



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 2nd – January 15th, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, January 22nd, 2026 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

4. **Whispering Winds Properties Subdivision Lots 1-3 off Pleasant Hill Road by Whispering Winds Properties: 3 lots, 2 along the county road and 1 served off a shared easement.**

Background: The preliminary and final plat for Whispering Winds Properties Lots 1-3 off Pleasant Hill Road is a 3-lot plat containing 4.84 with a remainder greater than five acres. Lots 1 and 3 have road frontage along the county road while lot 2 is served by an easement. Sight distance at this location has been evaluated and is satisfactory. The driveway for lot 2 does not need to be constructed for final plat approval.

Analysis:

Design of plat, plat description: The property is in the S- Suburbanizing district 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 to be 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 the Highway Department Pleasant Hill Road is adequate to serve these 3 lots as shown.

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 final plat for Whispering Springs Properties Lots 1-3 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 the deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.