

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: June 1st – June 16th, 2026

SUBJECT: Staff reports on items to be considered for Thursday, June 25th, 2026
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- E. Preliminary and Final Plats – Major Subdivisions:
- 2. Preferred Homes Property Lots 1-3 off Pleasant Hill Road by Preferred Homes LLC. 3 lots along the county road.**

Background: The final plat for Preferred Homes Property Lots 1-3 contains 3.5 acres off Pleasant Hill Road. All three lots are to have county road frontage. According to the preliminary plat none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along the county road with public water, electric and individual septic systems.

The owner has made improvements on the property and along the county road including clearing vegetation. Sight distance at this location has been evaluated and driveway access restrictions have been required for each lot. The revised plat shall indicate the driveway access locations as supplied.

Analysis:

Design of plat, plat description: The parcel is located within the S-suburbanizing zone and lot sizes and density are appropriate. The parcel is currently vacant and is sloping land. The bulk of the drainage will be directed towards the natural drainage areas and towards the county road.

Existing County Road(s): The road list indicates Pleasant Hill Road is 17.5' to 19' wide and can serve these three lots.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is preparing to sign the final plat.

Public Water and Electric Utilities: Public water and 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. Both utilities shall certify the final plat.

Drainage and Erosion Controls: Drainage information and calculations were not required for this minor plat.

Administrative Considerations: The proposed final plat for the Preferred Homes Property Lots 1-3 was reviewed inclusive of subdivision regulations for small lots served along the county road with public water, electric and individual septic systems.

Outstanding Items to be Completed:

1. Any stumps, fallen trees and piled up dirt will need to be removed from the site for plat approval. The existing driveway and tile on lot 3 shall be removed by the owner and inspected prior to releasing the final plat.
2. Revised final plat including driveway access locations and notes.
3. Signature plats to include the Environmental Health Department, electric utility and water utility signatures.
4. 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.