



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Thursday, July 28, 2022

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 884 9065 4554

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 8 - Commissioner Roy Gamble, Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Scott King, Commissioner Bruce McClellan, Commissioner Steve Mikels, Commissioner Darrell Tipton, and Commissioner Linda Webb

**Absent** 4 - Commissioner Jeff Jopling, Commissioner Brian Robbins, Commissioner Ed Stucky, and Commissioner Clifford Walker

#### III. APPROVAL OF MINUTES:

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

**Yes:** 8 - Gamble, Harrison, Hodge, King, McClellan, Mikels, Tipton, and Webb

**No:** 0

**Abstain:** 0

[Draft - BCPC Minutes 6/23/22](#)

**Attachments:** [Draft BCPC Minutes 6-23-22](#)

#### IV. PUBLIC HEARINGS: None

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

No one spoke and the item was closed.

#### VI. SITE PLAN: None

#### VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[1. Lindsay Estate Lots 1-30 \(Replat of Tracts 5-10\) off Lanier Road.](#)

**Attachments:** [B1 - Staff Memo - Lindsay Estate 7-28-22](#)

[B1-Lindsay Estate Lots 1-30 Preliminary Plat 7-28-22](#)

Chairman Tipton had a discussion with the engineer from Fort Loudoun Electric discussing the availability of underground materials. It was recommended that the developer establish a contract to secure the needed materials for this project since there may be a lack of availability at a later date.

A motion was made by Commissioner King, seconded by Commissioner Hodge, to approve the preliminary plat for Lindsey Estate Lots 1-30 subject to completion of all outstanding items:

Outstanding Items to Be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, TDOT approval of entrance, SWPPP permit/Notice of Coverage, preconstruction meeting and construction of all improvements including road, drainage and utilities.

2. The developer and electric utility shall coordinate underground electric with the Highway Department prior to any construction.

3. Area requiring common area for cluster mailbox and parking to be shown on revised construction plans prior to preconstruction meeting.

4. All shoulder and ditch and other drainage improvements, and all stabilization of the site shall be completed by the developer and built to the specifications of the Highway Department prior to submission of a future final plat.

5. The developer shall supply documentation for a Property Owner's Association for Lindsay Estate Subdivision Lots 1-30 for staff review prior to final plat inclusive of drainage facility maintenance, shared ownership of detention/common area lot 30 (for lots 1-29) and a sight distance easement and special notes on lots 1-24 and lot 29 along Lanier Road. Any designed mailbox area and parking area contained in a common area shall also be noted and shown on the future final plat. The drainage easement on lots 1-8 and the access easement on lots 12 and 13 shall be maintained by the individual lot owners with special notes added to the final plat and in the private covenants and within the individual deeds that there shall be no excavation or construction of any type including fences, outbuildings, sheds or structures of any type in the area identified as drainage easement and access easement to detention area on the plat. All of the above shall be noted on the plat, in the property owner's association documentation on in the future deeds for Lindsay Estate Subdivision Lots 1-30.

6. Copy of Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review prior to final plat.

7. Preliminary platting fee.

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

**Yes:** 8 - Gamble, Harrison, Hodge, King, McClellan, Mikels, Tipton, and Webb

**No:** 0

**Abstain:** 0

[2. Lowell Woods Addition off Ogalla Drive.](#)

**Attachments:** [B2 - Staff Memo - Lowell Woods Addition 7-28-22](#)  
[B2-Lowell Woods Addition Preliminary Plat - 7-28-22](#)

A motion was made by Commissioner Mikels, seconded by Commissioner Harrison, to approve the preliminary plat for Lowell Woods subject to completion of all outstanding items:

**Outstanding Items to be Completed:**

1. All instructions in this staff analysis including the Developer Notice, utility information, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.

