

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: January 2nd – January 14th, 2026

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

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

1. Lot Line Adjustment between Arrowood Estate, Wood and Boyd Properties off N. Union Grove Road: 3 lots along the county road.

Background: The preliminary and final plat for Arrowood Estate, Wood and Boyd Lot Line Adjustment off of N. Union Grove Road comes to the Planning Commission as it contains part of three lots. All three lots have road frontage. Sight distance at this location has been evaluated and is satisfactory.

Analysis:

Design of plat, plat description: The property is in the R-1, Rural District 1 zone and the density and lots sizes are appropriate. According to the project surveyor, none of the property is in the floodplain.

Septic, Sanitary Sewer: Any special instructions by the Environmental Health Department shall be noted on the final plat. The Environmental Health Department has reviewed the plat and is preparing to sign the final plat.

Existing County Road: N. Union Grove Road is adequate to serve these lots.

Public Water and Electric Utilities: Public utilities serve these lots.

Administrative Considerations: The proposed Lot Line Adjustment of the Arrowood Estate, Wood and Boyd Properties preliminary and final plat was

reviewed inclusive of subdivision regulations for small lots served by electric, public water, and individual septic systems.

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department.
2. 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.