

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 19th, 2023

SUBJECT: Staff reports on items to be considered for the Thursday, September 28th, 2023 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

1. Ferguson Estate Subdivision Lots 1-3 off Six Mile Road by Lesa Ferguson: 3 lots with state road frontage and a remainder greater than five acres.

Background: The preliminary and final plat for the Ferguson Estate Subdivision Lots 1-3 off Six Mile Road is a 3-lot plat containing 5.5 acres and a remainder greater than five acres. All three lots have frontage along Six Mile Road. Sight distance at this location is satisfactory for all three lots.

Analysis:

Design of plat, plat description: The property is in the R-1, Rural District 1 zone and the density and lots sizes are appropriate. According to the project surveyor, none of the property is in the floodplain.

Septic, Sanitary Sewer: All the lots are served by individual septic systems. Any special instructions by the Environmental Health Department shall be noted on the final plat. The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Roads/State Roads: Six Mile Road is a state road and is adequate to serve these three lots. Access to each lot shall be by TDOT permit and has been noted on the plat. The certificate of approval of streets shall be removed from a revised final plat.

Public Water and Electric Utilities: Public water and electric shall serve all three lots and both utilities shall certify the final plat.

Administrative Considerations: The proposed Ferguson Estate Subdivision Lots 1-3 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. Revised final plat.
2. Signature plats with all certifications including the Environmental Health Department, electric and water.
3. 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.