

# 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. 681-9301)

DATE: July 1<sup>st</sup> – July 17<sup>th</sup>, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, July 24<sup>th</sup>, 2025  
Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

**1. Crooked Creek Subdivision Lots 1-4 off Davis Ford Road and Helton Road by Source Southern LLC: 4 lots along the county road.**

Background: The preliminary and final plat for Crooked Creek Subdivision Lots 1-4 is a 4-lot plat containing 6.02 acres along Davis Ford Road and Helton Road. All proposed lots have road frontage. Sight distance at this location has been evaluated and is satisfactory. Lot 1 will be restricted to driveway access off of Helton Road only.

Analysis:

Design of plat, plat description: The parcel is sloping property along Davis Ford Road and is vacant. The property is in the R-1 rural district 1 and the S - suburbanizing zones and the density and lots sizes are appropriate. According to the project surveyor a portion of the property is in the floodplain.

Septic, Sanitary Sewer: According to the sanitary sewer utility these lots cannot be accommodated by the utility at this location. The Environmental Health Department has reviewed the plat and is preparing to sign the final plat.

Existing County Roads: Davis Ford Road and Helton Road are adequate to serve these lots.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. Both utilities shall certify the final plat.

Drainage and Erosion Controls: This proposed subdivision did not require a drainage plan.

Administrative Considerations: The proposed Crooked Creek Subdivision Lots 1-4 preliminary and final plat was reviewed inclusive of subdivision regulations for small lots served by electric, public water, and individual septic systems.

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department, electric, and water.
2. 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 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.



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

May 2, 2025

Larry Jarnigo  
Land Exit Solutions  
6339 Charlotte Pike #2165  
Nashville, TN 37209

Subject: Sewer Service Availability – 846 Helton Rd, Maryville, TN 37804

Dear Mr. Jarnigo,

I am writing to confirm the sewer service availability for 846 Helton Rd, Maryville, TN 37804, Parcel ID: 048-026.02. After reviewing the City of Maryville Water and Sewer Department records, I have verified that this property does not have access to the City of Maryville's public sewer system.

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)