

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: August 1st – August 19th, 2025

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

Hearings:

C. Final Plats – Major Subdivisions:

- Gregory Property Lots 1-17 off Gregory Road by Murphy Gregory: 16 lots to be served off the existing county road with a common area/detention lot.**

The preliminary plat was approved at the August 2023 regular meeting

Background: The final plat for the Gregory Property subdivision Lots 1-17 off Gregory Road contains 16 proposed residential lots on 14.8 acres with a common area (lot 17) for detention. All 17 of the lots are to be served off the county road. Sight distance for all proposed lots will be further evaluated and driveway access restrictions may be added to the final plat.

The vegetation has been removed along the road frontage for all lots including the curve of Gregory Road at lot 16. A sight distance easement has been added to the final plat on lots 1-17 along Gregory Road to preserve sight distance and be maintained by the property owner's association. According to the plat none of the property is located within the floodplain. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along an existing county road section with public water, electric and individual septic systems. The plat indicates a cluster mailbox location on common area lot 17.

Analysis:

Design of plat, plat description: The parcel is located within the R-1, Rural District 1 and lot sizes and density are appropriate. The parcel is currently

vacant, vegetated and the bulk of the drainage will be directed towards the detention pond that has been constructed on lot 17, natural drainage areas and a ditch constructed along the county road by the developer. Special attention and control measures during all onsite construction have been required and shall remain until the site is revegetated. All new lots shall all become part of a property owner's association for the Gregory Property Subdivision Lots 1-17 and shall have maintenance responsibility of the drainage facilities and all new residential lots shall have a shared ownership of the common area/detention lot 17. Additionally, the property owner's association shall have overall maintenance responsibility for the sight distance easement located on lots 1-17 along Gregory Road. The area designated for a cluster mailbox and parking shall be maintained by the property owner's association as located on common area lot 17.

Existing County Road(s)/State Road: The Highway Department has indicated that Gregory Road is 18' wide with adequate shoulders. The Highway Department has required ditch and other improvements to be made by the developer along the front of each lot and both sides of lot 16 as needed. All items required have been determined by the county engineer. All shoulder and ditch and other drainage improvements, all sight distance improvements and stabilization of the site during construction have been completed by the developer.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the soil information and upon final review is preparing to sign the final plat subject to any lot line modifications, designated septic or reserve areas or lot combinations.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities have been constructed on lot 17. The drainage plan indicates the parcel is sloping towards the detention area, the county road and natural drainage areas. The detention lot/common area lot shall become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners shall be required to have an equal share in ownership of the detention basin/common lot 17. As-built topo information for the pond as constructed has been supplied by the project engineer along with the final certification letter. Adequate building sites for each lot must avoid drainage areas.

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 prior to final plat. South Blount Utility has also reported adequate water flow for a fire hydrant as well which has been installed. Both utilities are preparing to sign the final plat

Property Owner's Association: The developer has supplied documentation for a Property Owner's Association for the Gregory Property Subdivision Lots 1-17 for staff review inclusive of drainage facility maintenance, shared ownership of detention/common area lot 17 (for lots 1-16) and a sight distance easement along lots 1-17 along Gregory Road. The cluster mailbox area and parking area contained is also included. All of the above shall be noted on the plat, in the property owner's association documentation on in the future deeds for the Gregory Property Subdivision Lots 1-17.

Construction of Improvements: As of this time, on-site construction is nearing completion for the Gregory Property Lots 1-17. Erosion controls shall remain in place the site is revegetated.

Administrative Considerations: The proposed Gregory Property Subdivision Lots 1-17 preliminary plat was reviewed inclusive of subdivision regulations for small lots along existing county road with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, drainage calculations and utility information.

Outstanding Items to be completed:

1. All on-site erosion controls shall be managed and remain in place until the site is revegetated.
2. The developer shall supply final notarized documentation for a Property Owner's Association for Gregory Property Subdivision Lots1-17.
3. Completion of all on-site items and final inspection by the Highway Department.
4. Signature plats including electric, water and the Environmental Health Department.
5. Environmental Health Department fee and Final plat 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.