



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:

B. Preliminary Plats – Major Subdivisions:

2. **Overhill View Subdivision off Calderwood Highway by Tim and Linda Ivens: 10 lots to be served off a new county road section.**

Background: The preliminary plat for Overhill View Subdivision contains 10 proposed residential lots on 9.08 acres. A new paved county road is planned to serve all of the proposed lots off of Calderwood Highway.

All new lots shall have driveway access off the new county road section only for safety purposes and to eliminate additional driveways along Calderwood Highway. A note shall be added to the final plat that lot 10 is to have driveway access off the new county road only. Sight distance for the proposed new road has been evaluated by staff. A sight distance easement shall be added to the final plat on lots 1 and 10 along Calderwood Highway to preserve sight distance and be maintained by the property owner's association. An area shall be designated for a pull off for the cluster mailbox. Additional instructions are included below.

The proposed intersection of the new county road along Calderwood Highway shall require review and approval by TDOT at this location. The project engineer shall supply confirmation of TDOT approval prior to preconstruction meeting.

According to the preliminary plat none of the property is in the floodplain. The proposed new subdivision has been reviewed inclusive of subdivision regulations for small lots along a new county road section, public water, electric and

individual septic systems. It is the owner's responsibility to contact the Post Office to make the arrangements for postal service.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 Rural District 1 and lot sizes and density are appropriate. The parcel is currently vacant rolling land. According to the project engineer the bulk of the drainage will be directed towards natural drainage areas and towards the drainage area along the state road. Special attention and control measures during all onsite construction shall be required.

All new lots shall all become part of a property owner's association for Overhill View Lots 1-10 and shall have maintenance responsibility for the cluster mailbox lot or easement and 1/10 shared ownership of said lot. To be clear, the property owner's association shall have overall maintenance responsibility of any common area lot or easement for the mailbox area and for the sight distance easement located on lots 1-10 along Calderwood Highway.

The area to be identified on the plat as a sight distance easement shall give primary responsibility for maintenance to the individual lot owner of lots 1 and 10 with the overall maintenance responsibility for the sight distance easement by the property owners association. The sight distance easement shall be identified on the final plat with a special note stating: The area identified as sight distance easement shall be free from any permanent vegetation other than grass or sod (to be mowed regularly). No other planted materials or any permanent or temporary structures or signs above ground of any kind are permitted in the sight distance easement and shall be noted in the property owner's association documentation and in the individual deeds.

Existing State Road: Calderwood Highway (US 129) is a state road and is adequate to meet the requirements for major subdivision.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department is reviewing the preliminary soil map and has indicated that lot line adjustments, designated reserve areas and combinations may be required for final plat certification.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are not indicated. The drainage plan indicates that the bulk of the drainage will be directed to natural drainage areas and to the drainage areas along the state road.

Erosion control measures during construction of the infrastructure shall be in place prior to any onsite construction and managed through project completion

and until vegetation is reestablished on all disturbed areas and in compliance with the SWPPP permit.

Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. Any state erosion control permit(s)/Notice of Coverage shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and the **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The owner shall supply a preconstruction request form to staff in order to schedule a preconstruction meeting.

After the preconstruction meeting, all erosion control measures shall be in place and inspected by the Storm Water Manager prior to any on-site construction. Next, the owner shall comply with Section 8.02.1 of the Subdivision Regulations prior to the removal of topsoil and install all erosion controlling devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2nd Edition. Planning staff shall inspect and approve on-site erosion controls prior to any earth moving activities. It is further the owner's responsibility to comply with Section 7.01.9 of the Subdivision Regulations for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. Staff shall inspect and approve all final site improvements prior to releasing any final plat.

In it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for grading and clearing prior to commencing construction for the roads, utilities and drainage facilities. Any changes in the field shall require as-built information at final plat. A final certification letter from the project engineer shall be required after project completion. Adequate building sites for each lot must avoid drainage areas.

Proposed paved county road plan: A road plan with profiles, cross section and proposed road layout has been submitted. As-built road plans or profiles may be required for this roadway prior to final plat. The road cross section supplied illustrates an 18' wide roadway with shoulders and ditches within a 50' right-of-way.

All conduit must be in place prior to stone surface application in order to reduce the short and long-term damages to the county road. All road work is to be coordinated between the developer and the Highway Department and only after a preconstruction meeting with staff.

The new road for these 10 residential lots shall be fully constructed including all utilities, conduit and drainage facilities prior to final plat approval. According to the road profile none of the road is greater than 10% design grade.

The entire proposed paved county road shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The road grades at the proposed intersection shall be coordinated with the highway department to promote positive drainage. Prior to stone application the owner shall contact the subdivision inspector for sub-grade inspection.

The graded surface shall be a prepared crowned surface. The gravel surface application shall be spread a minimum of 6 inches thick of pug-mix and rolled with a steel drum roller. A consistent depth of stone shall be achieved the entire length of the road.

The binder course of asphalt shall be 2" thick and the top course of asphalt shall be 1.5" thick according to the design plan. The road shall be paved a width of 18' with 3-foot compacted shoulders and ditches. All disturbed area shall be backfilled to the top of the compacted shoulders and be seeded and covered in straw as soon as roadway is constructed. The paving shall be tied into the edge of the existing pavement along Calderwood Highway and meet all county and state requirements.

