



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes

### Planning Commission

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Thursday, April 27, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 879 3687 7995

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 9 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner David Wells

**Absent** 3 - Commissioner Roy Gamble, Commissioner Jessica Hannah, and Geneva Harrison

#### III. APPROVAL OF MINUTES:

##### [Draft - BCPC Minutes 03.20.23 Workshop](#)

**Attachments:** [Draft BCPC Minutes 03.20.23 Workshop](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, that the minutes from the March 20, 2023 special called workshop be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Bledsoe, Bright, Giles, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

##### [Draft - BCPC Minutes 03.23.23](#)

**Attachments:** [Draft BCPC Minutes 03.23.23](#)

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

**Yes:** 9 - Bledsoe, Bright, Giles, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

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

#### VI. SITE PLAN:

##### [1. Site Plan for 5855 / 5859 US Hwy 411 S \(Map 110, Parcel 003.01\)](#)

- Attachments:** [1. MEMO 5855 - 5899 Hwy 411 S](#)  
[2. Zoning Map 5855 - 5899 Hwy 411 S](#)  
[3. Site Map 5855 - 5899 Hwy 411 S](#)  
[4. Tax Map 5855 - 5899 Hwy 411 S](#)

**A motion was made by Commissioner Bledsoe, seconded by Commissioner Walker, to approve the site plan at 5855 / 5859 US Hwy 411 S subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 9 - Bledsoe, Bright, Giles, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

##### [2. Site Plan for The Meadows Mobile Home Park at Watson Drive & Big Springs Road \(Map 056, Parcel 083.01\)](#)

- Attachments:** [1. MEMO The Meadows of Maryville Mobile Home Park](#)  
[2. Zoning Map The Meadows of Maryville Mobile Home Park](#)  
[3. Planning Commission Submittal - Revised The Meadows](#)  
[4. Tax Map The Meadows of Maryville Mobile Home Park](#)

**Derick Jones, the project engineer, spoke regarding the site plan for The Meadows Mobile Home Park at Watson Drive and Big Springs Road.**

**A motion was made by Commissioner Walker, seconded by Commissioner Wells, to approve the site plan for The Meadows Mobile Home Park at Watson Drive and Big Springs Road subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 9 - Bledsoe, Bright, Giles, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

Abstain: 0

**VII. HEARINGS:**

**A. Concept Plans:**

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

[1. Rodney McNabb Property Lots 2-5 off Big Springs Road by Rodney and Tammy McNabb: 4 lots off a proposed new common driveway](#)

**Attachments:** [B1 Staff Memo 04.27.23 - Rodney McNabb Property](#)

[B1 Plat 04.27.23 - Rodney McNabb Property](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bledsoe, to approve the preliminary plat for the Rodney McNabb Property Lots 2-5 off Big Springs 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 required by the state), 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. Staff suggests that the previous Lot 1 be included but not required.
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, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

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

[1. Replat Lot 2 McReynolds Farm - Lot 7 off Ramsey Road by Scotty G Builders LLC:  
3 lots off a proposed new common driveway](#)

**Attachments:** [C1 Staff Memo 04.27.23 Replat Lot 2 McReynolds Farm - Lot 7](#)  
[C1 Plat 04.27.23 Replat Lot 2 McReynolds Farm - Lot 7](#)

A motion was made by Commissioner Bright, seconded by Commissioner Walker, to approve the final plat for the Replat Lot 2 McReynolds Farm - Lot 7 off Ramsey Road subject to the completion of the outstanding items.

**Outstanding Items to be Completed:**

1. Copy of signed and notarized maintenance agreement to be supplied to staff. The original to be recorded with the final plat.
2. Signature plats with all certifications.
3. Environmental health department review 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, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

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

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

[1. Resubdivision of the Matlock Property off a private drive \(Matlock Road\) off Laws Chapel Road](#)

**Attachments:** [E1 Staff Memo 04.27.23 Resubdivision Matlock Property](#)  
[E1 Plat 04.27.23 Resubdivision Matlock Property](#)

A motion was made by Commissioner Walker, seconded by Commissioner Hodge, to approve the preliminary and final plat for the Resubdivision of the Matlock Property off a private drive (Matlock Road) off Laws Chapel 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:** 9 - Bledsoe, Bright, Giles, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

**VIII. MISCELLANEOUS ITEMS:**

**IX. LONG RANGE PLANNING:**

1. Staff Reports.

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

**XI. UNFINISHED BUSINESS:**

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

**Attachments:** [Draft \(v.3\) Proposed New Section 7.20](#)

A motion was made by Commissioner Walker, seconded by Commissioner Bright, to amend the cluster development draft to include the following statement: Cluster development is allowed in any district where a standard subdivision would be allowed, subject to review and approval by the Planning Commission. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Bledsoe, Bright, Giles, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

**No:** 0

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

**A motion was made by Commissioner Wells, seconded by Commissioner Walker, to amend the cluster development draft of minimum size from 15 acres to 10 acres. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 6 - Bledsoe, Hodge, Stucky, Tipton, Walker, and Wells

**No:** 3 - Bright, Giles, and McClellan

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

**A motion was made by Commissioner Bright, seconded by Commissioner Walker, to forward to the County Commission and the City of Alcoa changes to the cluster development standards with recommendation for approval. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 8 - Bledsoe, Bright, Giles, Hodge, Stucky, Tipton, Walker, and Wells

**No:** 1 - McClellan

**Absent:** 3 - Gamble, Harrison, and Hannah

**Abstain:** 0

## **XII. OTHER NEW BUSINESS:**

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

## **XIV. ADJOURNMENT**