

Blount County

Planning and Development Services

1221 McArthur Road

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: June 1st – June 18th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, June 26th, 2025
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Extension of preliminary plat for Hunter Ridge Lots 1-9 off Disco Loop Road and Gregg Road by Equestrian Properties Group: 9 lots to be served off the existing county road with a remainder greater than five acres.**

The preliminary plat for Hunter Ridge Lots 1-9 was approved by the Planning Commission at the June 2023 regular meeting for 24 months. The owner is requesting an extension of the preliminary plat. See attached letter.

Background: The preliminary plat for Hunter Ridge Subdivision Lots 1-9 off Disco Loop Road contains 9 proposed residential lots on 9.6 acres with a remainder greater than 5 acres. Lots 1-9 are to be served off the county road. Sight distance for all proposed lots will be evaluated once all of the lots are marked by the surveyor. Driveway access restrictions may be added to the future final plat. A sight distance easement may be added to the final plat along the county road as needed.

According to the preliminary plat none of the property is located within the floodplain. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along an existing county road section with public water, electric and individual septic systems. It is the owner's responsibility to contact the Post Office to make arrangements for postal service; this may modify the future final plat.

Analysis:

Design of plat, plat description: The parcel is located within the R-1, Rural District 1 and lot sizes and density are appropriate. The parcel is currently vacant and most of the parcel is sloping in multiple directions. The bulk of the drainage will be directed towards the natural drainage areas and to the ditch along the county roads. Special attention and control measures during all onsite construction shall be required. Any common area designated for a cluster mailbox and parking shall be maintained by the property owner's association and shall be shown on the future final plat.

Existing County Road(s)/State Road: The county road list indicates Disco Loop Road is 20' wide with adequate ditches and shoulders to accommodate this subdivision.

Septic, Sanitary Sewer: A soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the preliminary soil map and has indicated that lot line adjustments, designated reserve areas and combinations may be required for final plat certification.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities were not indicated. As mentioned, the bulk of the drainage will be directed towards the natural drainage areas and to the ditch along the county roads.

The project engineer has also confirmed that a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee is not required for this proposed subdivision.

Public Water and Electric Utilities: Public water and underground 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.

Property Owner's Association: Should a sight distance easement be needed on the future final plat the developer shall supply documentation for a Property Owner's Association for Hunters Ridge for staff review prior to final plat inclusive of a sight distance easement and special notes on the plat.

Developer Notice:

- The developer shall contact the post office for postal service. And cluster mailbox requirement shall be identified on the final plat and contained in an easement or common area lot. The cluster mailbox shall not be placed on the county road.

Administrative Considerations: The proposed Hunter Ridge Subdivision Lots 1-9 preliminary plat was reviewed inclusive of subdivision regulations for small lots along existing county road with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information and drainage calculations.

Outstanding Items to Be Completed:

1. Sight distance for all proposed lots will be evaluated once all of the lots are marked by the surveyor and driveway access restrictions may be added to the future final plat. A sight distance easement may be added to the final plat along the county road as needed. Installation of Fire Hydrant.
2. All instructions in this staff analysis including the Developer Notice. Any post office requirement for a cluster mailbox to be shown on the future final plat.
3. Preliminary platting 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.



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May 14, 2025

Mr. Doug Hancock,

This letter serves as a written request to extend the Hunter Ridge SD, Lots 1-9 approved June 2023 to the maximum allowable extension period. The reason for extension request is cash flow for the hydrant install and overall uncertainty in the real estate market at this time. Our attempts to pre-sale lots in 2023/2024 proved unsuccessful. The platted area also serves the existing business as these are horse paddocks used daily.

Thank you for your consideration.

Sincerely,

David A. Shanks
Owner/Operator
865-919-0758