

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: June 1st – June 18th, 2026

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

Hearings:

D. Preliminary and Final Plats – Major Subdivisions:

1. **Resubdivision of the Rosemary Crowe Property off Montvale Road by Jacob Redmond: 5 lots to be served off the state road.**

Background: The preliminary and final plat for the Resubdivision of the Rosemary Crowe Property is a five-lot subdivision containing 5.35 acres along the state road. Access for all lots is per TDOT approval. Since all lots have road frontage the owner will install the shared access separate from plat approval.

This proposed five lot subdivision has been reviewed inclusive of subdivision regulations for standard lots along a state road served by public water with electric and sanitary sewer.

Analysis:

Design of plat, plat description: The parcel is located within the suburbanizing zone and the proposed lot sizes and density are appropriate. All five of the proposed lots are to be served by sanitary sewer. The parcel currently has one home, and the bulk of the drainage will be directed towards the natural drainage areas.

Existing County Roads/State Roads: Montvale Road is adequate to serve these lots as shown.

Sanitary Sewer: Maryville Water and Sewer Department has confirmed the lots will be served by sanitary sewer and shall certify the final plat.

Drainage and Erosion Controls: Drainage information and calculations have been supplied by the project engineer as required and on-site detention facilities are not indicated for these lots. Erosion controls shall be in place for all future home construction as part of the permitting process. Adequate building sites for each lot must avoid drainage areas.

Public Water and Electric Utilities: Public water and electric are proposed to serve all five 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.

Administrative Considerations: The proposed Resubdivision of the Rosemary Crowe Property was reviewed inclusive of subdivision regulations for standard lots off the state road with public water, electric and sanitary septic systems.

This plat comes to the Blount Count Planning Commission for consideration as a preliminary and final plat subject to the following.

Outstanding items to be completed:

1. Final plats with all certifications.
2. Platting Fee.

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