



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Thursday, April 22, 2021

4:30 PM

Blount County Courthouse, Room 430

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<https://zoom.us/join>  
Meeting ID: 964 7917 8362

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

- Present** 9 - Commissioner Geneva Harrison, Commissioner Brian Robbins, Commissioner Linda Webb, Commissioner Jeff Jopling, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Clifford Walker, Commissioner Bruce McClellan, and Commissioner Ed Stucky
- Absent** 3 - Commissioner Scott King, Commissioner Steve Mikels, and Commissioner Roy Gamble

#### III. APPROVAL OF MINUTES:

A motion was made by Commissioner McClellan, seconded by Commissioner Jopling to approve the March 25, 2021, minutes. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Harrison, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 3 - King, Mikels, and Gamble

**Abstain:** 0

[Draft - March 25, 2021 Minutes](#)

**Attachments:** [Draft - BCPC Minutes 3-25-21](#)

#### IV. PUBLIC HEARINGS: None

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

No one spoke and the item was closed.

#### VI. SITE PLAN:

[1. Dotson Memorial Church renovation at 814 Dotson Memorial Road, map 067 and parcel 116.00.](#)

**Attachments:** [1. Staff Memo 4-22-21 - Dotson Memorial Church](#)

Staff recommended approval subject to all applicable permits. A motion was made by Commissioner McClellan, seconded by Commissioner Harrison, to approve the site plan for Dotson Memorial Church renovation subject to all applicable permits. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Harrison, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 3 - King, Mikels, and Gamble

**Abstain:** 0

[2. River Rat/Smokey Mnt. Outdoors Center addition at 205/209 Wears Valley Road, map 097, and parcels 012.03 and 012.04.](#)**Attachments:** [2 Staff Memo 4-22-21 - River Rat-Smky Mtn Outdoor Ctr](#)

Staff recommended approval subject to the recording of the plat to abandon the internal lot line and subject to any/all applicable permits. A motion was made by Commissioner Robbins, seconded by Commissioner Webb, to approve the site plan for 205/209 Wears Valley Road subject to recording of the plat to eliminate the internal lot line and all applicable permits. A roll call vote was taken. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 8 - Harrison, Robbins, Webb, Jopling, Tipton, Hodge, Walker, and Stucky

**No:** 0

**Absent:** 3 - King, Mikels, and Gamble

**Abstain:** 1 - McClellan

[3. Nisus Corp. addition at 100 Nisus Drive, map 009 and parcel 027.02.](#)**Attachments:** [3 Staff Memo 4-22-21 - Nisus Corp](#)

A motion was made by Commissioner Tipton, seconded by Commissioner McClellan, to approve the site plan for Nisus Corp addition subject to issuance of all applicable permits. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Harrison, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 3 - King, Mikels, and Gamble

**Abstain:** 0

[4. Expansion of a non-conforming use 118 Stables Drive, Map 097, Parcel 133.00.](#)

**Attachments:** [4 Staff Memo 4-22-21 - 118 Stables Drive Little Arrow](#)

A motion was made by Commissioner Walker, seconded by Commissioner Jopling, to approve the site plan for the expansion at 118 Stables Drive subject to State approval for septic and any/all other applicable permits. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Harrison, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 3 - King, Mikels, and Gamble

**Abstain:** 0

**VII. HEARINGS:**

**A. Concept Plans: None**

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

**[B1. Clover Hill Road Subdivision off US 411 South by Ball Homes LLC: 90 lots](#)**

**Attachments:** [Item B1 Staff Memo 4-22-21-Clover Hill Road SD Preliminary](#)  
[Item B1 2021-04-22-Clover Hill Rd SD Preliminary Plat](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Harrison, to approve the preliminary plat for Clover Hill Subdivision subject to completion of all outstanding items:

**Outstanding Items to Be Completed for Clover Hill Road Subdivision:**

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 Clover Hill Road Subdivision documentation to be supplied to staff for review prior to final plat and Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review prior to final plat.
3. Preliminary plat review fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Harrison, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 3 - King, Mikels, and Gamble

Abstain: 0

[B2. Nuchols Property off Tuckaleechee Pike by Matt Nuchols Construction LLC: 5 lots, 2 with county road frontage and 3 lots off a proposed common driveway easement.](#)

**Attachments:** [Item B2 Staff Memo 4-22-21-Nuchols Property Preliminary](#)  
[Item B2 2021-04-22-Nuchols Property Preliminary Plat](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the preliminary plat for the Nuchols Property subject to staff recommendations:

