

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: 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:

E. Preliminary and Final Plat – Minor Subdivisions:

**1. Replat Lot 2 Colvin Property off Walker Road by Haven Developments LLC:
3 lots off the county road.**

Background: The preliminary and final plat for the Replat of Lot 2 Colvin Property off Walker Road is a 3-lot plat containing 2.99 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, 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 Road: According to road list Walker Road is 18 wide and is adequate to serve these 3 lots as shown. See notice of future division.

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 Colvin Property 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. A portion of fence shall be removed by the owner prior to releasing the final plat.
2. Signature plats with all certifications including the Environmental Health Department, electric and water (if available).
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.