

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: September 1st – September 18th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, September 25th, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- C. Preliminary Plats – Major Subdivisions:
3. **Cash Ridge off Old Niles Ferry Road by Scotty G. Builders Inc.: 10 lots served off two proposed new common driveways.**

Cash Ridge preliminary plat was approved in November of 2023.

Background: Cash Ridge is a proposed 10-lot plat containing 16.9 acres off of Old Niles Ferry Road. Two new common driveways are planned to serve all new lots off the county road. Lots 11R-1 – 11R-5 (and common area lot 11R-6) are to be served by Goforth Way and lots 10R-1 – 10R-5 are to be served by Cash Lane. The proposed location of the new common driveways and sight distance at both locations are satisfactory based on field review and an engineering report presented by the project engineer. Vegetation along the county road has been removed for sight distance by the developer. A sight distance easement may be added to the final plat.

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 two new common driveways with public water, electric and individual septic systems.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 Rural District 1 zone and lot sizes and density is appropriate. The parcel is rolling terrain and is

currently vacant. Special attention and control measures during all onsite construction have been required. The project is nearing completion and all ditch repairs and erosion controls must be completed prior to releasing the final plat. All the new lots shall all become part of a property owner's association and have maintenance responsibility for the common driveways and detention lot/common area lot 11R-6. All proposed residential lots shall have an undivided shared ownership of the common area lot.

Existing County Road(s): The Highway Department has indicated Old Niles Ferry Road Drive is 21' wide adequate ditches and shoulders for this 10-lot subdivision.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the 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: The parcel is sloping in multiple directions and the bulk of the drainage will be directed towards the natural drainage areas and detention pond as constructed in the common area lot 11R-6 according to the drainage plan supplied by the project engineer.

A final certification letter from the project engineer shall be supplied pending project completion. All erosion control measures shall remain in place until the sight is revegetated.

Common Driveway Plan: A common driveway plan with cross sections and has been submitted with the preliminary. As-built plans or profiles may be required for this common driveway or detention pond pending final inspection. A final certification letter from the project engineer for the construction of the common driveways will be required.

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 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. A fire hydrant was approved for this project and shall be installed.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for Cash Ridge for staff review prior to final plat inclusive of common driveway easement and ownership and maintenance of the common area lot 11R-6.

Construction of Improvements: As of this time on-site construction is nearing completion for the proposed subdivision. All utilities, driveway construction, drainage tiles and ditches have been constructed within the proposed common

driveway easement. Some improvements to the ditches and other areas are being completed. The fire hydrant shall be installed prior to releasing the final plat.

The location of the common driveways along Old Niles Ferry Road have been evaluated by the engineering department. The grade of the common driveways appears satisfactory. The entrances are elevated with the county road and adequate to accommodate the paved entrance. Improvements completed for this subdivision include the construction of the common driveways, paving of the common driveway entrances, installation of electric and public water to each lot and a hydrant.

Administrative Considerations: The final plat for Cash Ridge 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 of all onsite construction including fixing the ditches, erosion controls on all exposed areas, installation of cluster mailboxes and installation of the fire hydrant.
2. Copy of notarized Home Owners Association documentation for the maintenance of the common driveways and the ownership and maintenance of the common area/detention lot 11R-6.
3. Signature plats including the Environmental Health Department per the comments above. Electric utility and utility water signatures on the plat.
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.