**Outstanding Items to be Completed:**

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.
2. The proposed lot 2 shall have driveway access only off the common driveway and not off Tuckaleechee Pike and noted as such on the final plat.
3. Copy of a Maintenance Agreement documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
4. Environmental Health Department review fee and Preliminary plat fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Harrison, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 3 - King, Mikels, and Gamble

**Abstain:** 0

**C. Final Plats - Major Subdivisions:**

[C1. Manor in the Foothills Phase 3, Unit 1 Final Plat off Best Road by Primos Land Company LLC: 54 lots served by a proposed new county road section with a common area lot, drainage lot\(s\) previously platted.](#)

**Attachments:** [Item C1 Staff Memo 4-22-21-Manor-Foothills Phase 3 Unit 1 Final](#)  
[Item C1 2021-04-22-Manor-Foothills Phase 3 Unit 1 Final Plat](#)

A motion was made by Commissioner Walker, seconded by Commissioner Harrison, to approve the final plat for Manor in the Foothills Phase III, Unit 1

subject to completion of all outstanding items:

Phase 3 Unit 1 - Outstanding items to be completed:

1. Completion of all on-site improvements and site stabilization and final inspection by staff.
2. Final certification (and as-builts) from project engineer for road and drainage facilities.
3. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lot for the Phase 3, Unit 1 shall be recorded with the final plat. Staff shall be supplied documents to review prior to releasing final plat. The new common area lot shall be numbered and owned by all current and future lot owners in Manor in the Foothills.
4. Signature plats including all utility certifications on final plat or a surety posted to each utility that electric, water and sewer is available to each lot.
5. Final plat fee.

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

- Yes:** 8 - Harrison, Robbins, Webb, Jopling, Hodge, Walker, McClellan, and Stucky
- No:** 0
- Absent:** 3 - King, Mikels, and Gamble
- Abstain:** 1 - Tipton

[C2. Springview Subdivision Lots 4-7 by Charles Helton and Tim Ivens off South Springview Road: 4 lots off the existing road, a drainage lot and a remainder for future development.](#)

**Attachments:** [Item C2 Staff Memo 4-22-21-Springview SD Lots 4-7 Final](#)  
[Item C2 2021-04-22-Springview SD Lots 4-7 Final Plat](#)

Steve Mikels joined the meeting at the beginning of this item.

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the final plat for Springview Subdivision Lots 4-7 subject to completion of all outstanding items:

Outstanding items to be completed:

1. Property owner's association addendum documentation for the maintenance and ownership of detention lot 16 for staff review. Additionally, these lots need to establish their share of maintenance for the common driveways that serve them.
2. Erosion controls must stay in place until vegetation is reestablished

on all disturbed areas and on individual lots during home construction and in compliance with the state SWPPP permit.

3. Signature plats including Environmental Health Department, electric and water certifications.

4. Environmental Health Department review fee and platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Harrison, Mikels, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

No: 0

Absent: 2 - King, and Gamble

Abstain: 0

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

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

[E1. AS Properties Incorporated Property off Old McGinley Road by AS Properties, Inc.: 3 lots along the county road.](#)

**Attachments:** [Item E1 Staff Memo 4-22-21-AS Properties Prelim-Final](#)  
[Item E1 2021-04-22-AS Properties SD Lots 1-3 Prelim-Final Plat](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, that the preliminary and final plat for AS Properties be approved subject to completion of all outstanding items:

Outstanding items to be completed:

1. Signature plats including Environmental Health Department certification, electric and water utilities.

2. Environmental Health Department review fee and platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Harrison, Mikels, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

No: 0

Absent: 2 - King, and Gamble

Abstain: 0

[E2. William and Carla Head Property off New Blockhouse Road: 2 lots served off a common driveway easement \(1 lot with county road frontage\) and a remainder](#)

[greater than five acres.](#)

**Attachments:** [Item E2 Staff Memo 4-21-22-William-Carla Head Property Prelim-Final](#)  
[Item E2 2021-04-22-William-Carla Head Property Prelim-Final Plat](#)

A motion was made by Commissioner Walker, seconded by Commissioner McClellan, to approve the preliminary and final plat for William and Carla Head property subject to completion of outstanding items:

Outstanding items to be completed:

