

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: 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:

B. Preliminary Plats – Major Subdivisions:

1. **Resubdivision of Lot 2 Clyde Kidd Estate – Lots 2R-1 to 2R-4 off Old Niles Ferry Road by Kenneth French. 4 lots, 3 lots to be served exclusively off a proposed new common driveway and 1 with road frontage.**

Background: The preliminary plat for the Resubdivision of Lot 2 Clyde Kidd Estate Subdivision contains 10.94 acres off Old Niles Ferry Road. A new common driveway is planned to serve all four lots. Proposed lot 2R-1 will have frontage along the county road, the remaining three lots will be served exclusively off the common driveway easement. The proposed location of the new common driveway and sight distance at this location has been evaluated by the project engineer. Improvements will be made at this location including removal of vegetation ditch improvements and paving the entrance by the owner. 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 served by a new common driveway with public water, electric and individual septic systems. It is the owner's responsibility to contact the Post Office for postal service.

Analysis:

Design of plat, plat description: The parcel is located within the suburbanizing zone and lot sizes and density are appropriate. The parcel is currently vacant land. The bulk of the drainage will be directed towards the natural drainage areas and ditch crossing the property. Special attention and control measures during all

onsite construction shall be required. All four lots shall all become part of a maintenance agreement and have maintenance responsibility of the common driveway and cluster mailbox.

Existing Road(s): According to the road list Old Niles Ferry Road is 22 feet wide and is adequate for these four lots.

Septic, Sanitary Sewer: All of the proposed lots are to be served by individual septic systems. A preliminary soil map has been supplied. The Environmental Health Department is reviewing the preliminary soil information and has stated that shaded areas designated for drain fields and lot line modifications or combinations may be required pending soil evaluation.

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. Written verification shall be provided that a surety has been posted or the extension of services has been accommodated from the individual utilities prior to final plat. Conduit must be in place for any utility not installed. The water utility has supplied a service letter inclusive of a fire hydrant. An electric utility service letter is also attached.

Property Owner's Association/Maintenance Agreement: The developer shall supply documentation for a maintenance agreement or homeowner's association for the Resubdivision of Lot 2 Clyde Kidd Estate Subdivision for staff review prior to final plat inclusive of the common driveway easement and cluster mailbox maintenance.

Proposed Road Plan: The common driveway plan with cross section and proposed driveway layout has been supplied. The fire hydrant location shall be supplied prior to the preconstruction meeting.

Drainage and Erosion Controls: While previous on-site construction has occurred, any additional 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 has been supplied.

All erosion control measures shall be in place and inspected by the Storm Water Manager 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 control 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.

Drainage information and calculations were supplied by the project engineer, and on-site detention facilities are not indicated. As applicable, 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 common driveway. 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.

Construction of Improvements: As of this time there has been some previous construction on site for the proposed subdivision. The project remains incomplete. All utilities, driveway construction, drainage tiles and ditches shall be constructed within the proposed common driveway easement in addition to the cluster mailbox.

The location of the common driveway entrance along Old Niles Ferry Road has been evaluated and according to the project engineer is satisfactory. The grade of the common driveway does not exceed 10% and appears satisfactory as well. The entrance shall be slightly elevated with the county road and will be adequate to accommodate the paved entrance. An entrance detail has been supplied in the common driveway construction plan. Improvements required for this subdivision include the construction of the common driveway including a turnaround, paving of the common driveway entrance, installation of electric and public water to each lot, a fire hydrant pending utility approval and cluster mailbox.

All the on-site improvements shall be made by the owner. All erosion controls shall be in place prior to any additional on-site construction.

The common driveway shall be constructed as follows:

The common driveway must be fully installed to the last lot. A T-turnaround shall be constructed at the end of the driveway to be contained within the easement. At the entrance along Old Niles Ferry Road the common driveway must be slightly elevated with the county road to promote sight distance as much as possible. Additionally, the entrance shall be adequate to hold two full size vehicles side by side and have sight distance and access in and out of the driveway entrance. The common driveway shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of the common driveway. The gravel surface application shall be spread a minimum of 2 inches thick the entire length of the

common driveway and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three-foot shoulders on both sides of the 10-foot-wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied. An inspected proof roll shall occur before the stone application is applied to the graded surface.

