



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Thursday, February 23, 2023

5:30 PM

Blount County Courthouse, Room 430

Live stream via <https://zoom.us/join>

Zoom Meeting ID: 829 6843 4882

Draft

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

- Present** 8 - Commissioner Nick Bright, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Bruce McClellan, Commissioner Ed Stucky, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner David Wells
- Absent** 4 - Commissioner Dyran Bledsoe, Commissioner Roy Gamble, Commissioner Geneva Harrison, and Commissioner Tom Hodge

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Walker, seconded by Commissioner Hannah, that the minutes from the January 26, 2023 meeting be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Bright, Hannah, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Abstain: 1 - Giles

[Draft - BCPC Minutes 01-26-23](#)

Attachments: [Draft BCPC Minutes 01.26.23](#)

Removal of Item E2

A motion was made by Commissioner Giles, seconded by Commissioner Walker, that item E2 (Shore Land Company LLC Property, Lots 1-3 off John Helton Road) be removed from the agenda. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hannah, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Abstain: 0

IV. PUBLIC HEARINGS:**V. PUBLIC INPUT ON ITEMS ON THE AGENDA.**

Commissioner McClellan spoke about 2 laws that were passed in April of 2022 by the State Legislator that effect Planning Commission (Tennessee Code 13-4-302 and Tennessee Code 13-4-303). Director Thomas Lloyd stated these laws were not mandatory, but could be adopted if the governed body decided they were appropriate. Chairman Stuckey asked the item be placed on next months agenda.

No one else spoke and the item was closed.

VI. SITE PLAN:[1503 Mt. Tabor Rd](#)

- Attachments:
- [1. Staff Memo - 1503 Old Mt. Tabor Rd](#)
 - [2. Site Plan - 1503 Old Mt. Tabor Rd](#)
 - [3. Zoning Map - 1503 Old Mt Tabor Rd](#)
 - [4. Site Plan 2019 - 1503 Old Mt. Tabor Rd](#)

A motion was made by Commissioner Wells, seconded by Commissioner Giles, to approve the site plan for an accessory equipment storage structure at 1503 Old Mt. Tabor Road subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hannah, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions:

1. Best Property Lots 1-4 off Bingham Lane by Stanley and Ramona Best: 4 lots along the county road.

Attachments: [C1 Staff Memo 02-23-23 - Best Property Final Plat](#)
[C1 Plat 02-23-23 - Best Property Final Plat](#)

A motion was made by Commissioner Walker, seconded by Commissioner Bright, to approve the final plat for Best Property Lots 1-4 off Bingham Lane subject to the completion of the outstanding items.

Outstanding items to be completed:

1. The Environmental Health Department has reviewed the preliminary soil map and has indicated that lot line adjustments, designated reserve areas and combinations may be required for final plat certification. Driveway access restrictions may be applied by the Environmental Health Department and indicated on plat as needed.

2. Final plats with all certifications.

3. Environmental Health Department review fee and final plat fee.

An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hannah, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Avery Meadows Phase 3 Lots 1-4 off Morganton Road by Virginia and James Gilmore: 4 lots along the county road.

Attachments: [E1 Staff Memo 02-23-23 - Avery Meadows Phase 3 Lots 1-4 Preliminary and Final Plat](#)
[E1 Plat 02-23-23 - Avery Meadow Final PH3 lots 1 2 6 7](#)

A motion was made by Commissioner Hannah, seconded by Commissioner Bright, to approve the preliminary and final plat for Avery Meadows Phase 3 Lots 1-4 off Morganton Road subject to the completion of outstanding items.

Outstanding items to be completed:

1. Driveway access restrictions shall be added to the final plat: Lot 6 and 2 shall share driveway access and lots 7 and 1 share driveway access in the easements shown. Lots 1 and 2 shall have no other driveway access off Morganton Road.
2. The county engineer shall approve all shoulder and ditch improvements prior to the Highway Department certifying the final plat.
3. Final review by the Environmental Health Department. Any lot line modifications, combinations of proposed lots and restrictions shall be placed on the final plat as needed.
4. Signature plats with all certifications including the Environmental Health Department, electric and water utilities and a preliminary and final platting fee and environmental health department review fee.

An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hannah, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Abstain: 0

2. Shore Land Company LLC Property Lots 1-3 off John Helton Road by Shore Land Company: 3 lots along the county road.

Attachments: [E2 Staff Memo 02-23-23 - Shore Land Company Property Lots 1-3 Preliminary and Final Plat](#)
[E2 Plat 02-23-23 - Shore Land Company LLC Property off John Helton Rd](#)

Item was removed from the Agenda.

VIII. MISCELLANEOUS ITEMS: None

IX. LONG RANGE PLANNING:

1. Staff Reports.**X. REPORTS OF OFFICERS AND COMMITTEES:****XI. UNFINISHED BUSINESS:**

[Continued discussion of possible changes to cluster development standards.](#)

Attachments: [Staff Memo - Possible changes cluster developments](#)

[1. Notes from Commissioner Wells](#)

[2. Notes from Commissioner McClellan](#)

[3. Rough Draft proposed new Section 7.20](#)

Director Thomas Lloyd gave a synopsis of the discussion at last months meeting. He stated the information provided by Commissioner Wells and Commissioner McClellan was frame work to begin looking at the regulations. Chairman Stucky suggested a work session with Planning Commission and Staff to discuss this item further. The Commissioners agreed to have a work session at the Operations Center on Monday, March 20th at 5:30pm.

XII. OTHER NEW BUSINESS:

[Discussion and possible action on resolution from Commissioners Wells and Bright to temporarily remove cluster development from the Zoning Regulations for a period of six \(6\) months.](#)

Attachments: [Staff Memo - Possible action on resolution temporarily remove cluster development](#)

[1. Draft Resolution](#)

Commissioner Wells spoke on the resolution concerning the temporary suspension of cluster developments. It was noted the resolution would be sent to the City of Alcoa and County Commission for review.

A motion was made by Commissioner McClellan, seconded by Commissioner Hannah, to forward to the County Commission and the City of Alcoa a resolution to temporarily remove cluster development from the Zoning Regulations for a period of six (6) months with recommendation of approval. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hannah, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Abstain: 0

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

Scott Gallison spoke regarding 2 laws, Tennessee Code 13-4-302 and Tennessee Code 13-4-303.

No one else spoke and the item was closed.

XIV. ADJOURNMENT