

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: September 1st – September 19th, 2023

SUBJECT: Staff reports on items to be considered for the Thursday, September 28th, 2023 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

3. Hutton Ridge Subdivision Lots 1-3 by IES Capital Inc. and Janice Fields off Hutton Ridge Road: 3 lots along the county road with a remainder greater than five acres.

Background: The preliminary and final plat for the Hutton Ridge Subdivision Lots 1-3 is a 3-lot subdivision containing 3.3 acres along Hutton Ridge Road with a remainder greater than five acres. All 3 lots have access off the county road. For safety purposes, Lots 1 and 2 are to share driveway access off of a shared driveway easement on lot 2.

Analysis:

Design of plat, plat description: The parcel is sloping terrain along Hutton Ridge Road and is currently vacant. 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. The Environmental Health Department has reviewed the plat and is preparing to sign the final plat.

Existing County Roads: Hutton Ridge Road is 18' at this location and is adequate to serve these lots. The Highway Department has evaluated sight distance and has stated it is satisfactory subject to the shared access for lots 1 and 2.

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 Hutton Ridge Subdivision 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.

Outstanding items to be completed:

1. Driveway access for lot 1 shall be restricted to the shared access easement on lot 2.
2. Signature plats with all certifications including the Environmental Health Department, electric and water 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.