



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: May 1st – May 20th 2026

SUBJECT: Staff reports on items to be considered for the Thursday, May 28th, 2026
Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- E. Preliminary Plats and Final Plat – Minor Subdivisions:
1. **Mike Raines Property Lots 1-3 off Maple Lane by Mike Raines: 3 lots along the county road and a remainder greater than 5 acres.**

Background: The preliminary and final plat for the Mike Raines Property Lots 1-3 Subdivision is a 3-lot plat containing 2.25 acres along Maple Lane 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 with the driveway access locations shown.

Analysis:

Design of plat, plat description: The parcel is very gently sloping property along Maple Lane and is vacant. The property is in the Rural District 1 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: Maple Lane is 17'- 18' wide according to the county road list and is adequate to accommodate these proposed three 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 including any limitations towards major subdivision off the county road at this location.

Administrative Considerations: The proposed Mike Raines Subdivision Lots 1-3 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.