

# Blount County

## Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

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



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### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 865-681-9301)

DATE: March 2<sup>nd</sup> – March 18<sup>th</sup>, 2026

SUBJECT: Staff reports on items to be considered for the Thursday March 26<sup>th</sup>, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

- B. Preliminary Plats – Major Subdivisions:
- Johnson Acres Subdivision Lots 3-41 off Johnson Road and Wildwood Road by Shore Land Company: 38 residential lots be served off the county road, a new county road section and a common driveway with 1 common area/detention lot. Lot 1 and 2 were previously approved.**

Background: The preliminary plat for Johnson Acres Subdivision contains 38 proposed residential lots on 34.89 acres with common area lot 10 for detention. Lots 1 and 2 have been previously approved. A new paved county road is planned to serve 27 of the proposed lots off Johnson Road. 8 of the lots shall front along Johnson Road. Several of the lots shall have driveway access restrictions along Johnson Road and lot 3 shall have driveway access off of the new county road section only. Lots 11-15 shall be served by a common driveway easement and lots 11-14 shall be restricted to driveway access only off the common driveway and not have driveway access to Wildwood Road. Sight distance for the proposed new road and common drive has been evaluated and improvements shall be made by the developer prior to final plat.

According to the preliminary plat none of the property is located within the floodplain. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along a new county road section with public water, electric and individual septic systems. It is the owner's responsibility to contact the Post Office and Highway Department to make the arrangements for postal service. A Memorandum of Understanding shall be in place between the

developer and Highway Department for the off-site improvements to Johnson Road prior to the preconstruction meeting.

A property owners association for Johnson Acres Lots 3-41 shall be required and will have shared ownership and maintenance responsibility for the common area lot 10 and the cluster mailbox area. Additional instructions are provided below.

Analysis:

Design of plat, plat description: The parcel is located within the suburbanizing zone and lot sizes and density are appropriate. The parcel is heavily wooded and sloping in multiple directions. The bulk of the drainage will be directed towards the detention pond to be constructed within drainage basin on lot 10 and natural drainage areas. Special attention and control measures during all onsite construction shall be required. Lots 3-41 shall all become part of a property owner's association for Johnson Acres Subdivision and shall have maintenance responsibility of the drainage facilities and all new lots shall have a shared ownership of the common area/detention lot 10. The area designated for a cluster mailbox shall be maintained by the property owner's association as well.

Existing County Roads: According to the road list Johnson Road is 17 feet wide and improvement are planned to be completed by the developer through a Memorandum of Understanding with the Highway Department. Wildwood Road is adequate to serve this 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, combination of lots and designated reserve areas 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 indicated on lot 10. The drainage plan indicates there is to be a new drainage area and detention basin to serve the 38 proposed residential lots and the new road section and common driveway. The parcel is sloping in multiple directions and natural drainage areas with some of drainage being directed towards the new detention facility on lot 10. The detention lot/common area lot shall become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners shall be required to have an equal share in ownership of the detention/common lot 10.

*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 Subdivision Regulations. The*

*Erosion Control Plan must be supplied 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. 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 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 and a county grading permit for grading and clearing prior to commencing construction for the roads 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 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 shall illustrate an 18' wide roadway with shoulders and ditches within a 50' right-of-way.

All conduit must be in place prior to binder surface application in order to reduce the short and long-term damages to the county road and common driveway. 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 and common driveway for these 38 residential lots shall be fully constructed prior to final plat approval. According to the road profile none of the proposed county road is greater than 5.5% design grade and the common driveway is 10%.

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" thick. The road shall be paved a width of 18' wide with compacted stone shoulders and ditches. All disturbed area shall be backfilled 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 Johnson Road and meet all county requirements.

The location of the common driveway entrance along Johnson Road has been evaluated by the engineering department. The grade of the common driveway does not exceed 10% and appears satisfactory as well. The entrance is relatively level and adequate to accommodate the paved entrance. An entrance detail has been added to the common driveway construction plan. Improvements required for this subdivision include the construction of the proposed new county road, common driveway, paving of the common driveway entrance, installation of electric and public water to each lot and completion of all drainage facilities.

