



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Thursday, September 25, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 841 7738 3714

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES: August 28, 2025

[Planning Commission Draft Meeting Minutes - August 28, 2025](#)

Attachments: [Draft Minutes - BCPC - 08.28.2025](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN: None

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[1. Ridge Meadows Lots 1-5 Subdivision off Ridge Road by Pankratz Construction. 5 lots, 2 lots to be served exclusively off a proposed new common driveway and 3 with road frontage.](#)

Attachments: [1. Item B1 - PC Memo - Ridge Meadow Lots 1-5 Preliminary Plat](#)
[2. Item B1 - Plat - Ridge Meadow Lots 1-5 Preliminary Plat](#)

C. Final Plats - Major Subdivisions:

1. Ridge Meadows Lots 1-3 off Ridge Road by Pankratz Construction: 3 lots off the county road.

Attachments:

1. Item C1 - PC Memo - Ridge Meadows Lots 1-3 Final Plat
2. Item C1 - Plat - Ridge Meadows Lots 1-3 Final Plat

2. Manor in the Foothills Phase 4, Unit 1 Final Plat off Best Road by Tennessee Valley Land LLC: 15 lots served by proposed new county road section. Common area lot(s) previously platted.

Attachments:

1. Item C2 - PC Memo - Manor in the Foothills Phase 4 Unit 1 Final Plat
2. Item C2 - Plat - Manor in the Foothills Phase 4 Unit 1 Final Plat

3. Cash Ridge off Old Niles Ferry Road by Scotty G. Builders Inc.: 10 lots served off two proposed new common driveways.

Attachments:

1. Item C3 - PC Memo - Cash Ridge Final Plat
2. Item C3 - Plat - Cash Ridge Final Plat

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Replat Lot 2 Colvin Property off Walker Road by Haven Developments LLC: 3 lots off the county road.

Attachments:

1. Item E1 - PC Memo - Replat Lot 2 Colvin Property Preliminary and Final Plat
2. Item E1 - Plat - Replat Lot 2 Colvin Property Preliminary and Final Plat

2. Skidmore Property Lots 1-3 off Cedar Creek Road: 3 lots along the county roads.

Attachments:

1. Item E2 - PC Memo - Skidmore Lots 1-3 Property Preliminary and Final Plat

VIII. MISCELLANEOUS ITEMS: None

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES: None

XI. UNFINISHED BUSINESS: Cluster Development Discussion

[1. Discussion and possible action on changes to Section 7.20 Cluster Development](#)

Attachments:

[1. PC Memo - Proposed zoning text amendment cluster Aug 2025](#)

[2. Section 7.20 Cluster Development as adopted 8-17-23](#)

[3. Draft Resolution 25-07-012 \(amended\)](#)

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.