

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

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



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: July 1st – July 17th, 2025

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

Hearings:

D. Preliminary and Final Plats – Major Subdivisions:

1. **McCammon Ridge Subdivision Lots 1-6 off Nails Creek Road and Alfred McCammon Road by Gusty Christenberry: 6 lots to be served off the county roads with a remainder greater than five acres.**

Background: The preliminary and final plat for McCammon Ridge Subdivision Lots 1-6 is a six-lot subdivision containing 7.57 acres with a remainder greater than five acres off two county roads. Sight distance for all lots of the proposed McCammon Ridge are being evaluated by engineering staff and additional access restrictions may be added to the plat as applicable.

This proposed six-lots have been reviewed inclusive of subdivision regulations for standard lots along a county road served by public water with electric and individual septic systems. It is the responsibility of the owner to contact the US Post Office for postal service at this location.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 zone and the proposed lot sizes and density are appropriate. All four of the proposed lots are to be served by individual septic systems, public water and electric. All electric service shall be served by new power lines. According to the water utility a fire hydrant cannot be accommodated at this location. The parcel is currently vacant pasture land and the bulk of the drainage will be directed towards the natural drainage area and ditch along the county roads.

Existing County Roads/State Roads: Nails Creek Road and Alfred McCammon Road are adequate to serve these six lots as shown.

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

Drainage and Erosion Controls: Drainage information and calculations have been supplied by the project engineer as required and on-site detention facilities are not indicated for these lots. The parcel is sloping, and the bulk of the drainage will be directed to the natural drainage areas and ditches.

According to the project engineer a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee is not required. Erosion controls shall be in place for all future home construction as part of the permitting process. Adequate building sites for each lot must avoid drainage areas.

Public Water and Electric Utilities: Public water and electric are proposed to serve all four lots. All electric shall be served off new underground power lines. 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. Alcoa Utility has confirmed water service is available but cannot support a hydrant.

NOTICE of Future Division: Any proposed future subdivision of lots off the remainder shall require an additional drainage plan and calculations be submitted by the project engineer in order to accommodate any necessary storm water considerations. All electric shall be underground other than any existing lines that may be capable of serving the lots. Future additional lots off the remainder that cannot be served off existing electric poles shall require underground electric. Additional county road evaluation and or improvements may be required.

Administrative Considerations: The proposed McCammon Ridge Subdivision Lots 1-6 was reviewed inclusive of subdivision regulations for standard lots off the county roads with public water, electric and individual septic systems. This plat comes to the Blount County Planning Commission for consideration as a preliminary and final plat subject to the following.

Outstanding items to be completed:

1. Final review and approval of lots 1-6 by the Blount County Environmental Health Department including any necessary lot line adjustments.
2. Additional access restrictions added to the plat for lots 1-6 per the Blount County High Department as applicable.

3. Final plats with all certifications inclusive of any modifications as needed. Platting Fee and Environmental Health Department review 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.



PUBLIC WORKS AND ENGINEERING DEPARTMENT

Engineering - Fleet - Landfill - Purchasing - Sanitation
Streets & Stormwater - Water & Wastewater - Water Quality

725 Universal Street, Alcoa, Tennessee 37701

(865) 380-4800 FAX (865) 380-4803

July 16, 2025

David C. Campbell, P.E.
Ideal Engineering Solutions, Inc.
201 Center Park Drive, Suite 1120
Knoxville, Tennessee 37922

Re: McCammon Ridge Lots 1-6 – Fire Hydrant

Dear Mr. Campbell:

This letter is to indicate that fire hydrant service is not available at the McCammon Ridge Lots 1-6, nor is it planned at any time in the future.

Should you have any questions concerning the City of Alcoa services, please call our office at 865-380-4800.

Sincerely,

David Marcum, P.E.
Senior Civil Engineer



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May 27, 2025

Gusty Christenberry
4919 Sevierville Road
Maryville, TN 37804

Re: City of Alcoa service Area – Nails Creek/Alfred McCammon Roads

Dear Mr. Christenberry,

This letter is to certify that the City of Alcoa has the capacity to provide public potable water to the proposed lots along Nails Creek Road and Alfred McCammon Road. Per our agreement with Tuckaleechee Utility District, we will provide water service to the proposed lots along Nails Creek and any lots located South/Southwest of Alfred McCammon Road up to the existing lot at 457 Alfred McCammon Road.

Since these lots are in the Rural Water Service Area, the new public lines would be extended by the City of Alcoa based on our existing Ordinances Title 18 and the associated rate structure. From this ordinance and rate, the city will cover the cost associated with the new waterline and will recoup this cost through its Rural Connection Fees as customers sign up for meters.

Since there is a minimum number of lots per roadway length requirement to meet this condition, the city will require that these lots sign up for service with the City of Alcoa. The City of Alcoa will begin designing and the permitting associated with the waterline extension but will not begin installation until a plat has been recorded at the Blount County Register of Deeds Office.

Should you have any questions concerning the City of Alcoa's obligations and plans for water line services, please call our office at (865) 380-4800.

Sincerely,

Shane Snoderly, PE, RLS
Director of Public Works & Engineering

SS/bs

cc: David Marcum, PE, Senior Civil Engineer (e-mail)
Chipper Wyatt, Assistant Director of Operations (e-mail)
Josh Rutledge, Water/Sewer Supervisor (e-mail)

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www.cityofalcoa-tn.gov



725 Universal Street, Alcoa, Tennessee 37701

ELECTRIC DEPARTMENT

(865) 380-4890 FAX (865) 380-4803

July 9, 2025

Doug Hancock
Blount County Planning
1221 McArthur Road
Maryville, Tennessee 37804

Re: "Will Serve" Letter for Electric Service to Lots 1-6 McCammon Ridge

Lots 1-6 McCammon Ridge, Nails Creel Road is in the service area of the City of Alcoa Electric Department. The Wildwood Substation that serves this area does have the capacity for the 6 lots in this development. The plans have been submitted to the Electric Engineering Department for design and cost estimates which will be passed on to the owner/developer.

Sincerely,

Mike Lindsey
Engineering and Operations Superintendent
City of Alcoa Electric Department

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www.cityofalcoa-tn.gov
electric@cityofalcoa-tn.gov