

# STAFF REPORT

## ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

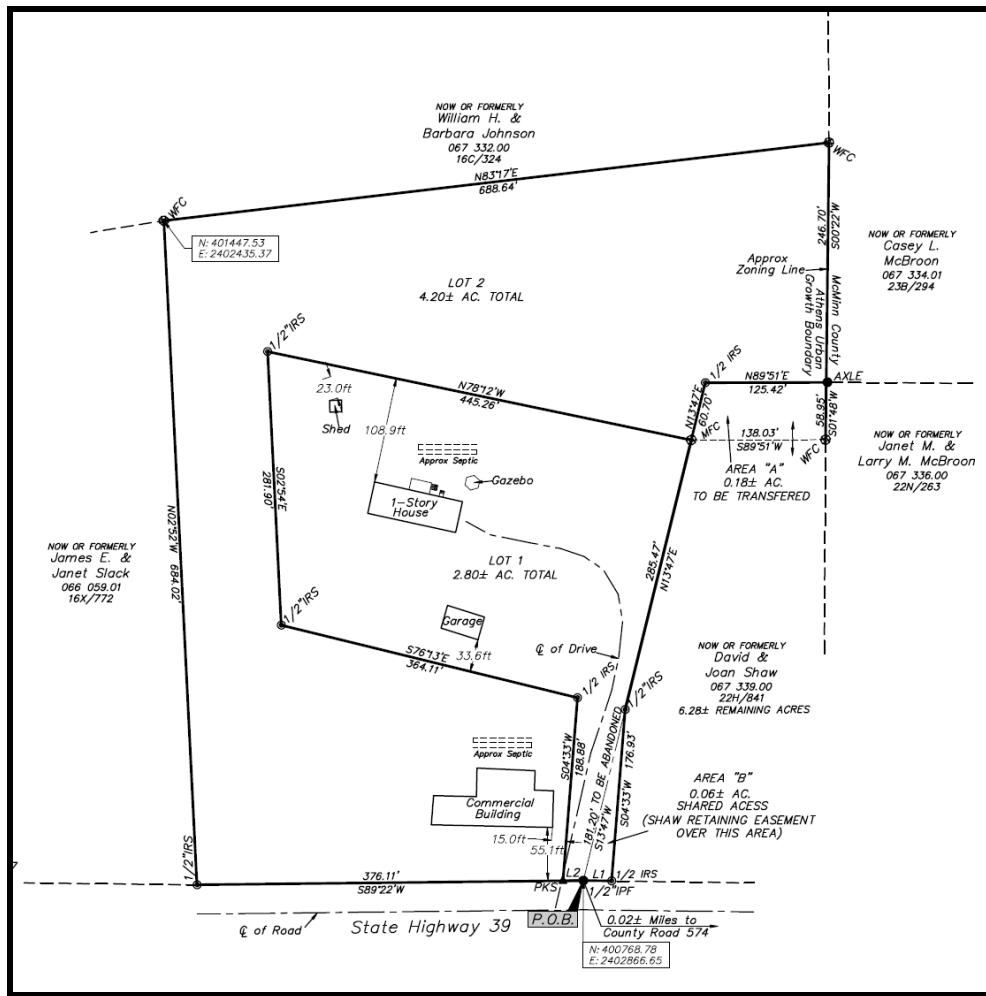
April 3, 2023

12:00 P.M.

### CONFERENCE ROOM

#### NEW BUSINESS

- Final Plat approval request** for Robert Harris and Mitchell Miller on property shown as Tax Map 067 Parcels 333.00 and 339.00 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Hwy 39 in the growth boundary and contains 8.91 acres and is doing a land swap between parcels and is also creating a new lot out of parcel 333.00- subdivision deal with three (3) lots.



## STAFF COMMENTS

### Community Development Department

- *Flood Map is incorrect and should be Map 47107C0225D.*
- *Parcel 067 339.00 remaining acres is incorrect based upon the TN property data which states it is only 2 acres before the land swap.*
- *Add “No Zoning” after Urban Growth Boundary language in Survey Note #2.*
- *Plat will require Planning Commission approval due to it involving three lots.*

