

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 16th, 2025

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

Hearings:

E. Preliminary and Final Plat – Minor Subdivisions:

3. Replat Lot 2 Valentine Estates Off Blockhouse Road by Lacey Hill and Harold Brewster: 3 lots along the county road.

Background: The preliminary and final plat for the Replat of Lot 2 Valentine Estates off Blockhouse Road is a 3-lot plat containing 5.11 acres. All three lots have frontage along the county road. Sight distance at this location has been evaluated and a note has been added to the plat to restrict access for lot 2R-1.

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 a portion 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 Road: According to road list Blockhouse Road is 18' wide and is adequate to serve these 3 lots as shown.

NOTICE of Future Division: Five lots or more off the parent tract is a major subdivision. A drainage plan and calculations will be required for five or more lots off the parent tract and all other requirements for major subdivision will apply

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 Replat of Lot 2 Valentine Estates subdivision 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 (if available).
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.