



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, May 22, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 848 2357 9882

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 4 - Commissioner Chris Franklin, Commissioner John Giles, Commissioner Geneva Harrison, and Commissioner Jessica Hannah

III. APPROVAL OF MINUTES: April 24, 2025

[BCPC Draft Meeting Minutes 04.24.2025](#)

Attachments: [Draft Minutes - BCPC 04.24.2025](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the minutes from the April 24, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Bright, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Franklin, Giles, Harrison, and Hannah

Abstain: 0

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN: None

VII. HEARINGS: None

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

1. Goolsby Property Lots 5R-1 – 5R-5 Subdivision off Old Niles Ferry Road by Jeremy & Kara Crye. 5 lots, 4 lots to be served off a proposed new common driveway and 1 with road frontage.

Attachments: [Staff Memo - Goolsby Property Preliminary Plat](#)
[Plat - Goolsby Property Preliminary Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Myers, to approve the Preliminary Plat for the Goolsby Property Lots 5R-1 - 5R-5 Subdivision off Old Niles Ferry Road by Jeremy & Kara Crye, 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: 8 - Bledsoe, Bright, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Franklin, Giles, Harrison, and Hannah

Abstain: 0

2. Resubdivision of Lots 2 & 3 Stone Construction Group & AS Properties Subdivision off Big Springs Road by Big Springs Properties LLC and Rick Hill. 6 lots, 3 with road frontage with 3 served exclusively off a new common driveway.

Attachments: [Staff Memo - Resub Lots 2 & 3 Stone Construction Group Preliminary Plat](#)
[Plat - Resub Lots 2 & 3 Stone Construction Group Preliminary Plat](#)

A motion was made by Commissioner Bledsoe, seconded by Commissioner McClellan, to approve the Preliminary Plat for Resubdivision of Lots 2 & 3 Stone Construction Group and A S Properties Subdivision off Big Springs Road by Big Springs Properties LLC and Rick Hill, 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, revised construction plans, 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 fee.

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

Yes: 8 - Bledsoe, Bright, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Franklin, Giles, Harrison, and Hannah

Abstain: 0

C. Final Plats - Major Subdivisions: None

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions: None

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.