



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 2nd – January 14th, 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:

2. **Miser Landing Subdivision Lots 1-2 off Miser School Road by William Lyons: 2 lots along the county road and a remainder greater than 5 acres.**

Background: The preliminary and final plat for Miser Landing Subdivision Lots 1-2 is a 2-lot plat containing 3.98 acres along Miser School 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 Miser School Road and is vacant. The property is in the R-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: The Environmental Health Department has reviewed the soil information and is preparing to sign the final plat.

Existing County Roads: Miser School Road has adequate width to accommodate these proposed lots.

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

Administrative Considerations: The proposed Miser Landing 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, water and sanitary sewer 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.