Public Water and Electric Utilities: Public water and underground 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. Fort Loudoun Electric Cooperative utility and South Blount County Utility District water have confirmed these lots will be served by both utilities. South Blount County water has also reported adequate water flow for fire hydrants as well (letters attached below). Conduit must be in place for any utility not installed including phone, cable TV and internet communications. The fire hydrant will be located along the new road section and not along Calderwood Highway as currently shown on the design plan.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for Overhill View Subdivision for staff review prior to final plat inclusive of maintenance and shared ownership (as needed) of the cluster mailbox area and sight distance easement and special notes as indicated above. All of the special notes shall be placed on the future final plat, in the property owner's association documentation or in the future deeds for Overhill View Subdivision.

Construction of Improvements: As of this time there has been no construction of any improvements on site for Overhill View Subdivision.

The proposed new road, utilities and drainage facilities shall be built according to the project engineering plans and according to county road and drainage standards. Water and electric shall be completely installed to serve these lots prior to final plat for any lots and to avoid unnecessary disturbance to the roadway after completed. This is also the case for any cable supplier and

telephone. Should a surety be posted for the electric, water, cable and phone utility prior to final plat, certification of said surety shall be required in addition to ensuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall fill out the preconstruction request form and contact the planning department to schedule a pre-construction meeting prior to any on-site construction. The comments of the Highway Department and Storm Water Department are included in this staff analysis.

Developer Notice:

- Any construction prior to a pre-construction meeting with staff or required TDEC and/or county permits is at the risk of the owner.
- The developer shall supply a full set of updated construction plans to staff for review to include all the following:
 - All modifications to preliminary plat design from surveyor.
 - All road, drainage and erosion control plans updated and certified by project engineer
 - All utility plans to staff, including electric, water, natural gas, public sewer, cable and telephone (as applicable to this development) and certified by the appropriate service provider.
- A full set of construction plans with modifications must be approved by staff prior to preconstruction meeting.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) Notice of Coverage from TDEC prior to the preconstruction meeting.
- The owner shall contact the Planning Department at 865-681-9301 to schedule a preconstruction meeting and complete the preconstruction request form.
- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities should attend the preconstruction meeting.
- The owner shall apply for a county grading permit (as applicable) from the Blount County Storm Water Manager at 865-681-9301. All erosion controls must be fully installed and inspected by the Storm Water Manager prior to any on-site construction activities.

- Prior to any on-site construction the developer shall contact the TDOT regarding any utility construction to be done within the state right-of-way along Calderwood Highway.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Coordinator at 865-681-9301 to schedule inspections during construction.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

Administrative Considerations: The proposed Overhill View Subdivision preliminary plat was reviewed inclusive of subdivision regulations for small lots along a new county road with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, drainage calculations, erosion control plan and preliminary utility information.

Outstanding Items to Be Completed:

1. All instructions in this staff analysis including the *Developer Notice*, utility information, SWPPP permit/Notice of Coverage, cluster mailbox area to be determined, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The project engineer shall supply updated plans to show the pull off area and cluster mailbox location. Additionally, the project engineer shall supply the TDOT approval for the entrance along Calderwood Highway.
3. The developer shall supply documentation for a Property Owner's Association for Overhill View for staff review prior to final plat inclusive of all instructions identified in this staff analysis.
4. Preliminary platting fee and environmental health department fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

South Blount County Utility District
320 Partnership Parkway
Maryville TN 37801
Ph. 865-982-3560 Fax. 865-984-8330
www.southblountutility.org



Date: December 2, 2025

To:

David Campbell

Dear Mr. Campbell

South Blount County Utility District (SBCUD) is aware of the proposed 10 lot development Ivens Overhill View Subdivision located on Calderwood Hwy in Maryville, TN. Pending review and approval of all utility plans and all contractual obligations by the developer, SBCUD can provide water service and fire hydrant capacity to this proposed development.

Sincerely,



Quentin Campbell
Assistant District Manager



Fort Loudoun Electric Cooperative

116 Tellico Port Road
P.O. Box 1030
Vonore, TN 37885-1030
Ph: 1-877-FLEC-ORG
Fax: 423-844-2116

Wednesday January 14, 2026

To:

Doug Hancock.
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1221 McCarthur Road
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Cc:

Blount Surveys, Kevin Pitts, K3pitts@bellsouth.net
Timothy L Ivens or Linda K Ivens, 1411 Montvale Station Road, Maryville, TN 37803, ivensprpty@aol.com
Mike Atkins, Energy Service & Projects Coordinator, Fort Loudoun Electric Cooperative, Mike.Atkins@flec.org

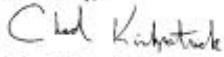
RE: Subdivision of Property, Overhill View Subdivision, US 129 Calderwood Hwy, Blount County, TN

Fort Loudoun Electric Cooperative is aware of and has designed the proposed subdivision to include 10 lots numbered 1 - 10, in Blount County.

A Development Contract is in place between the developer and FLEC and once Aid of Construction has been paid and grading is performed to the appropriate level onsite, FLEC will begin its installations.

Electrical facilities are in place to service these lots. Fort Loudoun Electric Cooperative can serve the proposed subdivision lots of the property via the existing facilities.

Sincerely,


Chad Kirkpatrick, P.E.
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