

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: April 1st – April 17th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, April 24th, 2025
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

2. Harvey and Silvia Walker Property off Rocky Branch Road and Cambridge Road: 3 lots along the county roads served by an easement.

Background: The preliminary and final plat for the Harvey and Silvia Walker Property is a 3-lot plat containing 3.53 acres. All three lots have frontage on Rocky Branch Road and share driveway access off of a shared easement on Cambridge Road. Sight distance at this location has been evaluated and is satisfactory. NO other driveway access will be allowed along Rocky Branch Road.

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: The Environmental Health Department has reviewed the proposed plat and is preparing to review the site as of April 17th.

Existing County Road: According to the county road list both roads are adequate to serve these lots.

Public Water and Electric Utilities: Public water and electric serve all the lots.

Administrative Considerations: The proposed Henry and Silvia Walker Property 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. Updated plats with corrections as supplied to the surveyor.
2. Any modification to the lots per the Environmental Health Department including adjusting proposed lot lines or combination of lots.
3. Signature plats with all certifications including the Environmental Health Department.
4. 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.