



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Thursday, July 25, 2024

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 818 5189 8224

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 9 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Darrell Tipton, and Commissioner David Wells

**Absent** 3 - Commissioner Geneva Harrison, Commissioner Joshua Sullins, and Commissioner Clifford Walker

#### III. APPROVAL OF MINUTES: June 27, 2024

[Draft - BCPC Minutes 06.27.2024](#)

**Attachments:** [Draft - BCPC Minutes 06.27.24](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the minutes from the June 27, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

**No:** 0

**Absent:** 3 - Harrison, Sullins, and Walker

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

[1. A Resolution to amend the Zoning Map of Blount County Tennessee, from R-1\(Rural District\) to RAC \(Rural Arterial Commercial\) for a 3.194 acre portion of a 5.014 acre parcel located at 5212 U.S. Highway 411S. The property is identified as part of tax map 100 parcel 009.02.](#)

- Attachments:** [1. Staff Memo 07.25.2024 - Rezoning 5212 US HWY 411 S](#)  
[2. Application 07.25.2024 - Rezoning 5212 US HWY 411 S](#)  
[3. Survey 07.25.2024 - Rezoning 5212 US HWY 411 S](#)  
[4. Property Legal Description 07.25.2024 - 5212 US HWY 411 S](#)  
[5. Tax Map 07.25.2024 - Rezoning 5212 US HWY 411 S](#)  
[6. Zoning 07.25.2024 - Rezoning 5212 US HWY 411 S](#)

Chairman Tipton opened the Public Hearing.

Cameron Buckner gave an explanation regarding the Resolution to Amend the Zoning Map from R-1 to RAC for a portion of the parcel located at 5212 U.S. Highway 411S.

No one else spoke.

Chairman Tipton closed the Public Hearing.

A motion was made by Commissioner Giles, seconded by Commissioner Wells, to forward the Resolution to the County Commission with a favorable recommendation. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

**No:** 0

**Absent:** 3 - Harrison, Sullins, and Walker

**Abstain:** 0

[2. A Resolution to amend the Zoning Map of Blount County Tennessee, from S \(Suburbanizing\) to C \(Commercial\) for a 34.832 acre parcel located at 3652 U.S. Highway 411S. The property is identified as tax map 090 parcel 018.00.](#)

- Attachments:**
- [1. Staff Memo 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
  - [2. Application 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
  - [3. Survey 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
  - [4. Property Legal Description 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
  - [5. Tax Map 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
  - [6. Zoning 07.25.2024 - Rezoning 3652 US HWY 411 S](#)

**Chairman Tipton opened the Public Hearing.**

**Cameron Buckner gave an explanation regarding the Resolution to Amend the Zoning Map from S to C for the parcel located at 3652 U.S. Highway 411S.**

**Commissioners and staff discussed the Resolution.**

**No one else spoke.**

**Chairman Tipton closed the Public Hearing.**

**A motion was made by Commissioner McClellan, seconded by Commissioner Hannah, to defer the Resolution until the July Planning Commission Meeting. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:**

- Yes:** 3 - Giles, Hannah, and McClellan
- No:** 5 - Bledsoe, Hodge, Myers, Tipton, and Wells
- Absent:** 3 - Harrison, Sullins, and Walker
- Abstain:** 1 - Bright

**A motion was made by Commissioner Wells, seconded by Commissioner Hannah, to forward the Resolution to the County Commission with an unfavorable recommendation. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:**

- Yes:** 4 - Giles, Hannah, McClellan, and Wells
- No:** 4 - Bledsoe, Hodge, Myers, and Tipton
- Absent:** 3 - Harrison, Sullins, and Walker
- Abstain:** 1 - Bright

**A motion was made by Commissioner Hodge, seconded by Commissioner Bledsoe, to forward the Resolution to the County Commission with a favorable recommendation. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:**

**Yes:** 4 - Bledsoe, Hodge, Myers, and Tipton

**No:** 4 - Giles, Hannah, McClellan, and Wells

**Absent:** 3 - Harrison, Sullins, and Walker

**Abstain:** 1 - Bright

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

Taylor Forrestes, a representative for Lakeside Estates, spoke regarding the final plat.

Breck Bowlin, a representative for WW Acres, spoke regarding the preliminary plat.

No one else spoke.

**VI. SITE PLAN: None**

**VII. HEARINGS:**

**A. Concept Plans: None**

**B. Preliminary Plats - Major Subdivisions:**

[1. WW Acres Subdivision off Old Niles Ferry Road by Stone Construction Group. 4 lots served off a proposed new common driveway.](#)

**Attachments:** [B1 Staff Memo 07.25.2024 - WW Acres Subdivison Preliminary Plat](#)  
[B1 Plat 07.25.2024 - WW Acres Subdivison Preliminary Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the preliminary plat for WW Acres off Old Niles Ferry Road subject to the completion of the outstanding items.

**Outstanding Items to be Completed:**

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP/Notice of Coverage (if applicable), revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
2. Copy of maintenance agreement or home owners' association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
3. 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, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 3 - Harrison, Sullins, and Walker

Abstain: 0

**C. Final Plats - Major Subdivisions:**

[1. Lakeside Estates Subdivision off Holston College Road by Paragon Development LP. 13 lots to be served off a new county road section.](#)

**Attachments:** [C1 Staff Memo 07.25.2024 - Lakeside Estates Subdivision Final Plat](#)  
[C1 Plat 07.25.2024 - Lakeside Estates Subdivision Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Giles, to approve the final plat for Lakeside Estates off Holston College 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 update the final plat with instructions contained herein and supply documentation for a Property Owner’s Association for Lakeside Estates 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 items and a certification letter from the project engineer that all roads, drainage and utilities have been constructed per the project engineers plans.
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, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

**No:** 0

**Absent:** 3 - Harrison, Sullins, and Walker

**Abstain:** 0

[2. South Odell Subdivision off S. Odell Road by Pistol Creek Properties. 5 lots served off a proposed common driveway.](#)

**Attachments:** [C2 Staff Memo 07.25.2024- South Odell Subdivision Final Plat](#)  
[C2 Plat 07.25.2024- South Odell Subdivision Final Plat](#)

A motion was made by Commissioner Bledsoe, seconded by Commissioner McClellan, to approve the final plat for South Odell Subdivision off S. Odell 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 certify the common driveway, drainage and utility installation.
3. Maintenance agreement for the common driveway to be recorded with final plat
4. 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, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

**No:** 0

**Absent:** 3 - Harrison, Sullins, and Walker

**Abstain:** 0

**D. Preliminary and Final Plats - Major Subdivisions:**

**E. Preliminary and Final Plats - Minor Subdivisions:**

**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.**