

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: January 1st – January 21st, 2012

SUBJECT: Staff reports on items to be considered for the Thursday January, 26th 2012 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 Lots 18, 19 & 20 of Chalet Village off Lakeshore Drive in the Top of the World Community: Variance request to minimum lot size.**

Background: Lots 18, 19 and 20 of Chalet Village off Lakeshore Drive in the Top of the World community is being re-plated in order to combine the three lots into lot 18R. The parcel has frontage along Lakeshore Drive which is a private road.

There is a cabin located on the lot and the parcel is in the R-1 zone. The surveyor has indicated a portion of the parcel is located within the Zone A floodplain. The new lot 18R will contain a total of 9,538 square feet; the buildable area outside of the floodplain is even smaller. The regulations require a minimum lot size of 30,000 square feet outside of any area of development hindrance.

The proposed combination of these two lots of record into one substandard lot indicates variances as follows: variance to minimum lot size and variance of septic capability of the lot. Staff notes precedent in granting blanket variance to allow combination of lots with assumption that a combination would result in an improved situation. Approval of the combination with variances may be appropriate in this case.

The Environmental Health Department has signed the final plat indicating that the existing system has not been evaluated and makes no indication that any reserve area is available. 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.

This plat does fall under that precedent, and would be appropriate for approval with variances subject to required certifications.

Planning staff has no comment on the setbacks, minimum lot sizes and density requirements as per zoning. Any zoning variances for these matters should be determined by the Building Commissioner and addressed to the Board of Zoning Appeals if needed.