

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:

D. Preliminary and Final Plats – Major Subdivisions:

1. Anderson Property Lots 1-5 off Old Niles Ferry Road by Bonnie Anderson
TR: 5 lots along the county road.

The Anderson Property is a proposed five-lot subdivision containing 5.24 acres along Old Niles Ferry Road. All five lots are to have driveway access off Old Niles Ferry Road. Sight distance shall be evaluated by the Highway Department, and access restrictions may be added to the final plat.

This proposed five lot subdivision has been reviewed inclusive of subdivision regulations for standard lots along a county road served by public water with electric and individual septic systems.

Analysis:

Design of plat, plat description: The parcel is located within the rural district 1 zone and the proposed lot sizes and density are appropriate. All five of the proposed lots are to be served by individual septic systems. The parcel currently has two homes. The bulk of the drainage will be directed towards the natural drainage areas.

Existing County Roads/State Roads: Old Niles Ferry Road is 22' wide according to the road list and adequate to serve these lots as shown.

Septic, Sanitary Sewer: 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 final soil evaluation.

Drainage and Erosion Controls: Drainage information and calculations have been supplied by the project engineer as required and on-site detention facilities are not indicated for these lots. Erosion controls shall be in place for all future home construction as part of the permitting process. Adequate building sites for each lot must avoid drainage areas.

Public Water and Electric Utilities: Public water and electric are proposed to serve all five 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. According to the water utility existing hydrants will serve these proposed lots.

Administrative Considerations: The proposed Anderson Property Lots 1-5 was reviewed inclusive of subdivision regulations for standard lots off the county road with public water, electric and individual septic systems.

This plat comes to the Blount County Planning Commission for consideration as a preliminary and final plat subject to the following.

Outstanding items to be completed:

1. Final review and approval by the Blount County Environmental Health Department including any lot line modifications, designated areas or notes as applicable.
2. Final evaluation by the Highway Department and driveway access determination to be shown on plat as applicable.
3. Final plats with all certifications.
4. Platting Fee and Environmental Health Department Review 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.