

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: October 1st – October 15th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, October 23rd, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary and Final Plat – Minor Subdivisions:

1. Carl Cromwell Property off Miser Station Road by Carl Cromwell: 4 lots along the county road.

Background: The preliminary and final plat for the Carl Cromwell subdivision off Miser Station Road is a 4-lot plat containing 5.32 acres. All four lots have frontage along the county road. A portion of the property is being added to an adjoining Cromwell parcel and an easement is being added. Sight distance at this location has been evaluated and is satisfactory. Driveway access restrictions have been added to the final plat.

Analysis:

Design of plat, plat description: The property is in the R-1, Rural District 1 zone and the density and lots sizes are appropriate. According to the project surveyor, none of the property is in the floodplain.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Road: According to the County Road list Miser Station Road is 20 feet wide and adequate to serve these 4 lots.

Public Water and Electric Utilities: Public water and utility electric shall serve all four lots and both shall certify the final plat.

Administrative Considerations: The proposed subdivision of the Carl Cromwell property preliminary and final plat was reviewed inclusive of subdivision regulations for small lots served by electric, public water, and individual septic systems.

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department, electric and water.
2. Environmental Health Department review fee and platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary and final plat due to identified deficiencies, 2) defer preliminary and final plat approval until deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.