

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 and Final Plats – Minor Subdivisions:

1. **Hembree Property off Sevierville Road and Cunningham Road West by Hembree Builders LLC: 4 lots, 3 off the state road and 1 off the county road.**

The preliminary and final plat for the Hembree Property contains four lots along Sevierville Road and Cunningham Road West. The parcel is currently vacant. Sight distance has been evaluated by planning staff and the Highway Department and access restrictions will be added to the final plat for lots 1R1-1, 1R1-3 and 1R1-4.

Analysis:

Design of plat, plat description: The parcel is in the R-1, Rural District 1 zone and the lot sizes and density are appropriate. According the surveyor none of the property is in the floodplain.

Septic, Sanitary Sewer: The Environmental Health Department is reviewing the soils information provided and may require lot line modifications or designated reserve areas on the final plat.

Existing County Roads: According to the county road list Cunningham Road West is 16 feet wide. The county road width is adequate to serve lot 1R1-1. The remaining three lots will be served off the state highway.

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 being certified or a surety posted to the appropriate utility.

Drainage and Erosion Controls: Drainage information and calculations are not required for this proposed subdivision.

Administrative Considerations: The proposed Hembree Property subdivision was reviewed inclusive of subdivision regulations for lots served by public water, electric and individual septic systems.

Outstanding items to be completed:

1. Corrected plats including access notes as supplied to surveyor.
2. Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.
3. Environmental Health Department review fee and preliminary and final 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.