



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: February 2nd – February 16th, 2026

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

Hearings:

- E. Preliminary Plats and Final Plat – Minor Subdivisions:
- 2. Johnson Acres Lots 1-2 off Johnson Road by Shore Land Development: 2 lots along the county road and a remainder greater than 5 acres.**

Background: The preliminary and final plat for Johnson Acres Subdivision Lots 1-2 is a 2-lot plat containing 1.64 acres along Johnson Road with a remainder greater than five acres. Lots 1 and 2 have road frontage however both lots will share access off the easement shown. Sight distance at this location has been evaluated and is satisfactory with the driveway access location as shown.

Analysis:

Design of plat, plat description: The parcel is sloping property along Johnson Road and is vacant. The property is in the S-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: Lot line modifications or special instructions by the Environmental Health Department shall be noted on the final plat. The Environmental Health Department is preparing to sign the final plat.

Existing County Roads: Johnson Road has adequate width to accommodate these proposed two lots.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. Both utilities shall certify the final plat.

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.

Administrative Considerations: The proposed Johnson Acres Subdivision Lots 1-2 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 utilities.
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.