



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Monday, December 4, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 890 9670 9975

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

##### Rollcall

**Present** 9 - Commissioner Dyrán Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Geneva Harrison, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Darrell Tipton, and Commissioner David Wells

**Absent** 2 - Commissioner Ed Stucky, and Commissioner Clifford Walker

#### III. APPROVAL OF MINUTES:

[Draft - BCPC Minutes 09.28.2023](#)

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

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the minutes from the September 28, 2023 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

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

Kate Connolly, Jim, Riden, Jim Stott, and Alex Holguin spoke concerning the development of the Sugarland Creek Subdivision.

Beth Myers-Rees spoke with concerns regarding the preliminary and final plats on the agenda and possibly adding 330 new lots off narrow, two lane roads. She hopes the road infrastructure is being addressed and will soon be improved to handle the traffic that the new housing is creating.

Scott Gallison spoke regarding the zoning regulation changes that were made in the last year.

## 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](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Wells, to approve the site plan for 2329 E Broadway Avenue subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

### [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](#)

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the site plan for 100 Nisus Drive subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

## 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](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the preliminary plat for Cash Ridge Subdivision off Old Niles Ferry Road subject to the completion of the outstanding items.

#### Outstanding Items to be Completed:

1. Updated sight distance information for Goforth Way from the project engineer.

2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit as applicable, revised construction plans (as needed for cluster mailboxes), preconstruction meeting and construction of all improvements including road, drainage and utilities.

3. Copy of Property Owner's Association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveways and maintenance and ownership of the common area lot.

4. Preliminary plat fee.

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

**Yes:** 9 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

[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](#)

**Commissioner McClellan stated the preliminary plat does not meet current standards for minimum lot sizes.**

**A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to deny the preliminary plat for Sugarland Creek Subdivision off Centennial Church Road. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 6 - Bledsoe, Bright, Giles, Hannah, McClellan, and Wells

**No:** 3 - Harrison, Hodge, and Tipton

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

**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](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Harrison, to approve the final plat for Best Farms Subdivision Phase 1 off Best Road and Newbury Lane subject to the completion of the outstanding items.

Outstanding Items to be completed:

1. Revised plats with corrections supplied to the developer including renumbering of common area lots.
2. All on-site erosion controls shall be managed and remain in place until the site is revegetated.
3. The developer shall supply documentation for a Property Owner's Association for Best Farms Subdivision Phase 1 inclusive of the Instructions for Property Owner's Association and shared ownership of common area lots: contained above in the staff analysis.
4. Completion of all on-site punch list items and a certification letter and as-builts from the project engineer.
5. Signature plats including electric, water and Sanitary Sewer.
6. Final plat fee.

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

**Yes:** 7 - Bledsoe, Bright, Giles, Harrison, Hodge, Tipton, and Wells

**No:** 2 - Hannah, and McClellan

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

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](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the final plat for Franklin Manor Subdivision Phase 2 off Morganton Road subject to the completion of the outstanding items.

**Outstanding Items to be completed:**

1. All on-site erosion controls shall be managed and remain in place until the site is revegetated.
2. The developer shall supply documentation for a Property Owner's Association for Franklin Manor Phase 2 inclusive of the Instructions for Property Owner's Association and shared ownership of common area lots: contained above in the staff analysis.
3. Completion of all on-site punch list items and a certification letter and as-builts from the project engineer.
4. Signature plats including electric, water and the Environmental Health Department.
5. Environmental Health Department fee and Final plat fee.

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

**Yes:** 9 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

[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](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Giles, to approve the final plat for the Rodney McNabb Property Lots 2-5 off Big Springs Road subject to the completion of the outstanding items.

**Outstanding Items to be Completed:**

1. All onsite construction shall be completed and inspected for compliance with the regulations and the checklist items supplied to the owner.
2. The project engineer shall supply an as-built common driveway plan and certify the common driveway, drainage and utility installation.
3. Copy of maintenance agreement documentation to be supplied to staff for review inclusive of maintenance of the common driveway. Staff suggests that the previous Lot 1 be included but not required.
4. Environmental Health Department review fee and final plat fee.

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

**Yes:** 9 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

[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](#)

Superintendent Headrick spoke regarding the Notice of Violation/Compliance Review Meeting letter from Tennessee Department of Environmental and Conservation for several violations at Whispering Springs Subdivision. He stated the violations were comparable to the punch list and a Compliance Review Meeting would be held December 7, 2023 with TDEC and the owner/developer.

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the final plat for Whispering Springs Subdivision Phase 1 Lots 1-35 off Montvale Road subject to the completion of the outstanding items.

**Outstanding Items to be completed:**

1. All on-site erosion controls shall be managed and remain in place until the site is revegetated.

2. The developer shall supply documentation for a Property Owner's Association for Whispering Springs Phase 1 inclusive of the Instructions for Property Owner's Association and shared ownership of common area lots: contained above in the staff analysis.

3. Completion of all on-site punch list items and a certification letter and as-builts from the project engineer.

4. Signature plats including electric, water and Sanitary Sewer.

5. Final plat fee.

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

**Yes:** 9 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 0

**Absent:** 2 - Stucky, and Walker

**Abstain:** 0

[TDEC Notice of Violation/Compliance Review Meeting](#)

**Attachments:** [Whispering Springs - TDEC Notice of Violation Compliance Review Meeting0001](#)

**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.**

Jim Riden thanked the Commission for restricting lot sizes to a half acre minimum.

Kate Connolly stated she was grateful the decisions that were made at the meeting.

Harry Grothjahn stated he noticed the Board of Zoning Appeals meeting that followed the Planning Commission meeting does not give an opportunity for people to speak about items on the agenda.

**XIV. ADJOURNMENT.**