

# Blount County

## Planning and Development Services

1221 McArthur Road  
Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



---

### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: June 1<sup>st</sup> – June 17<sup>th</sup>, 2026

SUBJECT: Staff reports on items to be considered for the Thursday June 25<sup>th</sup>,  
2026 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

- B. Preliminary Plats – Major Subdivisions:
- Renewal of Preliminary Plat Manor in the Foothills Phase IV Preliminary off Best Road by Primos Land Company LLC: 149 residential lots served by proposed new county road sections with existing drainage and common area and additional drainage and common area lots.**

*The most recent preliminary plat for Manor in the Foothills Phase IV was approved by the Planning Commission in June of 2024 for 24 months.*

The preliminary plat for Manor in the Foothills Phase IV was approved by the Planning Commission at the March 24<sup>th</sup>, 2022, regular meeting for 24 months. The preliminary plat has expired. The developer is requesting preliminary plat approval for Manor in the Foothills Phase III again at this time. Staff has been advised by counsel that changes to state law allows for previous approvals to provide vested rights to the proponent and that the previous density, lot sizes and overall design meet the criteria of vested rights set forth with respect to this project. Additionally, Manor in the Foothills was approved by the Board of Zoning Appeals on March 1<sup>st</sup>, 2018 as a Planned Unit Development (PUD) by special exception. The PUD serves as an overall master plan for the entire development with approved reduced lot sizes and setbacks.

The preliminary plat for Phase I of Manor in the Foothills was approved by the City of Maryville Planning Commission in February 19<sup>th</sup>, 2018. Since that time the City has dissolved its regional planning authority in the county and the

continuation of the platting process has returned to the County. Staff has previously been advised by legal counsel that plats that have been approved by the City of Maryville, where the developer has made some or all improvements, have a vested right to continue through to final plat. All of Phase I and phase II have been completed. While the overall concept and traffic study remains unchanged, all of Phase IV has its own design and engineering plans specific to this Phase and overlapping portions of previous phases. The subdivision process for Phase IV falls under county jurisdiction including all items contained within this staff analysis.

Background: The preliminary plat Phase IV Manor in the Foothills Subdivision is a proposed 149 residential lot subdivision containing 46.73 acres with a common area inclusive of future access areas and drainage and detention facilities totaling 4.52 acres for this phase. Multiple new paved county road sections with loop roads and cul-de-sacs are planned to serve all the new lots off the existing internal roads that have been previously approved. Sidewalks are not planned for this phase. All the new lots will have driveway access off the new county road sections. Sight distance for individual lots will be evaluated to preserve sight distance and be maintained by the property owner's association and driveway restrictions added to the final plat if applicable. The location of the new county road sections and sight distance at proposed intersections appears satisfactory.

According to the preliminary plat for Phase IV none of the property is in the floodplain. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along new county road sections with public water, underground electric and sanitary sewer. It is the owner's responsibility to contact the Post Office and Highway Department to make arrangements for postal service.

Analysis:

Design of plat, plat description: The parcel is currently vacant and is gently sloping. The bulk of the drainage will be directed towards the drainage facilities that have been previously constructed within the drainage basin lot and overflow pond and to new drainage ponds located on lots 267, 280, 304, 319 and between lots 293 and 294 in addition to new storm water structures to be built for this phase of development. Special attention and control measures during all onsite construction shall be required. All the new lots shall become part of a property owner's association and have maintenance responsibility of the drainage facilities, and all new lots shall have shared ownership of the detention facilities and common area lots.

Existing County Road(s): Best Road is 18' wide according to the county road list. Improvements were specified previously by the City of Maryville.

Septic, Sanitary Sewer: All of the proposed lots are to be served by Mayville Sanitary Sewer as required. The project engineering plans indicate that sanitary sewer is in progress and some improvements were made during the previous phase of construction. The City of Maryville has confirmed this project will be served by sanitary sewer.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are indicated for the new roads and lots. The drainage plan indicates the proposed 149 residential lots were planned for and are accommodated by the existing detention area and overflow pond that has been constructed. Due to the previous developments in the area and existing situation the calculation model indicates additional capacity was designed for and includes the overflow pond facility. Additional drainage catch basins and pipes are to be installed for the new road sections as designed. Additionally, new drainage ponds located on lots 267, 280, 304, 319 and between lots 293 and 294 are to be constructed for this phase of development.

Special attention and control measures during all onsite construction shall be required. The detention lots/common area lots shall all become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners will be required to have an equal share in ownership of the detention areas/common area lots.

