

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: August 1st – August 19th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, August 28th, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Evadell L. Eggers Subdivision Lots 1-4 off Tuckaleechee Trail by Preferred Homes LLC. 4 lots along the county road.**

Background: The preliminary plat for the Evadell L. Eggers Subdivision Lots 1-4 contains 5.01 acres off Tuckaleechee Trail. All four 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.

This is a preliminary plat only. The owner shall clear and cut the bank and install a ditch along the county road as required by the highway department. Sight distance and driveway access restrictions shall be evaluated once the bank and ditch improvements have been made by the owner. The owner shall contact the highway department prior to any onsite construction activities along the county road. The plat may need to indicate an electric easement along the front of the lots as the power lines may not be within the right of way to be dedicated. The future final plat may also have driveway access restrictions added as needed.

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 wooded land. The bulk of the drainage will be directed towards the

natural drainage areas and towards the county road. Special attention and control measures during all onsite construction shall be required.

Existing County Road(s): The Highway Department has measured the road and has indicated Tuckaleechee Trail is less than 18' wide with ditches and shoulders from this location to Tuckaleechee Pike and is limited to four lots per 12 months.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is reviewing the plat and will make lot line modifications and or restrictions as needed on 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.

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

NOTICE of Future Division: Any proposed future subdivision of five lots or more off the parent tract will require a determination of road and shoulder width by the Blount County Highway Department for adequacy of infrastructure for 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 including underground electric as applicable.

Construction of Improvements: As of this time there has been no construction of any improvements on site for the proposed subdivision.

Developer Notice:

- Prior to any on-site construction the developer shall contact the Blount Highway Department at 865-982-4652 regarding cutting the bank and installing a ditch along the county road.
- 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 Evadell L. Eggers Subdivision Lots 1-4 was reviewed inclusive of subdivision regulations for small lots served along the county road with public water, electric and individual septic systems.

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Outstanding Items to be Completed:

1. All instructions in this staff analysis including the Developer Notice.
2. 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.