

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: May 1st – May 20th 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:
- Paige's Place Subdivision Lots 34R-1 – 34R-4 off Willow Pond Drive by Murphy's Bobcat. 4 lots, 3 lots to be served exclusively off a proposed new common driveway and 1 with road frontage.**

The preliminary plat was approved in February of 2026.

Background: The final plat for Paige's Place Subdivision contains 3.75 acres off Willow Pond Drive. A new common driveway is planned to serve all four lots. 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, ditch improvements and removal of a portion of the curb. According to the surveyor none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots served by a new common driveway with public water, electric and sanitary sewer. A cluster mailbox has been installed for postal service.

Analysis:

Design of plat, plat description: The parcel is located within the Suburbanizing zone and lot sizes and density are appropriate. The parcel is currently vacant open land. The bulk of the drainage will be directed towards the natural drainage area; Maly Branch as indicated on the plat. Special attention and control measures during all onsite construction have been required. All four lots shall

become part of a maintenance agreement and have maintenance responsibility of the common driveway and cluster mailbox.

Existing Road(s): According to the road list Willow Pond Drive is 24 feet wide and is adequate for these four lots.

Septic, Sanitary Sewer: All of the proposed lots are to be served by sanitary sewer as required for small lots in the suburbanizing zone. The City of Maryville has supplied a service letter for preliminary plat and is preparing to sign the final plat now that the sanitary sewer has been installed.

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. An existing fire hydrant will serve this project per the water utility.

Property Owner's Association/Maintenance Agreement: The developer has supplied documentation for a maintenance agreement for Paige's Place for staff review inclusive of the common driveway easement and 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 Willow Pond Drive 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, public water, sanitary sewer to each lot and a cluster mailbox.

Administrative Considerations: The final plat for Paige's Place Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and sanitary sewer. The project engineer has certified the completion of the common driveway.

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

Next page...

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 sanitary sewer utility, electric utility and utility water signatures.
3. 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.