

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: 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 and Final Plats – Minor Subdivisions:
- 3. Teffeteller Property off Keeble Road by Tena Roberson: 4 lots along the county road with a remainder.**

The preliminary and final plat for the Teffeteller Property contains four lots along Keeble Road with a remainder greater than five acres. Sight distance has been evaluated by planning and engineering staff and is satisfactory.

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. According the surveyor none of the property is in the floodplain. Lots 2, 3 and 4 are to contain existing residences while lot 1 is a proposed new lot.

Septic, Sanitary Sewer: Subject to review and approval by the Environmental Health Department. Lot line modifications may be required.

Existing County Roads: The county road width is adequate to serve these 4 lots at this location as shown.

Public Water and Electric Utilities: Public water and electric shall serve all four lots and 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 Teffeteller Property was reviewed inclusive of subdivision regulations for standard lots served by public water, electric and individual septic systems.

Plat modifications have been supplied to the surveyor.

Outstanding items to be completed:

1. Environmental Health Department review and approval of all proposed lots with any required lot line modifications.
2. Signature plats with all certifications including the Environmental Health Department, electric and water utilities.
3. 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.