

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: July 1st – July 15th, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, July 23rd, 2026
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

2. Replat Tracts 4-6 Spurgeon Property off Sevierville Road by Paul and Amber Violet: 2 lots along the state road and a remainder greater than 5 acres.

Background: The preliminary and final plat for the Replat Tracts 4-6 Spurgeon Property is a 2-lot plat containing 3.95 acres and a remainder greater than five acres along Sevierville Road. The remainder has a 25' easement across Tract 5R-1. Sight distance at this location has been evaluated and is satisfactory with the driveway access locations as shown.

Analysis:

Design of plat, plat description: The parcel is sloping property along the state road. The property is in the 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: Lot line modifications have been completed per instructions from the Environmental Health Department. The Environmental Health Department is preparing to sign the final plat.

Existing County Roads: Sevierville Road is a state road and is adequate to accommodate these proposed two lots and remainder.

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

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.

Administrative Considerations: The proposed Replat Tracts 4-6 Spurgeon 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. Signature plats with all certifications including the Environmental Health Department, electric and water utilities.
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.