



**MEMORANDUM**

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 2<sup>nd</sup> – January 14<sup>th</sup>, 2026

SUBJECT: Staff reports on items to be considered for the Thursday January 22<sup>nd</sup>, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

**Hearings:**

C. Final Plats – Major Subdivisions:

3. **MJ Hardin Subdivision off Six Mile Road by CMH Inc. 4 lots served off a proposed new common driveway (2 with road frontage).**

The preliminary plat was approved as the Morton Property at the June, 2024 regular meeting.

Background: The final plat for the MJ Hardin Property Subdivision contains 5.01 acres off Six Mile Road. A new common driveway is planned to serve all the new lots off the state road. Lots 1 and 4 have road frontage along Six Mile Road. Lots 1-4 are served exclusively off of a shared easement across lot 4. The proposed location of the new common driveway and sight distance at this location has been evaluated by the Highway Department. According to the surveyor, none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a new common driveway with public water, electric and individual septic systems. Vegetation, bank and ditch improvements along Six Mile Road have been completed. A *sight distance easement has been added to the final plat along Six Mile Road to be maintained by the property owners.*

Analysis:

Design of plat, plat description: The parcel is located within the R-1, rural district 1 zone and lot sizes and density are appropriate. The parcel is currently vacant and is sloping vacant land. The bulk of the drainage will be directed towards the

natural drainage areas and towards the state road. Special attention and control measures during all onsite construction have been required. All the new lots shall all become part of a maintenance agreement and have maintenance responsibility of the common driveway, mailbox and sight distance easement.

Existing Road(s): Six Mile Road is a state road and is adequate for these four lots.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the soil map and is preparing to sign the final plat.

Drainage and Erosion Controls: The parcel is sloping in multiple directions and the bulk of the drainage will be directed towards the natural drainage areas and towards the state road. All erosion control measures shall remain in place until the sight is revegetated.

Common Driveway Plan: A common driveway plan with cross sections has been submitted with the preliminary. A final certification letter from the project engineer for the construction of the common driveway has been supplied.

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. Both utilities are preparing to sign the final plat. Existing fire hydrants will serve this project per the water utility.

Property Owner's Association: The developer shall supply an updated maintenance agreement for the MJ Hardin property inclusive of common driveway maintenance, cluster mailbox and sight distance easement.

Construction of Improvements: As of this time on-site construction is nearing completion for the proposed subdivision. All utilities, driveway construction and ditches have been constructed within the proposed common driveway easement.

The location of the common driveway along Six Mile Road has been evaluated by the engineering department. The grade of the common driveway appears satisfactory. The entrance is adequate to accommodate the paved area. Improvements completed for this subdivision include the construction of the common driveway, paving of the common driveway entrance, installation of electric and public water to each lot.

Administrative Considerations: The final plat for the MJ Hardin Property was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

Outstanding Items to be Completed:

1. Copy of notarized maintenance agreement for the maintenance of the common driveway and cluster mailbox and sight distance easement.
2. Signature plats including the Environmental Health Department, electric utility and utility water 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.