

Blount County

Planning and Development Services

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 2nd – January 14th, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, January 22nd, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

C. Final Plats – Major Subdivisions:

1. **Evadell L. Eggers Subdivision Lots 1-4 off Tuckaleechee Trail by Preferred Homes LLC. 4 lots along the county road.**

The preliminary plat was approved in August of 2025

Background: The final plat for the Evadell L. Eggers Subdivision Lots 1-4 contains 5.01 acres off Tuckaleechee Trail. All four lots are to have county road frontage. According to the preliminary plat none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along the county road with public water, electric and individual septic systems.

The owner has made improvements along the county road including clearing vegetation, cutting the bank and installing a ditch along the county road as required by the highway department. Sight distance at this location is satisfactory and no driveway access restrictions shall be required. The plat shall indicate an electric easement along the front of the lots as the power lines are not within the right of way to be dedicated.

Analysis:

Design of plat, plat description: The parcel is located within the S-suburbanizing zone and lot sizes and density are appropriate. The parcel is currently vacant and is sloping wooded land. The bulk of the drainage will be directed towards the natural drainage areas and towards the county road.

Existing County Road(s): The Highway Department has measured the road and has indicated Tuckaleechee Trail is less than 18' wide with ditches and shoulders from this location to Tuckaleechee Pike and is limited to four lots per 12 months.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is preparing to sign the final plat.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. All water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility prior to final plat. Both utilities shall certify the final plat.

Drainage and Erosion Controls: Drainage information and calculations were not required for this minor plat.

NOTICE of Future Division: Any proposed future subdivision of five lots or more off the parent tract will require a determination of road and shoulder width by the Blount County Highway Department for adequacy of infrastructure for major subdivision. A drainage plan and calculations will be required for five or more lots off the parent tract and all other requirements for major subdivision.

Construction of Improvements: As of this time the bulk of the onsite construction as listed above has been completed and is satisfactory. The stumps, fallen trees and piled up dirt will need to be removed from the site for final plat approval.

Administrative Considerations: The proposed final plat for the Evadell L. Eggers Subdivision Lots 1-4 was reviewed inclusive of subdivision regulations for small lots served along the county road with public water, electric and individual septic systems.

Outstanding Items to be Completed:

1. The stumps, fallen trees and piled up dirt will need to be removed from the site for plat approval. The powerline easement shall be shown on the plat.
2. Signature plats including the Environmental Health Department, electric utility and utility water signatures.
3. 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 final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.