1. Owner to supply copy of maintenance agreement to staff for review for common driveway maintenance.
2. Lot 1 has county road frontage but shall have driveway access only off the common driveway easement and shall be noted on the final plat.
3. Signature plats including environmental health department, electric and water utilities certifications.
4. Environmental Health Department fees and Planning Department fees for preliminary and final plat.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 10 - Harrison, Mikels, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 2 - King, and Gamble

**Abstain:** 0

[E3. Estate of Edna Ruth Murphy off Best Road: 2 lots and a remainder along the county road.](#)

**Attachments:** [Item E3 Staff Memo 4-21-22-Edna Ruth Murphy Prelim-Final](#)  
[Item E3 2021-04-22 PC Edna Ruth Murphy Prelim-Final Plat](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Webb, to approve the preliminary and final plat the Estate of Edna Ruth Murphy property subject to completion of outstanding items:

Outstanding items to be completed:

1. Signature plats including Environmental Health Department certification and any modifications as reported in staff analysis.
2. Environmental Health Department review fee and platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Harrison, Mikels, Robbins, Webb, Jopling, Tipton, Hodge, Walker, and Stucky

**No:** 0

**Absent:** 2 - King, and Gamble

**Abstain:** 1 - McClellan

**VIII. MISCELLANEOUS ITEMS:**

[1. Lot Line Adjustment Lots 3 and 4 Bays Mountain Overlook by Lathum and Waddle off Mize Circle: Variance request.](#)

**Attachments:** [Misc 1 Staff Memo 4-21-22-LLA Lots 3-4 Bays Mountain Overlook Variance Request](#)  
[Item Misc 1 2021-04-22-LLA Lots 3-4 Bays Mountain Overlook Variance Request](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the lot line adjustment for Lots 3 and 4 Bays Mountain Overlook with the variance request to lot size for both lots and subject to completion of outstanding items:

Outstanding items to be completed:

1. Consideration of variance by the Planning Commission.
2. Signature plats with all required certifications including environmental health department.
3. Environmental health department review fee, platting fee and variance request fee

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 10 - Harrison, Mikels, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

**No:** 0

**Absent:** 2 - King, and Gamble

**Abstain:** 0

[2. Re-subdivision of the James Tipton and Clint Jones Property off Grey Ridge Road: Variance request.](#)

**Attachments:** [Misc 2 Staff Memo 4-21-22-ReSD James Tipton-Clint Jones Prop-Variance Request](#)  
[Misc 2 2021-04-22 PC Memo - ReSD of James Tipton and Clint Jones Property - Variance Request](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Webb, to approve the resubdivision of the James Tipton and Clint Jones Property with the variance request to right-of-way from 25 feet to 20 feet and

completion of outstanding items:

Outstanding items to be completed:

1. Consideration of variance by the Planning Commission.

2. Lot 1 will need to have a minimum of 30,000 square feet outside of the gas line easement (plus a 10' setback off the easement) in addition to Environmental Health Department Approval.

3. A note shall be added to plat that lot 1 shall have no other driveway access off Grey Ridge Road other than the existing driveway. A modification to the driveway restriction for lot 2 will be further reviewed by staff and modified as needed on the final plat.

4. Signature plats with all required certifications, environmental health department review fee, platting fee and variance request fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Harrison, Mikels, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

No: 0

Absent: 2 - King, and Gamble

Abstain: 0

[3. Discussion and possible action to amend the zoning map of Blount County TN from RAC \(Rural Aerial Commercial\) to C \(Commercial\) for a 1.46 acre parcel located at 3615 Tuckaleechee Pike, Tax Map 048, Parcel 139.00.](#)

Attachments: [Staff Memo 4-21-22-Rezoning 3615 Tuckaleechee Pike](#)

Public hearing was previously held on April 22, 2021, and no one was present to speak in favor or in opposition of this item. A motion was made by Commissioner Walker, seconded by Commissioner Tipton, to send a favorable recommendation to County Commission for the rezoning from RAC (Rural Aerial Commercial) to C (Commercial) for a 1.46 acre parcel located at 3615 Tuckaleechee Pike, Tax Map 048, Parcel 139.00. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Harrison, Mikels, Robbins, Webb, Jopling, Tipton, Hodge, Walker, McClellan, and Stucky

No: 0

Absent: 2 - King, and Gamble

Abstain: 0

**IX. LONG RANGE PLANNING:**

**1. Staff Reports.**

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

**XI. UNFINISHED BUSINESS:**

**XII. OTHER NEW BUSINESS:**

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

No one spoke and the item was closed.

**XIV. ADJOURNMENT.**