



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Thursday, February 25, 2021

4:30 PM

Blount County Courthouse, Room 430

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<https://zoom.us/join>  
Meeting ID: 944 9543 4912

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 7 - Commissioner Geneva Harrison, Commissioner Steve Mikels, Commissioner Linda Webb, Commissioner Roy Gamble, Commissioner Darrell Tipton, Commissioner Tom Hodge, and Commissioner Bruce McClellan

**Absent** 5 - Commissioner Scott King, Commissioner Brian Robbins, Commissioner Jeff Jopling, Commissioner Clifford Walker, and Commissioner Ed Stucky

#### III. APPROVAL OF MINUTES:

[Draft - BCPC Minutes 1-28-21](#)

**Attachments:** [DRAFT - BCPC Minutes 1-28-21](#)

**A motion was made by Commissioner Hodge, seconded by Commissioner Gamble, to approve the January 28, 2021, minutes. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 7 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Robbins, Commissioner Jopling, Commissioner Walker, and Commissioner Stucky

**Abstain:** 0

#### IV. PUBLIC HEARINGS: None

**NOTE: Clifford Walker joined the meeting just after the roll call vote for the approval of the minutes.**

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

**Absent** 4 - Commissioner Scott King, Commissioner Brian Robbins, Commissioner Jeff Jopling, and Commissioner Ed Stucky

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

Brian Conley had indicated he wished to speak but after several attempts to get a response the Chairman moved on; no one else spoke.

**VI. SITE PLAN: None**

**VII. HEARINGS:**

**A. Concept Plans: None**

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

[B1. John Wallace Estate Property Lots 1 - 4 by Larry and Susan Headrick off Old Niles Ferry Road: 4 lots off a proposed new common driveway.](#)

**Attachments:** [Item B1 Staff Memo 2-25-21 PC-John Wallace Estate REVISED.pdf](#)  
[Item B1 2021-02-25 PC - John Wallace Estate REVISED Preliminary Plat.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the preliminary plat for John Wallace Estate Property, Lots 1-4 subject to restriction of sight distance in front of the school and completion of outstanding items. Assistant Highway Superintendent/Engineer Chico Messer reported that the site distance on the property was reviewed with staff and the design engineer and that it meets the requirements for site distance for the proposed access. (No restriction of site distance in front of school is required since the access meets the requirements.)

**Outstanding Items to be Completed:**

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The proposed lot 1R shall have driveway access only off the common driveway and not off Old Niles Ferry Road and noted as such on the final plat. A sight distance easement shall be required on the final plat along Old Niles Ferry Road.
3. Copy of Property Owner’s Association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway and sight distance easement.
4. Preliminary plat fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

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

**No:** 0

**Absent:** 4 - Commissioner King, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[B2. Muskatevc Property Subdivision by Mark and Marsha Muskatevc off Tuckaleechee Pike: 8 lots: 5 lots off the existing county road and 3 served exclusively off a common driveway easement. Revised Preliminary.](#)

**Attachments:** [Item B2 Staff Memo 2-25-21 PC-Muskatevc Property REVISED.pdf](#)  
[Item B2 2021-02-25 PC - Muskatevc Property REVISED Preliminary Plat.pdf](#)

Mark and Marsha Muskatevc spoke in regards to the plat. This plat is the same plat that was previously on the agenda that addressed the sight distance issue, the only difference being the number of lots, from nine lots to eight and hoped they addressed Commissioner's McClellan's requirements with this plat. Commissioner McClellan clarified that his objection is because the subdivision regulations call for five lots off a permanent easement. A motion was made by Commissioner Hodge, seconded by Commissioner Harrison, to approve the preliminary plat for the Muskatevc Property subject to staff recommendations:

**Outstanding items to be completed:**

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities. Add a sight distance easement and driveway restrictions to the final plat.
2. Supply copy of property owner's documentation to staff for review.
3. Preliminary plat fee.