### Fire Department

- *No Comments.*

### Public Works

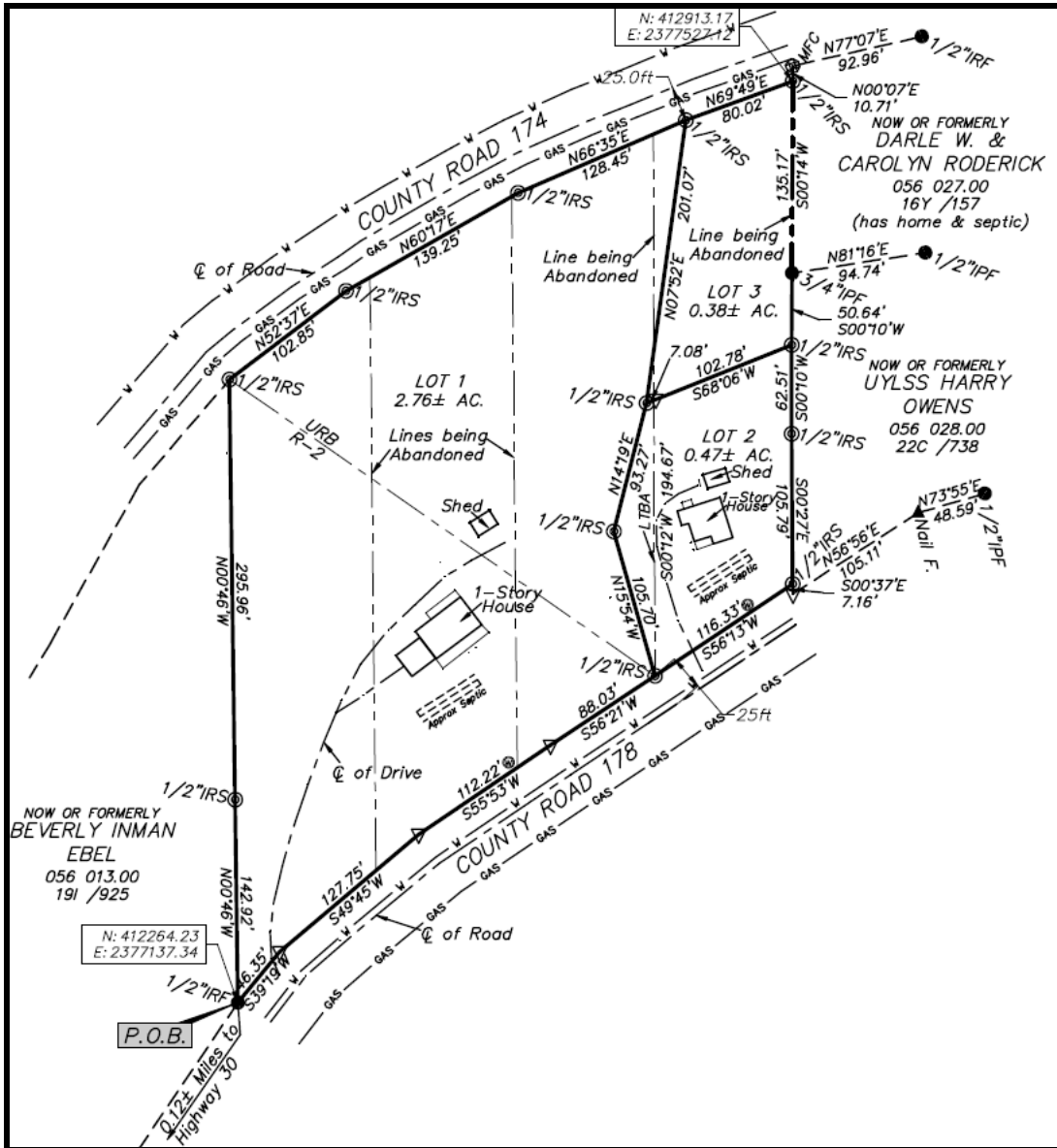
- *Delete Street Certification as no streets are being built.*

### AUB

- *Need to show AUB electric and natural gas lines.*
- *Need to add Electric Certification and Natural Gas Certification.*

The plat has been reviewed by Staff and AUB. **Staff recommends approval if all comments above have been addressed and all signature blocks have been completed.**

2. **Final Plat approval request** for Jeff White and Scott Dennis on property shown as Tax Map 056 Parcel 021.00, 022.00, 023.00, 026.00 and 027.00 on the Tennessee Real Estate Property Assessment Data Website. The 3.61-acre plat is reconfiguring five (5) lots into three (3) and is located on Velma Road and County Road 174, the portion of the plat located inside the city is zoned R-2 Medium Density Residential.



The plat has been reviewed by Staff and AUB. **Staff recommends approval if all comments have been addressed and all signature blocks have been completed.**