



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Draft

### Planning Commission

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Thursday, June 27, 2024

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 832 5852 1583

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 7 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Bruce McClellan, Commissioner Darrell Tipton, and Commissioner David Wells

**Absent** 5 - Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Steve Myers, Commissioner Joshua Sullins, and Commissioner Clifford Walker

#### III. APPROVAL OF MINUTES: May 23, 2024

[Draft - BCPC Minutes 05.23.2024](#)

**Attachments:** [Draft - BCPC Minutes 05.23.24](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the minutes from the May 23, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Bledsoe, Bright, Giles, Hannah, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 5 - Harrison, Hodge, Myers, Sullins, and Walker

**Abstain:** 0

#### IV. PUBLIC HEARINGS: None

#### V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

Beth Myers-Rees, James Hammontree, and Shirley Rupert spoke regarding the Manor in the Foothills Phases III & IV and stated the concerns they have about the increased traffic volume and infrastructure.

Mara Burleso, a representative of the Wesley Everett Property Lot 1, stated she was here to answer any questions about the plat, if needed.

**VI. SITE PLAN:**

[Site plan review for The Meadows Church of God at 1723 William Blount Drive \(Map 056, Parcel 109.11\).](#)

- Attachments:** [1. Staff Memo - 1723 William Blount Dr](#)  
[2. Zoning Map - 1723 William Blount Dr](#)  
[3. Existing Site Plan - 1723 William Blount Dr](#)  
[4. Proposed Site Plan - 1723 William Blount Dr](#)  
[5. Survey - 1723 William Blount Dr](#)

**Commissioner Sullins arrived at the meeting.**

**A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the site plan for The Meadows Church of God at 1723 William Blount Drive subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 8 - Bledsoe, Bright, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 4 - Harrison, Hodge, Myers, and Walker

**Abstain:** 0

**VII. HEARINGS:**

**A. Concept Plans: None**

**B. Preliminary Plats - Major Subdivisions:**

[Memo - Manor in the Foothills Phase III & IV](#)

**Attachments:** [Memo Manor in the Foothills Phase 3 & 4](#)

**A memo was provided to the Commissioners regarding Manor in the Foothills Phase III & IV from J. Scott Stuart with the County Attorney's Office.**

[1. Manor in the Foothills Phase III off Best Road by Primos Land Company, LLC: 162 lots served by proposed new county road sections and existing drainage and additional common area.](#)

**Attachments:** [B1 Staff Memo 06.27.2024 - Manor in the Foothills Phase III Preliminary Plat](#)  
[B1 Plat 06.27.2024 - Manor in the Foothills Phase III Preliminary Plat](#)

**A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the preliminary plat for Manor in the Foothills Phase III subject to the completion of the outstanding items.**

**Outstanding Items to Be Completed for Phase III:**

- 1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities are the full responsibility of the developer.**
- 2. Copy of Property Owner's Association for Phase III documentation to be supplied to staff for review prior to final plat.**
- 3. Preliminary plat review fee.**

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

**Yes:** 5 - Bledsoe, Bright, Giles, Sullins, and Wells

**No:** 1 - McClellan

**Absent:** 4 - Harrison, Hodge, Myers, and Walker

**Abstain:** 2 - Hannah, and Tipton

[2. Manor in the Foothills Phase IV off Best Road by Primos Land Company, LLC: 149 residential lots served by proposed new county road sections with existing drainage and common area and additional drainage and common area lots.](#)

**Attachments:** [B2 Staff Memo 06.27.2024 - Manor in the Foothills Phase IV Preliminary Plat](#)  
[B2 Plat 06.27.2024 - Manor in the Foothills Phase IV Preliminary Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the preliminary plat for Manor in the Foothills Phase IV subject to the completion of the outstanding items.

**Outstanding Items to Be Completed for Phase IV:**

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities are the full responsibility of the developer.
2. Copy of Property Owner’s Association for Phase IV documentation to be supplied to staff for review prior to final plat.
3. Preliminary plat review fee.

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

- Yes:** 5 - Bledsoe, Bright, Giles, Sullins, and Wells
- No:** 1 - McClellan
- Absent:** 4 - Harrison, Hodge, Myers, and Walker
- Abstain:** 2 - Hannah, and Tipton

[3. Morton Property Subdivision off Six Mile Road by Matthew Regas: 4 lots served off a proposed new common driveway \(2 with road frontage\).](#)

**Attachments:** [B3 Staff Memo 06.27.2024 - Morton Property Subdivison Preliminary Plat](#)  
[B3 Plat 06.27.2024 - Morton Property Subdivison Preliminary Plat](#)

A motion was made by Commissioner Giles, seconded by Commissioner Wells, to approve the preliminary plat for the Morton Property Subdivision off Six Mile Road subject to the completion of the outstanding items.

**Outstanding Items to be Completed:**

- 1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP/Notice of Coverage (if applicable), revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
- 2. Copy of maintenance agreement or home owners' association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
- 3. Preliminary plat fee.

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

**Yes:** 7 - Bledsoe, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 4 - Harrison, Hodge, Myers, and Walker

**Abstain:** 1 - Bright

**C. Final Plats - Major Subdivisions: None**

**D. Preliminary and Final Plats - Major Subdivisions: None**

**E. Preliminary and Final Plats - Minor Subdivisions:**

[1. Macey's Place Subdivision Lots 1-3 off Bingham Lane by Marty Bell: 3 lots along the county road.](#)

**Attachments:** [E1 Staff Memo 06.27.2024 - Maceys Place Lots 1-3 Preliminary and Final Plat](#)  
[E1 Plat 06.27.2024 - Maceys Place Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner Bledsoe, seconded by Commissioner Bright, to approve the preliminary and final plat for Macey's Place Subdivision Lots 1-3 off Bingham Lane subject to the completion of the outstanding items.

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.

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

**Yes:** 8 - Bledsoe, Bright, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 4 - Harrison, Hodge, Myers, and Walker

**Abstain:** 0

[2. Lot 1 of the Wesley Everett Property off Mel Hall Road: 1 lot off an existing shared easement.](#)

**Attachments:** [E2 Staff Memo 06.27.2024 - Wesley Everett Property Lot 1 Preliminary and Final](#)  
[E2 Plat 06.27.2024 - Wesley Everett Property Lot 1 Preliminary and Final](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the preliminary and final plat for Lot 1 of the Wesley Everett Property off Mel Hall Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration by the Planning Commission to adding a lot off the existing common driveway.
2. Signature plats including utilities, environmental health department fee and platting fee.

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

**Yes:** 7 - Bledsoe, Bright, Hannah, McClellan, Sullins, Tipton, and Wells

**No:** 1 - Giles

**Absent:** 4 - Harrison, Hodge, Myers, and Walker

**Abstain:** 0

**VIII. MISCELLANEOUS ITEMS: None**

**IX. LONG RANGE PLANNING:**

- 1. Staff Reports.

**X. REPORTS OF OFFICERS AND COMMITTEES:**

**XI. UNFINISHED BUSINESS: None**

**XII. OTHER NEW BUSINESS: None**

**XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.**

Commissioner McClellan asked for an explanation as to why the two laws that were passed in 2022 by the State of Tennessee, the right of way dedication and the five lots being approved by staff without coming before the Planning Commission, are not accepted by Legal and Staff.

J. Scott Stuart with the County Attorney's office stated he has read the two laws and the county is in compliance with both of these state laws.

**XIV. ADJOURNMENT.**