**A roll call vote was taken. (Commissioner Mikels left the meeting.) The Chairman declared the motion to have passed by the following vote:**

**Yes:** 6 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner Walker

**No:** 1 - Commissioner McClellan

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[B3. Hillview Acres Lots 1-7 by Michael and Karen Brinkmann off Walker Road.](#)

**Attachments:** [Item B3 Staff Memo 2-25-21 PC - Hillview Acres Lots 1-7 Preliminary.pdf](#)  
[Item B3 2021-02-25 PC - Hillview Acres Lots 1-7 Preliminary Plat.pdf](#)

Superintendent Jeff Headrick spoke about the sight distance, ingress and egress; some trees need to be removed and part of the banks need to be shaved back. Assistant Highway Superintendent/Engineer Chico Messer addressed drainage concerns stating: "Based on our evaluation of the drainage calculations submitted by Sterling Engineering, I recommend denial of the preliminary plat as submitted. The project engineer acknowledge there are issues with stormwater in this watershed in correspondence dated February 10, 2021, when he stated "Although this property and the proposed development is a very small part of the overall watershed, I am certainly open to discussion with the Blount County Stormwater Department on anything that they feel could be done to help navigate the current stormwater problem within this area." In consideration of the Project Engineer's acknowledgement of an existing stormwater problem in this watershed, Blount County has conducted extensive hydrological studies and contracted an independent third party engineering firm to provide an analysis of this specific watershed. The analysis was to evaluate the flooding conditions of 2017, 2018, 2019, and 2020. Based on their analysis, the cost to correct and mitigate would be prohibitive.

In order for Blount County Engineering and Stormwater to evaluate, the Design Engineer must provide a technical analysis to ensure that the proposed development will not have an adverse impact downstream as designed. So to restate, the Blount County Engineering staff recommends for denial of the preliminary plat for the Hillview Acres, Lots 1-7 without prejudice to resubmission pending future review and approval of an acceptable drainage plan that meets the requirements of the Blount County subdivision regulations, Section 6 in its entirety, to ensure there is no further adverse impact downstream in the watershed."

Michael Brinkmann spoke in regards to the County's Engineer comments and stated that only a portion of the letter was read. The letter indicates that when the property is developed it will create a more dense grass area and this change in ground cover will ultimately provide more favorable infiltration from rain water from the roofs and driveways of the six proposed lots. Mr. Brinkmann indicated that the letter from Sterling Engineer is stating that it would actually have no negative impact towards the drainage. In regards to further subdivision, at most, the upper portion of the property may be divided into two lots for possibly family members in the future.

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, to deny the preliminary plat for Hillview Acres Lots 1-7 without prejudice; Commissioner McClellan amended the motion to deny without prejudice pending further engineering studies so noted by Assistant Highway Superintendent/Engineer Chico Messer, seconded by Commissioner Hodge.

A roll call vote was taken. The Chairman declared the motion to deny without prejudice to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

Abstain: 0

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

[C1. Bruce Lynn Thompson Property Subdivision by Bruce Lynn Thompson off Salem Road: 4 lots: 1 served off the county road and 3 served off a common driveway easement.](#)

**Attachments:** [Item C1 Staff Memo 2-25-21 PC-Bruce Lynn Thompson Property Final.pdf](#)  
[Item C1 2021-02-25 PC-Bruce Lynn Thompson Property Final Plat.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the final plat for Bruce Lynn Thompson property subject to completion of outstanding items and to verify and add the flood zone on the plat:

Outstanding items to be completed:

1. Proposed common driveway with a t-turnaround to be fully installed, inspected and indicated on the final plat.
2. Final plat with electric and water certifications and Environmental Health Department certification of all lots.
3. Supply copy of maintenance agreement documentation to staff for review inclusive of the maintenance of common driveway. Tree clearing is needed as instructed along the entrance.
4. Preliminary and final plat fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[C2. Farm of the Smokies Lots 1 - 44 by SBL Investment Properties LLC off Nails Creek Road: 39 lots off proposed new county roads, 3 off the existing road and 2 common area lots.](#)

