

# 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: April 1<sup>st</sup> – April 17<sup>th</sup>, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, April 24<sup>th</sup>, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

E. Preliminary and Final Plats – Minor Subdivisions:

**3. Weinaug and Madewell Property off E. Lamar Alexander Parkway: 3 lots and a tract greater than 5 acres off the state road. Variance request to road frontage.**

The preliminary and final plat for the Weinaug and Madewell Property contains three lots along E. Lamar Alexander Parkway and an exempt tract. Lots 1, 2 and 3 all have existing homes on them. Sight distance has been evaluated by planning staff and is satisfactory. A variance is indicated to the frontage along the State road. E. Lamar Alexander is classified as a major arterial which requires 200' of road frontage. The existing lots have the same or less frontage as the proposed lots, all three lots have existing homes and all have existing driveway access.

#### Analysis:

Design of plat, plat description: The parcel is in the R-1, Rural District 1 zone and the R-2, Rural District 2 zone as indicated. The lot sizes and density are appropriate for each zone. According the surveyor none of the property is in the floodplain.

Septic, Sanitary Sewer: The Environmental Health Department is reviewing the plat and may require lot line modifications or designated reserve areas on the final plat.

Existing County/State Road: E. Lamar Alexander is adequate to serve these lots.

Utilities: Public water and electric serve all the lots.

Administrative Considerations: The proposed Weinaug and Madewell Property subdivision was reviewed inclusive of subdivision regulations for lots served by public water, electric and individual septic systems.

Outstanding items to be completed:

1. Consideration of variance request by the Planning Commission.
2. Signature plats including Environmental Health Department certification and any plat modifications per the Environmental Health Department.
3. Environmental Health Department review fee and preliminary and final 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.