

Blount County

Planning and Development Services

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 865-681-9301)

DATE: July 1st – July 15th, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, July 23rd, 2026
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary and Final Plat – Minor Subdivisions:

1. **Replat Lot 1 and 2 Charles Farmer III and Ann Farmer Subdivision off Huffstetler Road: 4 Lots: 2 new lots and a replat of 2 lots off a shared driveway.**

Background: The preliminary and final plat for the Replat of Lot 1 and 2 Charles Farmer and Ann Farmer Property off Huffstetler Road is a 4-lot plat containing 8.61 acres. Lot 2R has frontage along the county road. The remaining three lots are to be served exclusively off the common driveway easement. Sight distance at this location has been evaluated by the Highway Department and is satisfactory. The 20' section of the easement was approved by the City of Maryville in 2015.

Analysis:

Design of plat, plat description: The property is in the suburbanizing 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: All the lots are served by individual septic systems. Any special instructions by the Environmental Health Department shall be noted on the final plat. The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Road: According to road list Huffstetler Road is at least 18' wide and is adequate to serve these lots as shown. See notice of future division.

Public Water and Electric Utilities: Public water and electric has been installed shall serve all lots and both utilities shall certify the final plat.

NOTICE of Future Division Five lots or more off the parent tract is a 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 will apply.

Administrative Considerations: The proposed Replat Lot 1 and 2 Charles Farmer III and Ann Farmer Subdivision 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 utilities.
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.