The common driveway shall be constructed as follows:

The common driveway must be fully installed to the last lot. A T-turnaround shall be constructed at the end of the driveway to be contained within the easement. At the entrance along Johnson Road the shared driveway must be level with the county road to promote sight distance as much as possible. Additionally, the entrance shall be adequate to hold two full size vehicles side by side and have sight distance and access in and out of the driveway entrance. The common driveway shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of the common driveway. The gravel surface application shall be spread a minimum of 2 inches thick the entire length of the common driveway and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three-foot shoulders on both sides of the 10-foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied.

The common driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the road. The paved surface shall be built to county road standards and the paving or concrete entrance shall extend 30 feet from the edge of the existing pavement along Johnson Road.

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. The City of Maryville electric will serve these proposed lots

subject to a contract and materials. The City of Maryville Sewer and Water department has confirmed these lots will be served by public water and fire hydrants based on the city standards (utility letters attached below).

*Property Owner's Association:* The developer shall supply documentation for a Property Owner's Association for Johnson Acres Subdivision for staff review prior to final plat inclusive of drainage facility maintenance, shared ownership of detention/common area lot 10. Any designed mailbox area and parking area contained in a common area shall also be noted and shown on the future final plat. All of the above shall be noted on the plat, in the property owner's association documentation on in the future deeds for Johnson Acres Subdivision.

*Construction of Improvements:* As of this time there has been no construction of any improvements on site for Johnson Acres Subdivision.

The proposed new road, common driveway and drainage facilities shall be built according to the project engineering plans and according to county 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.

Any modifications to the driveway, road, drainage and lot design shall be supplied to staff with an updated construction plans prior to the preconstruction meeting. In addition, the developer shall supply all required permits.

The developer shall fill out the preconstruction meeting 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 Manager are included in this staff analysis. All the on-site improvements shall be made by the owner. All erosion controls shall be in place prior to any on-site construction.

*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 complete the preconstruction request form and schedule a preconstruction meeting.
- 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 Utility Inspector of the Blount Highway Department at 865-982-4652 regarding any utility construction to be done within the county right-of-way on Johnson Road or Wildwood Road.
- 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 Johnson Acres 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.

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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 details, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The project engineer shall supply updated plans to show the cluster mailbox location, proposed road and common driveway cross section details.
3. The developer shall supply documentation for a Property Owner's Association for Johnson Acres 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.



March 6, 2026

To Whom It May Concern:

The City of Maryville Electric Department is capable of and plans to serve a proposed 41-lot residential development located on an approximately 37-acre parcel near the intersection of Johnson Road and Wildwood Road in Maryville, Tennessee, to be known as Johnson Acres Subdivision. Charges will apply to the developer. The provision of service is contingent upon coordination of service requirements and associated material procurement.

Please contact me if any further information is needed regarding electric service availability or any other details pertaining to electric service.

Sincerely,

*James C. Bond*

James C. Bond  
City of Maryville Electric Department  
Deputy Electric Director  
(865) 273-3328  
[jcbond@maryville-tn.gov](mailto:jcbond@maryville-tn.gov)



**Water and Sewer Department**  
332 Home Avenue,  
Maryville, TN 37801  
(865) 273-3300

March 6, 2026

Subject: Water Service – Johnson Acres

Dear Mr. Campbell -

I am writing to confirm the City of Maryville Water and Sewer Department (WSD) can provide water service for the proposed 40 lot subdivision at 620 Johnson Rd, Maryville, TN 37804. Service is contingent upon submission and approval of water plans that meet all applicable City of Maryville WSD standards, regulations, and connection requirements.

Fire hydrants serving the development shall be installed in accordance with City of Maryville WSD standards. Verification that required fire flow (750 GPM at 30 PSI residual pressure) can be achieved shall be demonstrated through hydraulic calculations submitted by the developer's engineer with the water system design.

If you need any additional information, please feel free to contact me at (865) 273-3300 or via email at the email address below.

Sincerely,

Trevor Hendrix, PE  
Water and Sewer Engineer  
City of Maryville Water & Sewer Department  
[tahendrix@maryville-tn.gov](mailto:tahendrix@maryville-tn.gov)