



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Thursday, March 23, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 880 9967 8364

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Dyran Bledsoe, Commissioner John Giles, Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, Commissioner Clifford Walker, and Commissioner David Wells

Absent 4 - Commissioner Nick Bright, Commissioner Roy Gamble, Commissioner Jessica Hannah, and Commissioner Darrell Tipton

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Harrison, seconded by Commissioner Walker, that the minutes from the February 23, 2023 meeting be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Giles, Harrison, Hodge, McClellan, Stucky, Walker, and Wells

No: 0

Absent: 4 - Bright, Gamble, Hannah, and Tipton

Abstain: 0

[Draft - BCPC Minutes 02.23.23](#)

Attachments: [Draft BCPC Minutes 02.23.23](#)

IV. PUBLIC HEARINGS:

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

Kevin McNeill spoke regarding possible changes to the cluster development standards.

No one else spoke and the item was closed.

VI. SITE PLAN: None**VII. HEARINGS:****A. Concept Plans: None****B. Preliminary Plats - Major Subdivisions:**

[Berger Property off Norcross Road by Joseph and Caroline Berger. 8 lots and a remainder to be served off a new county road section.](#)

Attachments: [B1 Staff Memo 03.23.23 - Berger Property](#)
[B1 Plat 03.23.23 - Berger Property](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bledsoe, to approve the Preliminary Plat for the Berger Property off Norcross 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 permit/Notice of Coverage, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The cul-de-sac grade shall be redesigned to meet a grade satisfactory to the county highway department prior to the future preconstruction meeting.
3. The cluster mailbox and parking area shall be designed and coordinated between the developer and the highway department and internal to the new proposed subdivision only and approved by the highway department prior to the preconstruction meeting. The cluster mailbox and parking area will need to be shown as a common area lot on the revised design plans and future final plat and shall be owned by all lot owners on a shared basis and maintained by a home owners association as a common element.
4. The developer shall supply documentation for a Property Owner's Association for the Berger Property Subdivision for staff review prior to final plat inclusive of all instructions identified in this staff analysis for ownership of the common area lot and the maintenance of the common elements contained on the common area lot.
5. Copy of Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review prior to final plat.
6. Preliminary platting fee and environmental health department fee.

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

Yes: 8 - Bledsoe, Giles, Harrison, Hodge, McClellan, Stucky, Walker, and Wells

No: 0

Absent: 4 - Bright, Gamble, Hannah, and Tipton

Abstain: 0

C. Final Plats - Major Subdivisions:

[Clover Meadow Subdivision off US 411 South by Ball Homes LLC: 90 lots served by proposed new county road sections with new drainage facilities and common area lots.](#)

Attachments: [C1 Staff Memo 03.23.23 - Clover Meadow Subdivision](#)

[C1 Plat 03.23.23 - Clover Meadow Subdivision](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Walker, to approve the Final Plat for Clover Meadow Subdivision off US 411 South subject to the completion of the outstanding items.

Outstanding Items to be completed:

1. Completion of all on-site construction. 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 Melton Meadows inclusive of the Administrative Items and Instructions for Property Owner's Association and shared ownership of common area lots: contained above in the staff analysis.
3. Certification letter from the project engineer for sight distance at entrance.
4. A certification letter and as-builts from the project engineer for all roads and drainage facilities upon completion, inspection and approval of all on-site construction.
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: 6 - Bledsoe, Giles, Hodge, Stucky, Walker, and Wells

No: 2 - Harrison, and McClellan

Absent: 4 - Bright, Gamble, Hannah, and Tipton

Abstain: 0

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

[Earl Brown Property off Rudd Hollow Road by Earl and Robbin Brown: 2 lots and a remainder along the county road.](#)

Attachments: [E1 Staff Memo 03.23.23 - Earl Brown Property](#)
[E1 Plat 03.23.23 - Earl Brown Property](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the Preliminary and Final Plat of the Earl Brown Property off Rudd Hollow Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department, electric and water utilities.
2. Environmental health department and platting fee.

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

Yes: 7 - Bledsoe, Giles, Harrison, Hodge, Stucky, Walker, and Wells

No: 0

Absent: 4 - Bright, Gamble, Hannah, and Tipton

Abstain: 1 - McClellan

[Shore Land Company LLC Property Lots 1-3 off John Helton Road by Shore Land Company: 3 lots along the county road.](#)

Attachments: [E2 Staff Memo 03.23.23 - Shore Land Company LLC](#)
[E2 Plat 03.23.23 - Shore Land Company LLC](#)

A motion was made by Commissioner Walker, seconded by Commissioner Hodge, to approve the Preliminary and Final Plat of the Shore Land Company LLC Property off John Helton Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department, electric and water utilities.
2. 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 - Bledsoe, Giles, Harrison, Hodge, McClellan, Stucky, Walker, and Wells

No: 0

Absent: 4 - Bright, Gamble, Hannah, and Tipton

Abstain: 0

VIII. MISCELLANEOUS ITEMS: None

IX. LONG RANGE PLANNING:

1. Staff Reports.

Director Thomas Lloyd stated CTAS Legal Services has been asked about possibly conducting a training session pertaining, in part, to laws recently passed by the State Legislature. Superintendent Headrick hopes to host the training session in person and via zoom at the Operations Center, but a date has not been confirmed.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

[Continued discussion of possible changes to cluster development standards.](#)

Attachments: [Rough Draft proposed new Section 7.20](#)

Commissioners and staff continued discussing the possible changes to cluster development standards with focus on perimeter buffers. A hand out of the Second Rough Draft Cluster Development that was derived from the Planning Commission workshop on March 20, 2023 was provided.

[2nd Rough Draft Cluster Development](#)

Attachments: [2nd Rough Draft Cluster Development](#)

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT