



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Draft

### Planning Commission

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Thursday, June 26, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 844 9537 6793

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 9 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, and Commissioner Darrell Tipton

**Absent** 3 - Commissioner Geneva Harrison, Commissioner Jessica Hannah, and Commissioner David Wells

#### III. APPROVAL OF MINUTES: May 22, 2025

[BCPC Draft Meeting Minutes May 22, 2025](#)

**Attachments:** [Draft Minuts - BCPC - 05.22.2025](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the minutes from the May 22, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Bledsoe, Bright, Franklin, Giles, Hodge, McClellan, Myers, Sullins, and Tipton

**No:** 0

**Absent:** 3 - Harrison, Hannah, and Wells

**Abstain:** 0

#### IV. PUBLIC HEARINGS: None

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

#### VI. SITE PLAN:

[1. Site Plan review for Village Behavioral Health at 2422 Jones Bend Road, Louisville, TN \(Map 001, Parcels 002.00 and 005.00\)](#)

- Attachments:**
- [1. Staff Memo - 2422 Jones Bend Rd](#)
  - [2. Zoning Map - 2422 Jones Bend Rd](#)
  - [3. Tax Map 001 002.00](#)
  - [4. Tax Map 0001 005.00](#)
  - [5. Site Plan - 2422 Jones Bend Rd 1 of 2](#)
  - [6. Site Plan - 2422 Jones Bend Rd 2 of 2](#)
  - [7. Building Elevations - 2422 Jones Bend Rd 1 of 2](#)
  - [8. Building Elevations - 2422 Jones Bend Rd 2 of 2](#)

**A motion was made by Commissioner Hodge, seconded by Commissioner Bledsoe, to approved the Site Plan at 2422 Jones Bend Road, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 9 - Bledsoe, Bright, Franklin, Giles, Hodge, McClellan, Myers, Sullins, and Tipton

**No:** 0

**Absent:** 3 - Harrison, Hannah, and Wells

**Abstain:** 0

[2. Site Plan review for Camp Tipton at 933 Walker School Road, Maryville, TN \(Map 101, Parcel 080.02\)](#)

- Attachments:**
- [1. Staff Memo - 933 Walker School Road](#)
  - [2. Zoning Map - 933 Walker School Road](#)
  - [3. Tax Map 101 Parcel 080.02 - 933 Walker School Road](#)
  - [4. Cover Sheet - 933 Walker School Road](#)
  - [5. Site Plan - 933 Walker School Road](#)
  - [6. Building Elevations - 933 Walker School Road](#)

**A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the Site Plan for 933 Walker School Road, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 8 - Bledsoe, Bright, Franklin, Giles, Hodge, McClellan, Sullins, and Tipton

**No:** 0

**Absent:** 3 - Harrison, Hannah, and Wells

**Abstain:** 1 - Myers

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

[1. Extension of preliminary plat for Hunter Ridge Lots 1-9 off Disco Loop Road and Gregg Road by Equestrian Properties Group: 9 lots to be served off the existing county road with a remainder greater than five acres.](#)

**Attachments:** [Staff Report - Item B1 2025-06-26 - Hunter Ridge Lots 1-9 Preliminary Plat](#)  
[Plat - Item B1 2025-06-26 - Hunter Ridge Lots 1-9 Preliminary Plat](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bright, to approve the Extension of Preliminary Plat for Hunter Ridge Lots 1-9 off Disco Loop Road and Gregg Road, subject to the completion of the outstanding items.

**Outstanding Items to Be Completed:**

1. Sight distance for all proposed lots will be evaluated once all of the lots are marked by the surveyor and driveway access restrictions may be added to the future final plat. A sight distance easement may be added to the final plat along the county road as needed. Installation of Fire Hydrant.
2. All instructions in this staff analysis including the Developer Notice. Any post office requirement for a cluster mailbox to be shown on the future final plat.
3. Preliminary platting fee.

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

**Yes:** 9 - Bledsoe, Bright, Franklin, Giles, Hodge, McClellan, Myers, Sullins, and Tipton

**No:** 0

**Absent:** 3 - Harrison, Hannah, and Wells

**Abstain:** 0

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

**XIV. ADJOURNMENT.**