

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: January 2nd – January 14th, 2026

SUBJECT: Staff reports on items to be considered for the Monday, January 22nd, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

3. Skidmore Property Lots 1-3 off Cedar Creek Road by Shannon and Shannan Skidmore: 3 lots along the county road.

Background: The preliminary and final plat for the Skidmore Property Lots 1-3 is a 3-lot plat containing 4.94 acres along Cedar Creek Road. Lots 2 and 3 have road frontage along the county road. Lot 1 will share access off the existing easement. Sight distance at this location has been evaluated and is satisfactory. The driveway notification form has been supplied as required. The owner is requesting a variance to the required 25' ROW dedication on the river side of proposed lot 2 in order to control access to their property along the river. This section of the Little River is a very active recreational area for tubing and jumping off the rocks. The owners wish to control the access to the river in this location. A variance is indicated for the proposed reduced ROW to be dedicated.

Analysis:

Design of plat, plat description: The parcel is sloping property along Cedar Creek Road and contains two residences while proposed lot 1 is a new lot. The property is in the R-1 zone and the density and lots sizes are appropriate. According to the project surveyor, a portion of the property is in the floodplain.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the plat and is preparing to sign the final plat.

Existing County Roads: Cedar Creek Road is adequate to serve these lots.

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

Administrative Considerations: The proposed Skidmore Property Lots 1-3 preliminary and final plat was reviewed inclusive of subdivision regulations for small lots served by electric, public water, and individual septic systems.

The Highway Department has reviewed the variance request and will support the reduced dedication of ROW request from the required 25' to 15'. They want 6 feet from the edge of pavement so they can make future safety improvements at this location.

Outstanding items to be completed:

1. Consideration of variance request by the Planning Commission.
2. Signature plats with all certifications including the Environmental Health Department, electric, water and sanitary sewer utilities.
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.