



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Monday, December 4, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 890 9670 9975

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES:

[Draft - BCPC Minutes 09.28.2023](#)

Attachments: [Draft - BCPC Minutes 09.28.2023](#)

IV. PUBLIC HEARINGS:

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site plan review for 2329 E Broadway Avenue \(Map 037J H Parcel 009.00\).](#)

Attachments:

- [1. Memo - Broadway Baptist Church, 2329 E Broadway Ave](#)
- [2. Zoning Map - Broadway Baptist Church, 2329 E Broadway Ave](#)
- [3. Site Plan - Broadway Baptist Church, 2329 E Broadway Ave](#)
- [4. Canopy Shop Drawings - Broadway Baptist Church, 2329 E Broadway Ave](#)

[2. Site plan review for 100 Nisus Drive \(Map 009 Parcel 027.12\).](#)

Attachments:

- [1. Memo - 100 Nisus Dr](#)
- [2. Zoning Map - 100 Nisus Dr](#)
- [3. Site Plan - 100 Nisus Dr](#)
- [4. Boiler Canopy Drawings - 100 Nisus Dr](#)

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

[1. Cash Ridge off Old Niles Ferry Road by Scotty G Builders Inc.: 10 lots served off two proposed new common driveways.](#)

Attachments: [B1 Staff Memo 12.04.23 - Cash Ridge Preliminary Plat](#)
 [B1 Plat 12.04.23 - Cash Ridge Preliminary Plat](#)

[2. Sugarland Creek Subdivision off Centennial Church Road by Sugarland Creek LLC: 60 lots off proposed new county road sections.](#)

Attachments: [B2 Staff Memo 12.04.23 - Sugarland Creek Subdivision Preliminary Plat](#)
 [B2 Plat 12.04.23 - Sugarland Creek Subdivision Preliminary Plat](#)

C. Final Plats - Major Subdivisions:

[1. Best Farms Subdivision Phase 1 off Best Road and Newbury Lane by Mesana Investments Incorporated: 156 residential lots off proposed new county road sections with 11 common area lots and detention facilities.](#)

Attachments: [C1 Staff Memo 12.04.23 - Best Farms Subdivision Phase 1 Final Plat](#)
 [C1 Plat 12.04.23 - Best Farms Subdivision Phase 1 Final Plat](#)

[2. Franklin Manor Subdivision Phase 2 off Morganton Road by Chris Franklin: 65 residential lots off proposed new county road sections with 1 common area lot.](#)

Attachments: [C2 Staff Memo 12.04.23 - Franklin Manor Subdivision Phase 2 - Final Plat](#)
 [C2 Plat 12.04.23 - Franklin Manor Subdivision Phase 2 - Final Plat](#)

[3. Rodney McNabb Property Lots 2-5 off Big Springs Road by Rodney and Tammy McNabb: 4 lots off a proposed new common driveway.](#)

Attachments: [C3 Staff Memo 12.04.23 - Rodney McNabb Property Lots 2-5 Final Plat](#)
 [C3 Plat 12.04.23 - Rodney McNabb Property Lots 2-5 Final Plat](#)

[4. Whispering Springs Subdivision Phase 1, Lots 1-35 off Montvale Road \(SR 336\) by Murphy's Bobcat: 33 residential lots to be served off a new county road section with 1 common area/detention lot and a future development lot.](#)

Attachments: [C4 Staff Memo 12.04.23 - Whispering Springs Subdivision Phase 1 Final Plat](#)
 [C4 Plat 12.04.23 - Whispering Springs Subdivision Phase 1 Final Plat](#)

D. Preliminary and Final Plats - Major Subdivisions:**E. Preliminary and Final Plats - Minor Subdivisions:****VIII. MISCELLANEOUS ITEMS:**

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.

XIV. ADJOURNMENT.