**Attachments:** [Item C2 Staff Memo 2-25-21 PC - Farm of the Smokies Final.pdf](#)  
[Item C2 2021-02-25 PC - Farm of the Smokies Final Plat.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Webb, to approve the final plat for Farm of the Smokies, Lots 1-44 subject to

completion of staff recommendations:

Phase 1 - Outstanding items to be completed:

- 1. Completion of all on-site construction as identified in this staff analysis. Maintenance and repair of all erosion control measures. Stabilization of the entire site with seed and straw is required and shall be inspected and approved prior to releasing the final plat.
- 2. Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review.
- 3. Final certification (and as-builts) from project engineer for road and drainage facilities once all on-site construction is completed, inspected and approved by the county.
- 4. Final plat to indicate lot 1 and 42 to have driveway access off new road only and not off Nails Creek Road. Additionally, a sight distance easement shall be placed on the plat along the front of lots 42 and 43 to be maintained by the property owner’s association as well.
- 5. Property Owner’s Association final notarized declaration for the maintenance and ownership of the detention lot 44 and common area lot 41 for Farm of the Smokies.
- 6. Signature plats including Environmental Health Department and all utility certifications, or a surety posted to each utility that electric and water is available to each lot.
- 7. Final plat fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

- Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan
- No:** 0
- Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky
- Abstain:** 0

[C3. Ova Glen S/D Lots 24R-1 – 24R-5 off Carpenters Grade Road and Best Road: 5 Lots, 4 lots served by a common driveway easement and an exempt tract off the county road.](#)

**Attachments:** [Item C3 Staff Memo 2-25-21 PC - Ova Glen Lots 24R-1 - 24R-5 Final Plat.pdf](#)  
[Item C3 2021-02-25 PC - Ova Glen Lots 24R-1 - 24R-5 Final Plat.pdf](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Gamble, to approve the final plat for Ova Glen Subdivision, Lots 24R-1 - 24R-5 subject to completion of outstanding items:

**Outstanding items to be completed:**

- 1. Final staff inspection of all required common driveway items as identified.
- 2. A certification letter from the project engineer that the common driveway meets the requirements as previously approved including any as-builts as required by the subdivision inspector upon completion of all on-site improvements.
- 3. Owner to supply copy of signed and notarized property owner’s documentation (addendum) to staff including the maintenance of the common driveway and drainage facilities.
- 4. All certifications on the final plat including all utilities.
- 5.. Final plat fee.

**A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:**

- Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan
- No:** 0
- Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky
- Abstain:** 0

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

[D1. Preliminary and Final Plat of the Baska Property Lots 1-4 by Rusty and Kristin Baska and the Replat of lots 1-3 of the Heaton Property by Chad and Lindsey Netherland off Old McGinley Drive and Pineview Road: 4 Lots along Old McGinley Road and a 3-lot replat off Pineview Road.](#)

**Attachments:** [Item D1 Staff Memo 2-25-21 PC-Baska Property and Replat Heaton Property Preliminary-Final.pdf](#)  
[Item D1 2021-02-25 PC - Baska Property and Replat Heaton Property Preliminary and Final Plat.pdf](#)

**Staff noted that the owner's name should be "Baksa." A motion was made by Commissioner Walker, seconded by Commissioner Gamble, to approve the preliminary and final plat for the Baksa Property, Lots 1-4 subject staff recommendations:**

**Outstanding items to be completed:**

- 1. All comments in the staff analysis including revisions to the final plat shall be made in advance of certification of the final plat.
- 2. Staff review of final declaration agreement and signed and notarized

document to be in order prior to releasing final plat. Declaration to be recorded with final plat.

3. Signature plats including electric and water utilities and Environmental Health Department certification and any modifications as needed.

4. Platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

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

[E1. Lots 1A, 1B, and 2R Lawrence Cutshaw Property off Old Whites Mill Road: 3 lots along the county road.](#)

**Attachments:** [Item E1 Staff Memo 2-25-21 PC - Cutshaw Lots 1-3 Preliminary and Final.pdf](#)  
[Item E1 2021-02-25 PC - Cutshaw Lots 1-3 Preliminary and Final Plat.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the preliminary and final plat for Lots 1A, 1B, and 2R Lawrence Cutshaw property subject to completion of the outstanding items:

Outstanding items to be completed:

1. Signature plats including Environmental Health Department certification, electric and water utilities.

2. Platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[E2. Julian Property Lots 1-4 by Betty Julian off Pineview Road, Parkview Drive and Old Whites Mills Road: 4 Lots along the county roads.](#)

**Attachments:** [Item E2 Staff Memo 2-25-21 PC-Julian Property Preliminary and Final.pdf](#)  
[Item E2 2021-02-25 PC - Julian Property Lots 1-4 Preliminary and Final Plat.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the preliminary and final plat for the Julian property, Lots 1-4 subject to completion of outstanding items along with Lot 4 with the land-hooked section across Whites Mill Road:

**Outstanding items to be completed:**

1. Lots 1 and 2 shall have driveway access off Parkview Drive only and shall be noted on the final plat. Lot 3 has frontage along both Parkview Drive and Pineview Road. Sight distance restrictions for driveway access for lot 3 may be added to the final plat pending additional review. (Update: there will be no driveway restrictions for Lot 3.) Removal of vegetation along the county roads for all lots may be required pending additional field review prior to releasing the final plat.

2. Signature plats including Environmental Health Department certification, electric and water utilities. (Update: the portion of property across Whites Mill Road will be land-hooked to Lot 4 which will be an exempt parcel.)

3. Platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[E3. Karen Henry Property Lot 2 off Pleasant Hill Road and Wilkinson Pike by Karen Henry: 1 lot with county road frontage and a remainder.](#)

**Attachments:** [Item E3 Staff Memo 2-25-21 PC-Karen Henry Property Lot 2 Preliminary-Final.pdf](#)  
[Item E3 2021-02-25 PC-Karen Henry Property Lot 2 Preliminary and Final Plat.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the Karen Henry property, Lot 2 subject to staff recommendations:

**Outstanding items to be completed:**

1. The owner has removed a fence row along the Pleasant Hill Road. Staff will review the sight distance again. Any driveway restrictions or special plat notes will be placed on the final plat prior to certification. (There will be no driveway access along Wilkinson Pike.)

2. Rename plat, Karen Henry Property Lot 2.

3. Signature plats including Environmental Health Department certification and a platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[E4. Replat of lots 1-3 Kidd Property by Amy, Frank and Norma Kidd off Carpenter's Campground Road and Barkshed Road.](#)

**Attachments:** [Item E4 Staff Memo PC-Replat Kidd Property Lots 1-3 Preliminay and Final.pdf](#)  
[Item E4 2021-02-25 PC-Replat Kidd Property Lots 1-3 Preliminay and Final.pdf](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Webb, to approve preliminary and final plat for the replat of Lots 1-3 Kidd Property subject to staff recommendations:

Outstanding items to be completed:

1. All plat notes for driveway access for each lot as supplied to the surveyor.

2. Signature plats with all certifications including Environmental Health Department, electric and water.

3. Platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[E5. Lot 1R-1 and 1R-2 Seymour Airpark and remainder off Walter Davis Road by Frank and Carolyn Icardi.](#)

**Attachments:** [Item E5 Staff Memo 2-25-21 PC - Lot 1R-1 and 1R-2 Seymour Airpark.pdf](#)  
[Item E5 2021-02-25 PC - Lot 1R-1 and 1R-2 Seymour Airpark Plat.pdf](#)

Staff reported that the project surveyor requested the item be removed from the agenda. A motion was made by Commissioner Walker, seconded by Commissioner Gamble, to remove the item from the agenda. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner Harrison, Commissioner Webb, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 5 - Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

**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.**

None one spoke and the item was closed.

**XIV. ADJOURNMENT.**