*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) shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Blount County Subdivision Regulations. The Erosion Control Plan has been supplied in the engineering design plans and must be updated as needed by the time of the pre-construction meeting.*

All erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction. *Next, the owner shall comply with Section 8.02.1 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, 2<sup>nd</sup> Edition. Storm Water 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 Blount County Subdivision Regulation 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 and drainage facilities. The developer has supplied a copy of the Notice of Coverage (NOC) which covers this phase of development activities. Any changes in the field shall require as-built information for final plat submission to planning staff. A final punch list shall be requested by the developer upon tentative project completion and supplied by the Storm Water Supervisor. 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 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 these sections of roadways prior to final plat. The road cross section supplied illustrates internal roads contained within 50' right-of-way(s). The developer has coordinated with the Highway Department about the new road widths as shown on the engineering plans. The roadway plan indicates Maryville modified curbs and no sidewalks for this phase which is allowed in the subdivision regulations. All conduits must be in place prior to binder surface application in order to reduce the short- and long-term damages to the new roads. All road work is to be coordinated between the developer and the Highway Department and only after a preconstruction meeting with staff.

The new lop road sections for these 149 residential lots shall be fully constructed with full cul-de-sac turn-arounds prior to (phased) final plat approval. According to the road profile none of the road is greater than 13%. The entire road shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. 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 and on the cul-de-sacs.

The binder course of asphalt shall be 2" thick and the top course of asphalt shall be 1" thick. The road plan indicates the binder course to be 3" thick. Any changes to the design thickness of the binder course shall be requested by the developer to the Highway Department and any change shall be shown on an as-built plan.

The curbs on both sides shall also be constructed on compacted sub-grade and placed on the binder surface with stone base. All curbed area shall be backfilled to the top of curb and be seeded and covered in straw as soon as the curb is backfilled. The new paving shall be tied into the edge of the existing pavement along the existing stub out roads.

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. Written verification shall be provided that a surety has been posted or the extension of services has been accommodated from the individual utilities prior to any final plat. Conduit must be in place for any utility not installed including phone, cable TV and internet communications.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for Phase IV Manor in the Foothills subdivision for staff review prior to final plat inclusive of drainage facility maintenance, ownership of detention and drainage facilities and open space including amenities and cluster mailboxes.

Construction of Improvements: As of this time there has been some construction of improvements on site for Phase IV of Manor in the Foothills including sanitary sewer and some drainage areas.

The proposed new roads and drainage facilities for roadway construction shall be built according to the project engineering plans and according to county road standards. Sanitary sewer, 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, internet communications and telephone. Should a surety be posted for the electric, water, cable, internet 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 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 Coordinator are included in this staff analysis.

Developer Notice:

- Any construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- The developer shall supply a full set of construction plans to staff for review to include all the following:
  - Any modifications to preliminary plat design from surveyor.
  - All road, drainage and erosion control plans updated and certified by project engineer including full road plan and electric utility plan.
  - All utility plans to staff, including electric, water, natural gas, public sewer, cable, internet communications and telephone (as applicable to

this development) and certified by the appropriate service provider. If cable, internet communications, or telephone is not to be installed, a letter from the service provider is required.

- A full set of construction plans with modifications must be approved by staff prior to preconstruction meeting for Phase IV. A full ten working days for staff review off all the above construction plans is required prior to having a preconstruction meeting. A meeting can be scheduled with the ten days between time of request for meeting and scheduled 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. (This has been supplied for Phase II and is adequate).
- The owner shall contact the Planning Department at 681-9301 to schedule a preconstruction meeting.
- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities shall attend a preconstruction meeting including sanitary sewer, water, electric, phone, cable TV, and internet communications.
- The owner shall apply for a Blount County grading permit from the Blount County Storm Water Supervisor at 681-9301. All erosion controls must be fully installed and inspected by the Storm Water Supervisor prior to any on-site construction activities.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility construction to be done within the county right-of-way along new road sections within Manor in the Foothills.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Supervisor at 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 on site construction at 1-800-351-1111.

*Administrative Considerations:* The proposed Phase IV of Manor in the Foothills subdivision preliminary plat was reviewed inclusive of subdivision regulations for small lots along new and existing county roads with public water, underground electric and sanitary sewer. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, calculations and utility information. Any construction activities prior to the required preconstruction meeting are at the risk of the owner/developer.

Outstanding Items to Be Completed for Phase IV:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities are the full responsibility of the developer.
2. Copy of Property Owner's Association for Phase IV documentation to be supplied to staff for review prior to final plat.
3. Preliminary plat review 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.