



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, September 22, 2022

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 841 9147 1881

II. ROLL CALL: Secretary

Present 11 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Geneva Harrison, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner David Wells

Absent 1 - Commissioner Roy Gamble

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Harrison, seconded by Commissioner McClellan, to approve the August 23, 2022, minutes. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Harrison, Hodge, McClellan, Stucky, Tipton, Walker, Bright, Giles, and Hannah

No: 0

Absent: 1 - Gamble

Abstain: 2 - Bledsoe, and Wells

[BCPC Minutes 8/23/2022](#)

Attachments: [Draft - BCPC Minutes 8-25-22](#)

IV. PUBLIC HEARINGS:

[Public hearing and possible action on a request to amend the zoning map of Blount County Tennessee, from R-1 \(Rural District 1\) to RAC \(Rural Arterial Commercial\) for a 14.429 acre portion of a 17.276 acre parcel located at 5624 U.S. Highway 411S. The property is identified as part of tax map 100 parcel 005.00.](#)

Attachments: [Staff Memo-Rezoning 5624 US Hwy 411 S - R-1 to RAC](#)

No one spoke and the public hearing was closed. Members and staff discussed the rezoning.

A motion was made by Commissioner Bright, seconded by Commissioner Walker,

to forward a favorable recommendation to County Commission for the rezoning from R-1 (Rural District 1) to RAC (Rural Arterial Commercial) for a 14.429 acre portion of a 17.276 acre parcel at 5624 U.S. Hwy 411S. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 11 - Harrison, Hodge, McClellan, Stucky, Tipton, Walker, Bledsoe, Bright, Giles, Hannah, and Wells

No: 0

Absent: 1 - Gamble

Abstain: 0

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

Beth Myers-Rees spoke regarding Item VIII. 1. Big Springs Subdivision, Lots 1-3 and variances in general; the smaller the lot the denser the population.

No one else spoke and the item was closed.

VI. SITE PLAN: None

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

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:

[1. Big Springs Subdivision Lots 1-3 off Big Springs Road, variance request to lot dimensions and lot size.](#)

Attachments: [Misc 1 Staff Memo-Big Springs SD Lots 1-3-Variance Requests](#)
[Misc 1 Plat-Big Springs SD Lots 1-3-Variance Requests Page 1](#)
[Misc 1 Plat-Big Springs SD Lots 1-3 - Variance Requests Page 2](#)

Staff and members discussed the item. Outstanding items to be completed are:

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1. Consideration of variance to minimum lot size and lot dimensions by the Planning Commission.

2. Signature plats with all required certifications, platting fee, and variance request fee.

A motion was made by Commissioner Tipton, seconded by Commissioner Bright, to deny the Big Springs Subdivision, Lots 1-3 and the variance request to lot dimensions and lot size because the variance was not justified. An electronic vote was taken. The Chairman declared the motion to deny to have passed by the following vote:

Yes: 11 - Harrison, Hodge, McClellan, Stucky, Tipton, Walker, Bledsoe, Bright, Giles, Hannah, and Wells

No: 0

Absent: 1 - Gamble

Abstain: 0

X. REPORTS OF OFFICERS AND COMMITTEES:

IX. LONG RANGE PLANNING:

1. Staff Reports.

Attachments: [staff report_09222022](#)

At last month's meeting, staff was asked to provide some bullet points for consideration specific to cluster developments. Members and staff discussed in detail potential changes to cluster development Staff was asked to bring back examples of cluster developments from other municipalities.

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

Bruce McClellan spoke about the rise in enrollment in the schools that was reported in the paper.

No one else spoke and the item was closed.

XIV. ADJOURNMENT.