

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: July 1st – July 15th, 2026

SUBJECT: Staff reports on items to be considered for the Thursday, July 23rd, 2026
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary Plats and Final Plat – Minor Subdivisions:

3. Replat Lots 4 & 6 Whispering Winds Properties LLC off Pleasant Hill Road by Whispering Winds Properties: 3 lots along the county road and a remainder greater than 5 acres.

Background: The preliminary and final plat for the Replat of Lots 4 & 6 Whispering Winds Properties off Pleasant Hill Road is a 3-lot plat containing 2.37 acres with a remainder greater than five acres. All three lots have road frontage along the county road. Sight distance at this location has been evaluated and is satisfactory.

Analysis:

Design of plat, plat description: The property is in the 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.

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 final plat for the Replat of Lots 4 & 6 Whispering Winds Properties 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.