

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: March 1st – March 16th, 2023

SUBJECT: Staff reports on items to be considered for the Thursday, March 23rd, 2023
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

**1. Shore Land Company LLC Property Lots 1-3 off John Helton Road by
Shore Land Company: 3 lots along the county road.**

Background: The preliminary and final plat for the Shore Land Company LLC property is a 3-lot plat containing 2.36 acres along John Helton Road. All proposed lots have access off the county road. Sight distance at this location has been evaluated and is satisfactory.

Analysis:

Design of plat, plat description: Parcel ID: Tax Map 048, Parcel 113.00. The parcel is relatively flat property along John Helton Road and has contains two residences. The property is in the S - suburbanizing 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: John Helton Road is 12' wide according to the county road list and is adequate to serve these lots.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. Both utilities shall certify the final plat.

Drainage and Erosion Controls: This proposed subdivision did not require a drainage plan.

Administrative Considerations: The proposed Shore Land Company LLC property 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. 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 deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.