



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, March 27, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 845 1140 4810

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Nick Bright, Commissioner John Giles, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner David Wells, and Commissioner Chris Franklin

Absent 4 - Commissioner Dyrn Bledsoe, Commissioner Geneva Harrison, Commissioner Jessica Hannah, and Commissioner Darrell Tipton

III. APPROVAL OF MINUTES: February 27, 2025

[BCPC Draft Meeting Minutes 02.27.2025](#)

Attachments: [BCPC - Draft Minutes -02.27.2025](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the minutes from the February 27, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hodge, McClellan, Myers, Sullins, Wells, and Franklin

No: 0

Absent: 4 - Bledsoe, Harrison, Hannah, and Tipton

Abstain: 0

IV. PUBLIC HEARINGS:

1. Rezoning request from R-1(Rural District 1) to RAC (Rural Arterial Commercial District) for a 3.19 acre portion of a 5.01 acre tract of land located 5202/5204 US Hwy 411 S, Blount County, TN (Tax map 100 parcel 009.03)

Attachments: [1. Staff Memo - Rezoning 5202 US HWY 411 S](#)
[2. Application - Rezoning 5202 US HWY 411 S](#)
[3. Survey - Rezoning 5202 US HWY 411 S](#)
[4. Legal Description - Rezoning 5202 US HWY 411 S](#)
[5. Tax Map - 5202 US HWY 411 S](#)

Vice Chairman Hodge opened the public hearing

Cameron Buckner explained the rezoning request.

No one else spoke.

Vice Chairman Hodge closed the public hearing.

The Commissioners discussed the item.

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, that the rezoning request be forwarded to full commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hodge, McClellan, Myers, Sullins, Wells, and Franklin

No: 0

Absent: 4 - Bledsoe, Harrison, Hannah, and Tipton

Abstain: 0

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

1. Site plan review for restaurant and store located at 2700 E. Broadway Avenue, Maryville, TN (map 037C, group A, parcel 002.00 and 003.00).

Attachments: [1. Staff Memo - 2700 E Broadway Avenue](#)
[2. Zoning and Location Map - 2700 E Broadway Avenue](#)
[3. Site Plan, Drainage, Building Elevations, Landscape, Lighting - 2700 E Broadway Avenue](#)
[4. Tax Map - 2700 E Broadway Ave 037C A 002.00](#)
[5. Tax Map - 2702 E Broadway Ave 037C A 003.00](#)

A motion was made by Commissioner Wells, seconded by Commissioner Myers, to approve the Site Plan for 2700 E Broadway Avenue subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hodge, McClellan, Myers, Sullins, Wells, and Franklin

No: 0

Absent: 4 - Bledsoe, Harrison, Hannah, and Tipton

Abstain: 0

[2. Site plan review for 3735 E Lamar Alexander Pkwy, Maryville, TN \(map 049, parcel 059.03\).](#)

Attachments: [1. Staff Memo - 3735 E Lamar Alexander Pkwy](#)
[2. Zoning and Location Map - 3735 E Lamar Alexander Pkwy](#)
[3. Site Plan - 3735 E Lamar Alexander Pkwy](#)
[4. Tax Map - 3719-3735 E Lamar Alex Pkwy 049 059.03](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the Site Plan for 3735 E Lamar Alexander Pkwy subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hodge, McClellan, Myers, Sullins, Wells, and Franklin

No: 0

Absent: 4 - Bledsoe, Harrison, Hannah, and Tipton

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions:

1. The View on Norcross Final Plat off Norcross Road by Joseph and Caroline Berger: 8 lots and a remainder to be served off a new county road section.

Attachments: [Staff Memo - The View on Norcross Final Plat](#)
[Final Plat - The View on Norcross Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the Final Plat for The View on Norcross off Norcross Rd, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. All on-site erosion controls shall be managed and remain in place until the site is revegetated.
2. The surveyor shall update the final plat with instructions from staff.
3. Completion of all on-site items and final inspection by the Highway Department.
4. Signature plats including electric, water and the Environmental Health Department.
5. Environmental Health Department 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, Hodge, McClellan, Myers, Sullins, Wells, and Franklin

No: 0

Absent: 4 - Bledsoe, Harrison, Hannah, and Tipton

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions: None

VIII. MISCELLANEOUS ITEMS:

IX. LONG RANGE PLANNING:

Staff Reports.

[1. Discussion and possible action on changes to Section 7.20 Cluster Development](#)

Attachments: [Staff Memo - Changes to Sec 7.20 Cluster Dev Mar 2025](#)
[Section 7.20 Cluster Development Adopted - 08.17.2023](#)
[Draft Resolution - Changes to Sec 7.20 Cluster Dev Mar 2025](#)

Thomas Lloyd explained the changes were requested by Commissioner Wells and explained that if the Planning Commission agrees, this item would require recommendation from the Alcoa Regional Planning Commission prior to public hearing and consideration by the County Commission.

The commission discussed the changes and Derrick Jones provided input stating that 40% is higher than the average.

A motion was made by Commissioner Wells, seconded by Commissioner Franklin, to make changes to Section 7.20 Cluster Development and forwarded to the County Commission. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 5 - Giles, Hodge, Sullins, Wells, and Franklin

No: 3 - Bright, McClellan, and Myers

Absent: 4 - Bledsoe, Harrison, Hannah, and Tipton

Abstain: 0

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS: None

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT