

Blount County

Planning and Development Services

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 865.681.9301)

DATE: March 2nd – March 18th, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, March 26th, 2026
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary and Final Plat – Minor Subdivisions:

1. **Gail Huffstetler Property off Huffstetler Road and Mint Road by Gail Huffstetler: 3 lots along the county roads.**

Background: The preliminary and final plat for the Gail Huffstetler Property off Huffstetler Road and Mint Road is a 3-lot plat containing 6.52 acres. All three lots have frontage along the county roads. Sight distance at this location has been evaluated and appears satisfactory.

Analysis:

Design of plat, plat description: The property is in the Suburbanizing 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. Any special instructions by the Environmental Health Department shall be noted on the final plat. The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Road: According to road list Huffstetler Road is 21+ feet wide and Mint Road is 19-20' wide and are adequate to serve these 3 lots as shown.

NOTICE of Future Division: Five lots or more off the parent tract is a major subdivision. A drainage plan and calculations will be required for five or more lots off the parent tract and all other requirements for major subdivision will apply.

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

Administrative Considerations: The proposed Gail Huffstetler Property 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.