The common driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the road. The paved surface shall be built to county road standards, and the paving or concrete entrance shall extend 30 feet from the edge of the existing pavement along Old Niles Ferry Road.

The proposed new common driveway and drainage facilities shall be built according to the project engineering plans and according to county standards. The fire hydrant, 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 driveway after completed. This is also the case for any cable supplier and telephone. Should a surety be posted for the electric and 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 as needed. The comments of the Highway Department and Storm Water are included.

Any modifications to the driveway, drainage and lot design shall be supplied to staff with an updated construction plans prior to the preconstruction meeting. In addition, the developer shall supply all required permits. Prior to any on-site work the owner shall contact the planning office to schedule a preconstruction meeting.

Developer Notice:

- It is the owner's responsibility to contact the Post Office to make arrangements for postal service. Any revised design to accommodate a cluster mailbox shall be included in the construction plans for the preconstruction meeting.
- Any construction prior to a preconstruction meeting with staff or required permits is at the risk of the owner.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to the preconstruction meeting (if applicable).
- The owner shall contact the Planning Department at 865-681-9301 to schedule a preconstruction meeting. The owner shall complete the

Preconstruction Request Form and return it to the Planning Department in order to schedule the preconstruction meeting.

- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities shall attend a preconstruction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Manager at 865-681-9301 (if applicable). All erosion controls must be fully installed and inspected by the Storm Water Manager prior to any on-site construction activities as per the subdivision regulations.
- 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 along Old Niles Ferry Road.
- The developer shall call the Planning Department, Storm Water Manager, Highway Dept 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 preliminary plat for the Resubdivision of Lot 2 Clyde Kidd Estate Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

Outstanding Items to be Completed:

1. All instructions in this staff analysis including the *Developer Notice*, utility information, SWPPP/Notice of Coverage (if applicable), preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
2. Copy of maintenance agreement or home owners' association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
3. Preliminary plat 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.



Water and Sewer Department

334 Home Avenue,
Maryville, TN 37801
(865) 273-3300

July 9, 2026

Subject: Water Service Availability – Clyde Kidd Estate Lot 2

Dear Mr. Hancock -

Based on currently available information, the City of Maryville Water and Sewer Department (WSD) can provide water service to the proposed lots 2R-1, 2R-2, 2R-3, and 2R-4 shown on the Re-subdivision of Lot 2 of the Clyde Kidd Estate Water Service Plan prepared by Ideal Engineering Solutions, Inc. dated July 06, 2026, subject to compliance with all applicable WSD rules and regulations, easement requirements, inspection requirements, and payment of applicable fees.

WSD also understands Blount County Subdivision Regulations require a fire hydrant near the development's entrance. WSD will install the new hydrant's tap upon payment of applicable fees. Installation of the hydrant assembly shall be the full responsibility of the Developer. The hydrant assembly shall fully comply with WSD rules and regulations, and WSD will inspect the fire hydrant once it has been installed.

This letter confirms water service availability only. It does not constitute final water utility approval or authorization for WSD to sign the water utilities certification on the future final plat.

Sincerely,

Trevor Hendrix, PE
Water and Sewer Engineer
City of Maryville Water & Sewer Department
tahendrix@maryville-tn.gov



July 9, 2026

To Whom It May Concern:

The City of Maryville Electric Department is capable of and plans to serve a proposed 4-lot residential development for Kenneth French (Lots 2R-1 – 2R-4) on the Clyde W. Kidd estate property off Old Niles Ferry Road in Maryville, Tennessee. Charges will apply to the developer. The provision of service is contingent upon coordination of service requirements and associated material procurement.

Please contact me if any further information is needed regarding electric service availability or any other details pertaining to electric service.

Sincerely,

James C. Bond

James C. Bond
City of Maryville Electric Department
Deputy Electric Director
(865) 273-3328
jcbond@maryville-tn.gov