

Blount County

Planning and Development Services

1221 McArthur Road

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 2nd – January 14th, 2026

SUBJECT: Staff reports on items to be considered for the Thursday January 22nd, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

B. Preliminary Plats – Major Subdivisions:

- Haley's Place Subdivision off Nine Mile Road by Shayne Orr: 20 lots to be served off a new county road section with 1 common area/detention lot.**

Background: The preliminary plat for Haley's Place Subdivision contains 20 proposed residential lots on 18.59 acres with common area lot 3 for detention. A new paved county road is planned to serve all of the proposed lots and a detention lot off of Nine Mile Road. All new lots shall have driveway access off the new county road section. Sight distance for the proposed new road has been evaluated

According to the preliminary plat none of the property is located within the floodplain. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along a new county road section with public water, electric and individual septic systems. It is the owner's responsibility to contact the Post Office and Highway Department to make the arrangements for postal service.

A property owners association for Haley's Place shall be required and will have shared ownership and maintenance responsibility for the common area lot 3 and the cluster mailbox area. Additional instructions are provided below.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 zoning district and lot sizes and density are appropriate. The parcel is partially wooded, vacant and sloping in multiple directions. The bulk of the drainage will be directed towards the detention pond to be constructed within drainage basin on lot 3 and natural drainage areas. Special attention and control measures during all onsite construction shall be required. All new lots shall all become part of a property owner's association for Haley's Place Subdivision and shall have maintenance responsibility of the drainage facilities and all new lots shall have a shared ownership of the common area/detention lot 3. Additionally, the common area designated for a cluster mailbox shall be maintained by the property owner's association as well.

Existing County Roads: According to the road list Nine Mile Road is 19-20 feet wide and is adequate to serve this major subdivision.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department is reviewing the preliminary soil map and has indicated that lot line adjustments and designated reserve areas may be required for final plat certification.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are indicated on lot 3. The drainage plan indicates there is to be a new drainage area and detention basin to serve the 20 proposed residential lots and the new road section. The parcel is sloping towards the proposed new county road and natural drainage areas with the bulk of drainage being directed towards the new drainage facilities on lot 3. The detention lot/common area lot shall become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners shall be required to have an equal share in ownership of the detention basin/common lot 3.

*Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. Any state erosion control permit(s) shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The Erosion Control Plan must be supplied by the time of the pre-construction meeting.*

All erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction. *Next, the owner shall comply with Section 8.02.1 prior to the removal of topsoil and install all erosion controlling devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2nd Edition. Planning staff*

shall inspect and approve on-site erosion controls prior to any earth moving activities. It is further the owner's responsibility to comply with Section 7.01.9 for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. Staff shall inspect and approve all final site improvements prior to releasing any final plat.

In it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for grading and clearing prior to commencing construction for the roads and drainage facilities. Any changes in the field shall require as-built information at final plat. A final certification letter from the project engineer shall be required after project completion. Adequate building sites for each lot must avoid drainage areas.

Proposed paved county road plan: A road plan with profiles, cross section and proposed road layout has been submitted. As-built road plans or profiles may be required for this roadway prior to final plat. The road cross section supplied illustrates a 22' wide roadway with curbs contained within a 50' right-of-way.

All conduit must be in place prior to binder surface application in order to reduce the short and long-term damages to the county road. All road work is to be coordinated between the developer and the Highway Department and only after a preconstruction meeting with staff.

The new road for these 20 residential lots shall be fully constructed prior to final plat approval. According to the road profile none of the road is greater than 7% design grade.

The entire proposed paved county road shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The road grades at the proposed intersection shall be coordinated with the highway department to promote positive drainage. Prior to stone application the owner shall contact the subdivision inspector for sub-grade inspection.

The graded surface shall be a prepared crowned surface. The gravel surface application shall be spread a minimum of 6 inches thick of pug-mix and rolled with a steel drum roller. A consistent depth of stone shall be achieved the entire length of the road.

