-plated to create a lot for a water tank for the Tuckaleechee Utility District. The easement shown on the plat is for the use of the utility district to access the proposed new lot.

Lot 13R-1 being created for the water tank is 10,800 square feet. This would create a substandard lot. This lot is also not being evaluated for septic capability as it is being created for the purpose of a public utility. Lot 13R is 4.2 acres and has an existing home. The environmental health department has reviewed the

larger tract and exiting septic field lines and reserve area and has stated there is adequate remaining area.

The utility district is requesting a variance to the subdivision regulations to approve lot 13R-1 as a substandard lot for purposes of public utility water tank.

The Laurel Valley Property Owner's Association has provided a letter stating that this project does not involve the Laurel Valley Property Association, and that this is a Tuckaleechee Utility District project in order to serve several homes owners with much needed water. The letter did not express any objection to the proposed lot for the water tank.

The Planning Commission in the past has accepted non-standard lots for public utility use, and this request falls within that precedent.

Outstanding items to be completed:

1. Consideration of variance(s) request by the planning commission.
2. Submission of a plat with certifications including Environmental Health Department Approval. The final plat shall indicate the location of the existing home on lot 13R.