

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: October 1st – October 15th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, October 23rd, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- C. Preliminary Plats – Major Subdivisions:
2. **Best Property off of Smokemont Drive by Roger and Robin Best: 4 lots served off a proposed common driveway.**

The preliminary plat was approved in January of 2025

Background: The Best Property is a four-lot plat containing 3.1 acres. A new common driveway is planned to serve the new lots off Smokemont Drive. The proposed location of the new common driveway and sight distance at this location is satisfactory. Vegetation at the end of the county road has been removed. According to the preliminary plat none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a new common driveway with public water, electric and individual septic systems.

Analysis:

Design of plat, plat description: The parcel is located within the S-Suburbanizing zone and lot sizes and density is appropriate. The parcel is relatively flat with previous structures having been removed. Special attention and control measures during all onsite construction have been required. All the new lots shall have maintenance responsibility for the common driveway.

Existing County Road(s): The Highway Department has indicated Smokemont Drive is adequate for this four lot subdivision.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is reviewing the final plat and is preparing to sign the final plat.

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. The water utility has supplied a service letter inclusive of fire hydrant which has been installed. Both the electric and water are preparing to sign the final plat.

Property Owner's Association/Maintenance Agreement: The developer shall supply documentation for a maintenance agreement for Best Property lots 3R-6R for staff review inclusive of common driveway maintenance.

Proposed Road Plan: A common driveway plan with cross section and proposed driveway layout has been supplied as required with the preliminary plat.

Drainage and Erosion Controls: All erosion control measures shall remain in place until the sight is revegetated. Drainage information and calculations were supplied by the project engineer and on-site detention facilities were not indicated.

Construction of Improvements: As of this time on-site construction is underway for the proposed subdivision. All utilities, driveway construction, drainage tiles and ditches, turnaround, removal of communications lines and erosion controls shall be completed prior to releasing the final plat.

The location of the common driveway entrance along Smokemont Drive has been evaluated by the engineering department. The grade of the common driveway appears satisfactory. The project engineer shall supply a certification letter as required.

Administrative Considerations: The final plat for the Best Property Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

Outstanding Items to be Completed:

1. Completion and final inspection of all onsite construction including installation of turnaround, removal or communications lines and erosion controls.
2. Copy of notarized maintenance agreement for maintenance of the common driveway.

3. Signature plats including the Environmental Health Department, electric and wate utilities.
4. Environmental Health Department Review fee and 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.