

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: November 1st – November 18th, 2022

SUBJECT: Staff reports on items to be considered for the Monday, December 5th, 2022
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary and Final Plats – Minor Subdivisions:

2. Springfield Meadows Lots 1-4 off Big Springs Road by William Gowder: 4 lots along the county road.

The preliminary and final plat for Springfield Meadows Lots 1-4 contains four lots along Big Springs Road containing 5.9 acres. All four of the proposed lots are vacant. Sight distance has been evaluated by planning staff and is satisfactory. According to the surveyor, none of the property is located in the floodplain.

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.

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 Big Springs Road is 22 feet wide and is adequate to serve these 3 lots as shown.

NOTICE of Future Division: Any proposed future subdivision of five lots or more off the parent tract will require a drainage plan and calculations and all other requirements for major subdivision will apply including underground electric.

Utilities: Public water and electric are proposed to serve all three 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 Springfield Meadows Lots 1-4 was reviewed inclusive of subdivision regulations for lots served by public water, electric and individual septic systems.

Outstanding items to be completed:

1. Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.
2. 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.