2. Copy of maintenance agreement documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.

3. Preliminary plat fees.

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

**Yes:** 8 - Gamble, Harrison, Hodge, King, McClellan, Mikels, Tipton, and Webb

**No:** 0

**Abstain:** 0

[3. Replat Lot 2 McReynolds Farm - Lot 7 off Ramsey Road.](#)

**Attachments:** [B3 - Staff Memo - Replat Lot 2 McReynolds Farm 7-28-22](#)  
[B3-Replat Lot 2 McReynolds Farm Preliminary Plat 7-28-22](#)

A motion was made by Commissioner King, seconded by Commissioner Webb, to approve the preliminary replat of Lot 2 McReynolds Farm and Lot 7 subject to completion of all outstanding items:

**Outstanding Items to be Completed:**

1. The final plat shall indicate the easement is also to the benefit of lot 1 as shown on Map File 3920B.

2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP/Notice of Coverage (if required by the state), revised construction plans, preconstruction meeting and construction of all

improvements including common driveway, drainage and utilities.

3. Copy of maintenance agreement documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway. Staff suggests that the previous Lot 1 be included but not required.

4. Preliminary plat fee.

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

Yes: 8 - Gamble, Harrison, Hodge, King, McClellan, Mikels, Tipton, and Webb

No: 0

Abstain: 0

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

[1. Replat of Lot 1 Long and Snoderly Property off Calderwood Highway.](#)

Attachments: [C1 - Staff Memo - Replat Lot 1 Long-Snoderly Property 7-28-22](#)  
[C1-Replat Lot 1 Long-Snoderly Property Final Plat 7-28-22](#)

A motion was made by Commissioner King, seconded by Commissioner Webb, to approve the replat of Lot 1, Long and Snoderly Property subject to completion of outstanding items:

Outstanding items to be completed:

1. A sight distance easement shall be placed on the plat along the Calderwood Highway frontage of lots 1 and 2 and noted on the final plat and in the individual deeds. The note shall read: Area identified as Sight Distance Easement shall be free from any permanent vegetation other than grass or sod (to be mowed regularly). No other planted materials or any permanent or temporary structures or signs above ground of any kind are permitted in the sight distance easement. Modifications to the driveway access areas to be shown on a revised final plat.

2. Signature plats, Environmental Health Department review fee and platting fee.

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

Yes: 8 - Gamble, Harrison, Hodge, King, McClellan, Mikels, Tipton, and Webb

No: 0

Abstain: 0

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

[1. Price Meadows Lots 1-4 off North Wildwood Road.](#)

Attachments: [D1 - Staff Memo - Price Meadows 7-28-22](#)

[D1-Price Meadows- Preliminary and Final Plat 7-28-22](#)

A motion was made by Commissioner King, seconded by Commissioner Webb, to approve the preliminary and final plat for Price Meadows Lots 1-4 subject to completion of all outstanding items:

Outstanding items to be completed:

1. Driveway access restrictions have been placed on lots 1, 2 and 4. All driveway restrictions shall be clearly noted on the final plat.

2. A sight distance easement shall be placed on the plat along the front of lot 4 and noted on the final plat and in the individual deeds. The note shall read: Area identified as Sight Distance Easement shall be free from any permanent vegetation other than grass or sod (to be mowed regularly). No other planted materials or any permanent or temporary structures or signs above ground of any kind are permitted in the sight distance easement.

3. The old power pole and vegetation on lot 4 shall be removed prior to the final certification of the plat.

4. Final review by the Environmental Health Department. Any lot line modifications, combinations of proposed lots and restrictions shall be placed on the final plat as needed.

5. Signature plats with all certifications including the Environmental Health Department, electric and water utilities and a preliminary and final lot platting fee

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

Yes: 8 - Gamble, Harrison, Hodge, King, McClellan, Mikels, Tipton, and Webb

No: 0

Abstain: 0

**E. Preliminary and Final Plats - Minor Subdivisions: None**

**VIII. MISCELLANEOUS ITEMS: None**

**IX. LONG RANGE PLANNING:**

1. Staff Reports. None

**X. REPORTS OF OFFICERS AND COMMITTEES:**

**XI. UNFINISHED BUSINESS:**

**XII. OTHER NEW BUSINESS:**

**XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.**

No one spoke and the item closed.

**XIV. ADJOURNMENT.**