



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Thursday, October 23, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 871 2950 9240

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES: September 25, 2025

[Planning Commission - Draft Meeting Minutes - September 25, 2025](#)

Attachments: [Draft Minutes - BCPC - 09.25.2025](#)

IV. PUBLIC HEARINGS:

V. PUBLIC INPUT ON ITEMS ON THE AGENDA

VI. SITE PLAN:

[1. Site plan review for Kingdom Kustom at 2307/2309 Mitchell Ave, Maryville, TN \(tax map 037N, group A, parcels 008.00 and 009.00\)](#)

Attachments: [1. PC MEMO - 2307 2309 Mitchell Ave](#)
[2. Zoning Map - 2307 2309 Mitchell Ave](#)
[3. Site Plan - 2307 2309 Mitchell Ave](#)

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

C. Final Plats - Major Subdivisions:

1. Goolsby Property Lots 5R-1 – 5R-5 Subdivision off Old Niles Ferry Road by Jeremy & Kara Crye. 5 lots, 4 lots to be served off a proposed new common driveway and 1 with road frontage.

Attachments: 1. Item C1 - PC Memo - Goolsby Property Final Plat
 2. Item C1 - Plat - Goolsby Property Final Plat

2. Best Property off of Smokemont Drive by Roger and Robin Best: 4 lots served off a proposed common driveway.

Attachments: 1. Item C2 - PC Memo - Best Property Final Plat
 2. Item C2 - Plat - Best Property Final Plat

D. Preliminary and Final Plats - Major Subdivisions:

E. Preliminary and Final Plats - Minor Subdivisions:

1. Carl Cromwell Property off Miser Station Road by Carl Cromwell: 4 lots along the county road.

Attachments: 1. Item E1 - PC Memo - Cromwell Property Preliminary and Final Plat
 2. Item E1 - Plat - Cromwell Property Preliminary and Final Plat

2. Tracts 10-12 the Preserve at Butcher Ridge off Morganton Road by MP Land Holdings LLC: 3 lots off the county road and a remainder greater than five acres.

Attachments: 1. Item E2 - PC Memo - Tracts 10-12 Preserve at Butcher Ridge Preliminary and Final Plat
 2. Item E2 - Plat - Tracts 10-12 Preserve at Butcher Ridge Preliminary and Final Plat

3. Replat Lot 2 Valentine Estates Off Blockhouse Road by Lacey Hill and Harold Brewster: 3 lots along the county road.

Attachments: 1. Item E3 - PC Memo - Replat Lot 2 Valentine Estates Preliminary and Final Plat
 2. Item E3 - Plat - Replat Lot 2 Valentine Estates Preliminary and Final Plat

4. Replat of Lot 2 of the Ronald Young and Edward Young property off Hutton Ridge Road by Kevin and Tracey Pitts: 2 lots off the county road and a remainder greater than 5 acres.

Attachments: 1. Item E4 - PC Memo - Replat Lot 2 Young and Young Property Preliminary and Final Plat
 2. Item E4 - Plat - Replat Lot 2 Young and Young Property Preliminary and Final Plat

VIII. MISCELLANEOUS ITEMS:

1. Lot 58R Oliver Pickens Farm Subdivision off Walker Avenue by Rosa Cruz - Variance Request to lot size.

Attachments: 1. Misc 1 - PC Memo - Lot 58R Walker Avenue - Variance Request
 2. Misc 1 - Plat - Lot 58R Walker Avenue - Variance Request

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS: Cluster Development Discussion

- [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 \(amended\)](#)

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

XIV. ADJOURNMENT