



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: May 1st – May 21st, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, May 28th, 2026
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- C. Final Plats – Major Subdivisions:
- 2. Ridge Meadows Lots 3-5 Subdivision off Ridge Road by Pankratz Construction. 3 lots, 2 lots to be served exclusively off a proposed new common driveway and 1 with road frontage.**

The preliminary plat was approved in September 2025.

Background: The final plat for the Ridge Meadows Subdivision Lots 3-5 contains 4.47 acres off Ridge Road. A new common driveway is planned to serve Lots 3, 4 and 5. Lots 1 and 2 have been previously approved. The proposed location of the new common driveway and sight distance at this location has been evaluated. Improvements have been made at this location including removal of vegetation and ditch improvements by the owner. 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 with a new common driveway with public water, electric and individual septic systems. A cluster mailbox has been installed.

Analysis:

Design of plat, plat description: The parcel is located within the Suburbanizing zone and lot sizes and density are appropriate. The parcel currently has a home and a few other buildings and is partially wooded and sloping land. The bulk of the drainage will be directed towards the natural drainage areas. Special attention and control measures during all onsite construction have been required.

These three lots shall all become part of a maintenance agreement and have maintenance responsibility of the common driveway and cluster mailbox.

Existing Road(s): Ridge Road is 18 feet wide and is adequate for these 3 lots.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is reviewing the final plat and will make modifications as needed prior to signing 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. Both utilities are preparing to sign the final plat. A fire hydrant has been installed to serve this project.

Property Owner's Association/Maintenance Agreement: The developer has supplied documentation for a maintenance agreement for Ridge Meadows Lots 3-5 for staff review inclusive of the common driveway easement and cluster mailbox maintenance.

Proposed Road Plan: The common driveway plan with cross section and proposed driveway layout has been supplied.

Construction of Improvements: As of this time on-site construction is nearing completion for the proposed subdivision. All utilities, driveway construction and ditches have been constructed within the proposed common driveway easement.

The location of the common driveway along Ridge Road has been evaluated by the engineering department. The grade of the common driveway is satisfactory. The entrance is adequate to accommodate the paved area. Improvements completed for this subdivision include the construction of the common driveway, paving of the common driveway entrance, installation of electric and public water to each lot and a cluster mailbox.

Administrative Considerations: The final plat for Ridge Meadows Lots 3-5 was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic. The project engineer has certified the completion of the common driveway.

All erosion controls shall stay in place until the site is revegetated.

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Outstanding Items to be Completed:

1. Copy of notarized maintenance agreement for the maintenance of the common driveway and cluster mailbox.
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.