

AGENDA
FRIENDSVILLE PLANNING COMMISSION
JUNE 25, 2024, REGULAR MEETING
FRIENDSVILLE TOWN HALL, 213 W. COLLEGE AVENUE
6:00 PM
(immediately following called meeting of the BZA)

- I. Call to Order/Roll Call and determination of quorum.
- II. Approval of minutes from the November 28, 2023, regular meeting.
- III. Items for discussion and possible action:
 - A. Report from the Mayor.
 - B. Final Plat for David and Betty Staley properties (map 043N B, parcel 018.00; map 043N B, parcel 017.00; map 043N B, parcel 016.01)
- IV. Other old and/or new business.
- V. Adjourn

**MINUTES, REGULAR MEETING
FRIENDSVILLE PLANNING COMMISSION
FRIENDSVILLE TOWN HALL, 213 W. COLLEGE AVENUE
NOVEMBER 28, 2023**

The Friendsville Planning Commission met Tuesday, November 28, 2023.

Present were: Brandon Lamb- Vice Chairman, Jason Martin- Commission, Jonathan Newberry-Commissioner, Mayor Steven Cardwell

Absent: Michael Bailey- Chairman

Also present: Cameron Buckner – Staff Representative, Barry Ottinger- Building Official, Janet Ledbetter- Recorder

II. APPROVAL OF MINUTES: Commissioner Martin made a motion to approve the minutes from October 24, 2023; seconded by commissioner Newberry. Motion was unanimously approved.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

A. Report from the Mayor: N/A

B. Recommendation to City Council regarding proposed zoning ordinance changes from November workshop

A motion was made to recommend the changes from the November workshop, pending any changes recommended by legal council, by commissioner Newberry and seconded by Vice Chairman Lamb. Motion was unanimously approved.

C. Recommendation to City Council regarding LPRF grant funding for proposed downtown recreation project

A motion was made to recommend approval by Vice Chairman Lamb and seconded by commissioner Newberry. Motion was unanimously approved.

IV. OTHER OLD AND/OR NEW BUSINESS:

A. N/A

V. ADJOURNMENT:

There being no further business to conduct, commissioner Martin made a motion to adjourn, seconded by commissioner Newberry. Motion was unanimously approved. The next regular meeting is scheduled for January 23, 2024.

Secretary

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804

Phone: 865-681-9301 Fax: 865-681-9502



MEMORANDUM

TO: Friendsville Planning Commission

FROM: Cameron Buckner

DATE: June 25, 2024

SUBJECT: Final plat of David and Betty Staley Properties, (map 043N B, parcel 018.00; map 043N B, parcel 017.00; map 043N B, parcel 016.01)

Attachments

1. Tax Map
2. Final Plat

Summary

The proposed final plat illustrates (3) lots under common ownership. The (2) parcels that front W. College Avenue (map 043N B, parcel 017.00; and map 043N B, parcel 016.01) are zoned C-1 and will be combined to create Lot 1 as shown on the plat, resulting in a .34 acre tract. The parcel that fronts N. Morgan Street and is zoned R-1 will be subdivided into two lots resulting in a .55 acre tract, which is noted as Lot 2, and a .35 acre tract, which is noted as Lot 3. Sewer connection is available for all three lots, with Lots 2 and 3 being served by a sanitary sewer easement through Lot 1.

Per Article II, Section C.1, the planning commission may waive the requirement for preliminary plat approval and require only a final plat if the proposed subdivision fronts upon an existing public road and requires no extension of utilities (except service lines to lots). In this case, the proposed plat appears to meet the requirements to be exempt from preliminary plat approval.

Additionally, section 701 of the zoning ordinance requires a lot width of 100 ft at the 25 ft building setback. A variance from this section will be required by the Board of Zoning Appeals since the lot width at the building setback is only 24.96 ft.

All other dimensional requirements, per the subdivision regulations and zoning ordinance, appear to be met.

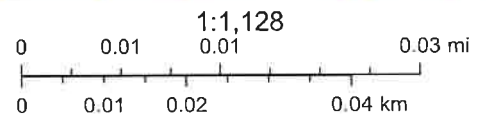
If the variance is granted and the planning commission approves the plat, the approval will need to be subject to applicable signatures. All signatures will need to be obtained prior to the Secretary's signature.

