

# 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: June 1<sup>st</sup> – June 16<sup>th</sup>, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, June 25<sup>th</sup>, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

- E. Preliminary and Final Plats – Major Subdivisions:
- Patton Property Subdivision Lots 1-4 off Lanier Road by Terry Patton and Nancy Headrick. 4 lots along the county road.**

Background: The preliminary and final plat for the Patton Property 1-4 contains 6.46 acres off Lanier Road. 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.

Sight distance at this location has been reviewed and driveway access restrictions have been added to the plat as indicated.

#### Analysis:

Design of plat, plat description: The parcel is located within the R-1 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.

Existing County Road(s): The Highway Department has measured the road and has indicated Lanier Road is less than 18' wide at this location.

**Septic, Sanitary Sewer:** All of the lots are to be served by individual septic systems. Modifications have been made to the plat. The Environmental Health Department is preparing to sign 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. Both utilities shall certify the 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.

**Administrative Considerations:** The proposed final plat for the Patton Property 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.

**Outstanding Items to be Completed:**

1. Correct the title on the plat.
2. Signature plats including the Environmental Health Department, electric utility and water utility signatures.
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 final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.