



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Thursday, August 28, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 885 4596 2224

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES: July 24, 2025

[Planning Commission Draft Meeting Minutes - July 24, 2025](#)

Attachments: [Draft Minutes - BCPC 07.24.2025](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site Plan review for 5155/5157 US HWY 411 S, Maryville, TN \(map 100, parcel 012.30\)](#)

Attachments:

- [1. PC MEMO - 5155-5157 US HWY 411 S](#)
- [2. Zoning and Location Map 5155-5157 US HWY 411 S](#)
- [3. Site Plan 5155_5157 US HWY 411 S](#)
- [4. Replat](#)
- [5. Tax Map 100 012.30](#)

[1. Site Plan review for 3409 Tuckaleechee Pike, Maryville, TN \(map 059, parcel 110.03\)](#)

Attachments:

- [1. PC Memo - 3409 Tuckaleechee Pk - Ridgeview Baptist Church](#)
- [2. Zoning and Location Map 3409 Tuckaleechee Pike](#)
- [3. RIDGEVIEW BAPTIST SITE PLANS](#)
- [4. Tax Map 059 110.03](#)

VII. HEARINGS:

A. Concept Plans: None**B. Preliminary Plats - Major Subdivisions:**

[1. Evadell L. Eggers Subdivision Lots 1-4 off Tuckaleechee Trail by Preferred Homes LLC. 4 lots along the county road.](#)

Attachments: [1. Item B1 - PC Memo - Evadell L Eggers Lots 1-4 Preliminary Plat](#)
 [2. Item B1 - Plat - Evadell L Eggers Lots 1-4 Preliminary Plat](#)

C. Final Plats - Major Subdivisions:

[1. Gregory Property Lots 1-17 off Gregory Road by Murphy Gregory: 16 lots to be served off the existing county road with a common area/detention lot.](#)

Attachments: [1. Item C1 - PC Memo - Gregory Property Lots 1-17 Final Plat](#)
 [2. Item C1 - Plat - Gregory Property Lots 1-17 Final Plat](#)

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

[1. Replat of Lots 92R and 87R Wildwood Springs off French Street by Bradley and Amy Guinn: 4 lots off the county road.](#)

Attachments: [1. E1 - PC Memo - Resub Lots 92R and 87R Wildwood Springs Preliminary and](#)
 [2. E1 - Plat - Resub Lots 92R and 87R Wildwood Springs Preliminary and Final](#)

VIII. MISCELLANEOUS ITEMS:

[1. Lot 15R Top of the World Section 5 off Bear Road and Flats Road by Morgan Dragon - Variance request to lot size.](#)

Attachments: [1. Misc 1 - PC Memo - Lot 15R Top of the World Section 5 - Variance Request](#)
 [2. Misc 1 - Plat - Lot 15R Top of the World Section 5 - Variance Request](#)

[2. Resubdivision of the Carruba Properties off Mustang Drive - Variance Request to right-of-way.](#)

Attachments: [1. Misc 2 - PC Memo - Resubdivision of the Carruba Properties - Variance Request](#)
 [2. Misc 2 - Plat - Resubdivision of the Carruba Properties - Variance Request](#)

IX. LONG RANGE PLANNING:

Staff Reports.

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

Attachments:

[1. PC Memo - Proposed zoning text amendment cluster Aug 2025](#)

[2. Section 7.20 Cluster Development as adopted 8-17-23](#)

[3. Draft Resolution 25-07-012 \(amended\)](#)

X. REPORTS OF OFFICERS AND COMMITTEES: None

XI. UNFINISHED BUSINESS: None

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.