Blount County - Parcel: 043N B 016.01

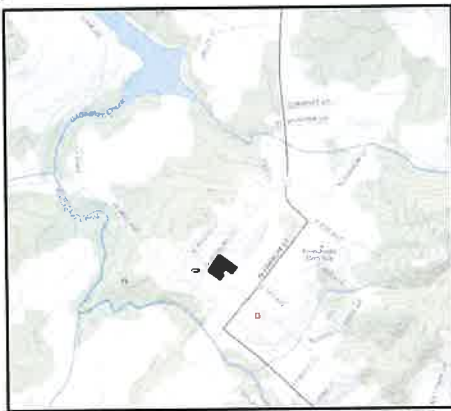


Date: June 18, 2024

County: Blount
Owner: STALEY DAVID L & BETTY B
Address: W COLLEGE AVE
Parcel Number: 043N B 016.01
Deeded Acreage: 0
Calculated Acreage: 0



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LOCATION MAP

NOT TO SCALE

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS INSTALLED.

UTILITY DISTRICT REPRESENTATIVE _____ DATE _____

VARIANCE REQUEST TO MOVE THE BUILDING SETBACK LINE OF LOT 3 AS SHOWN TO BE GRANTED BY THE CITY OF FRIENDSVILLE BOARD OF ZONING APPEALS.

1. CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owners of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open space to public or private use as noted.

Date _____ Owner(s) _____

3. CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water system installed, or proposed for installation along with the financial guarantees provided, fully meets requirements of the State of Tennessee.

Date _____ Authorized Representative of Utility Provider _____

2. CERTIFICATION OF ACCURACY OF SURVEY

I certify that this plat shows and described herein is a true and correct survey to the accuracy required by the Tennessee Municipal Planning Commission, and that monuments have been placed as shown herein in accordance with the specifications of the Friendsville Municipal Planning Commission.

Date _____ Surveyor/Engineer _____



6. CERTIFICATE OF APPROVAL OF STREET NAMES

I certify the street names on this plat have been reviewed and are acceptable in accordance with the policies of the Blount County Communications District.

Date _____ Authorized Representative of Blount County Communications District _____

7. CERTIFICATE OF APPROVAL FOR RECORDING

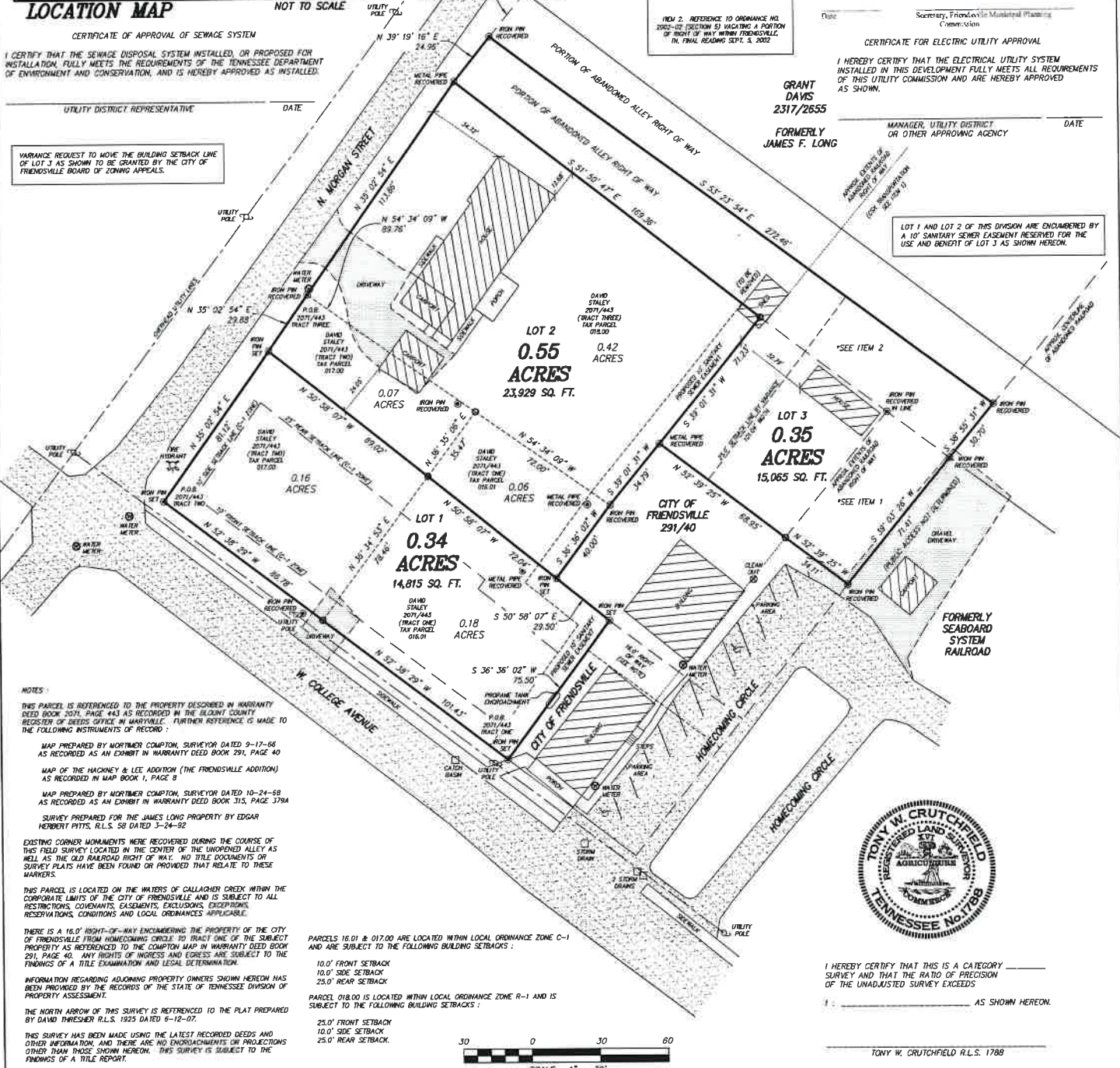
I certify that this plat has been found to comply with the subdivision regulations for the City of Friendsville, with the exception of such variations, if any, which are noted in the minutes of the Friendsville Municipal Planning Commission. All improvements have been installed or an acceptable survey posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.

Date _____ Secretary, Friendsville Municipal Planning Commission _____

CERTIFICATE FOR ELECTRIC UTILITY APPROVAL

I HEREBY CERTIFY THAT THE ELECTRICAL UTILITY SYSTEM INSTALLED IN THIS DEVELOPMENT FULLY MEETS ALL REQUIREMENTS OF THIS UTILITY COMMISSION AND ARE HEREBY APPROVED AS SHOWN.

MANAGER, UTILITY DISTRICT OR OTHER APPROVING AGENCY _____ DATE _____



ITEM 1. REFERENCE TO BLOUNT COUNTY CIRCUIT COURT (TENNESSEE COURT OF APPEALS) OCT 31, 1985, ACCORDING TO M. L. V. CITY OF FRIENDSVILLE # 532-TRANSPORTATION SURVEY OF THE PROPERTY OF JAMES F. LONG #1 et al. DATED MARCH 24, 1982 BY EDGAR HERBERT PITTS, JR., R.L.S. 58 (BLOUNT SURVEYS INC.)

ITEM 2. REFERENCE TO ORDINANCE NO. 2002-02 (SECTION 5) VACATING A PORTION OF RIGHT OF WAY WITHIN FRIENDSVILLE, TN. FINAL RESOLUTION SEPT. 5, 2002.

LOT 1 AND LOT 2 OF THIS DIVISION ARE ENCLUMBERED BY A 10' SANITARY SEWER EASEMENT RESERVED FOR THE USE AND BENEFIT OF LOT 3 AS SHOWN HEREON.



I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS _____ AS SHOWN HEREON.

TONY W. CRUTCHFIELD R.L.S. 1788

CRUTCHFIELD SURVEYS
 JERRY W. CRUTCHFIELD R.L.S. 1612
 TONY W. CRUTCHFIELD R.L.S. 1788
 P.O. BOX 282
 105 LIBERTY STREET
 JACKSBORO, TENNESSEE 37757
 (423) 566-1483 office
 (423) 566-0362 fax
 (423) 562-8285 home



FINAL PLAT OF THE DIVISION FOR
DAVID & BETTY STALEY
 CITY OF FRIENDSVILLE
 BLOUNT COUNTY

WARRANTY DEED BOOK :	2071
PAGE :	443
TAX MAP :	054C-B-(043N)
PARCELS :	016.01, 017.00 & 018.00
DISTRICT :	4

DRAWN BY :	GG
APPROVED BY :	T. CRUTCHFIELD
DATE :	7-21-21
REVISD :	4-15-24
SCALE :	1" = 30'
FILE NAME :	FRIENDSVILLEZC