

# 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: February 2<sup>nd</sup> – February 16<sup>th</sup>, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, February 26<sup>th</sup>, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

**1. Replat Lot 3 David Wayne Lee Property off Floyd Lee Road and Big Springs Road: 4 lots along the county roads.**

Background: The preliminary and final plat for the Replat Lot 3 David Wayne Lee Property off Floyd Lee Road and Big Springs Road is a 4-lot plat containing 4.68 acres. All four lots have road frontage along the county roads. Vegetation and fence rows have been removed. 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: All the lots are to be served by individual septic systems. Any lot line modifications or special instructions by the Environmental Health Department shall be noted on the final plat. The Environmental Health Department is preparing to sign the final plat.

Existing County Road: According to road list Floyd Lee Road is 10' wide and Big Springs Road is 22' wide and both are adequate to serve these 4 lots.

Public Water and Electric Utilities: Public water and electric shall serve all four lots and both utilities shall certify the final plat.

**NOTICE of Future Division:** Five lots or more off the parent tract is a 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.

Administrative Considerations: The proposed Replat Lot 3 David Wayne Lee Property 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, electric and water utilities.
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 the deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.