The binder course of asphalt shall be 2" thick and the top course of asphalt shall be 1" thick. The road shall be paved a width of 22' wide between the curbs. All disturbed area shall be backfilled to the top of curbs and be seeded and covered in straw as soon as roadway is constructed. The paving shall be tied into the edge of the existing pavement along Nine Mile Road and meet all county requirements.

Public Water and Electric Utilities: Public water and underground 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. Fort Loudoun electric utility has designed the electric and a contract is in place to serve the proposed lots. South Blount Utility District water have confirmed these lots will be served. South Blount Utility has also reported adequate water flow for fire hydrants as well (water letter attached below).

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for Haley's Place Subdivision for staff review prior to final plat inclusive of drainage facility maintenance, shared ownership of detention/common area lot 3. Any designed mailbox area and parking area contained in a common area shall also be noted and shown on the future final plat. All of the above shall be noted on the plat, in the property owner's association documentation on in the future deeds for Haley's Place Subdivision.

Construction of Improvements: As of this time there has been no construction of any improvements on site for Haley's Place Subdivision.

The proposed new roads and drainage facilities shall be built according to the project engineering plans and according to county road standards. Water and electric shall be completely installed to serve these lots prior to final plat for any lots and to avoid unnecessary disturbance to the roadway after completed. This is also the case for any cable supplier and telephone. Should a surety be posted for the electric, water, cable and phone utility prior to final plat, certification of said surety shall be required in addition to ensuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall fill out the preconstruction request form and contact the planning department to schedule a pre-construction meeting prior to any on-site construction. The comments of the Highway Department and Storm Water Manager are included in this staff analysis.

Developer Notice:

- Any construction prior to a pre-construction meeting with staff or required TDEC and/or county permits is at the risk of the owner.
- The developer shall supply a full set of updated construction plans to staff for review to include all the following:
 - All modifications to preliminary plat design from surveyor.
 - All road, drainage and erosion control plans updated and certified by project engineer

- All utility plans to staff, including electric, water, natural gas, public sewer, cable and telephone (as applicable to this development) and certified by the appropriate service provider.
- A full set of construction plans with modifications must be approved by staff prior to preconstruction meeting.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) Notice of Coverage from TDEC prior to the preconstruction meeting.
- The owner shall contact the Planning Department at 865-681-9301 to schedule a preconstruction meeting and complete the preconstruction request form.
- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities should attend the preconstruction meeting.
- The owner shall apply for a county grading permit (as applicable) from the Blount County Storm Water Manager at 865-681-9301. All erosion controls must be fully installed and inspected by the Storm Water Manager prior to any on-site construction activities.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 865-982-4652 regarding any utility construction to be done within the county right-of-way on Nine Mile Road.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Coordinator at 865-681-9301 to schedule inspections during construction.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

Administrative Considerations: The proposed Haley's Place Subdivision preliminary plat was reviewed inclusive of subdivision regulations for small lots along a new county road with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, drainage calculations, erosion control plan and preliminary utility information.

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Outstanding Items to Be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit/Notice of Coverage, cluster mailbox area to be determined, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The project engineer shall supply updated plans to show the pull off area and cluster mailbox location.
3. The developer shall supply documentation for a Property Owner's Association for Haley's Place for staff review prior to final plat inclusive of all instructions identified in this staff analysis.
4. Preliminary platting fee and environmental health department fee.

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

South Blount County Utility District
320 Partnership Parkway
Maryville TN 37801
Ph. 865-982-3560 Fax. 865-984-8330
www.southblountutility.org



Date: December 23, 2025

To:

David Campbell

Dear Mr. Campbell

South Blount County Utility District (SBCUD) is aware of the proposed 21 lot development Haley's Place Subdivision located on Nine Mile Road in Maryville, TN. Pending review and approval of all utility plans and all contractual obligations by the developer, SBCUD can provide water service and fire hydrant capacity to this proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Quentin Caldwell'.

Quentin Caldwell

Assistant District Manager