

# Blount County

## Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



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### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: August 1<sup>st</sup> – August 19<sup>th</sup>, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, August 28<sup>th</sup>, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

E. Preliminary and Final Plat – Minor Subdivisions:

**1. Replat of Lots 92R and 87R Wildwood Springs off French Street by Bradley and Amy Guinn: 4 lots off the county road.**

Background: The preliminary and final plat for Lots 92R and 87R Wildwood Springs subdivision off French Street is a 4-lot plat containing 3.33 acres. All four lots have frontage along the county road. Sight distance at this location has been evaluated and is satisfactory.

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: All the lots are served by individual septic systems. The Environmental Health Department has added a designated area for septic purposes only on Lot 87R2 which is shown on the plat. The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Road: According to the County Road list French Street is 16 feet wide and is adequate to serve these 4 lots as shown.

Public Water and Electric Utilities: Public water and utility electric shall serve all four lots and both shall certify the final plat.

Administrative Considerations: The proposed subdivision of lots 92R and 87R Wildwood Springs 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.
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.