



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, September 28, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 897 7922 4725

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

- Present** 9 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Geneva Harrison, 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 Commissioner Tom Hodge

III. APPROVAL OF MINUTES:

[Draft - BCPC Minutes 08.24.23](#)

Attachments: [Draft - BCPC Minutes 08.24.23](#)

A motion was made by Commissioner Bright, seconded by Commissioner Walker, to approve the minutes from the August 24, 2023 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

IV. PUBLIC HEARINGS:

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

BJ Moorman with Benchmark Associates spoke regarding Right of Way dedications on existing county roads.

No one else spoke and the item was closed.

VI. SITE PLAN:

VII. HEARINGS:**A. Concept Plans:****B. Preliminary Plats - Major Subdivisions:****C. Final Plats - Major Subdivisions:****D. Preliminary and Final Plats - Major Subdivisions:**

[1. Resubdivision of Lot 3 Goodwin and Kanoa Property by Caleb Hazelbaker and Tammy and Trey Goodwin off East Brown School Road: 4 lots served off a common driveway easement.](#)

Attachments: [D1 Staff Memo 09.28.23 - Resubdivision Lot 3 Goodwin and Kanoa Property Preliminary and Final Plat](#)
[D1 Plat 09.28.23 - Resubdivision Lot 3 Goodwin and Kanoa Property Preliminary and Final Plat](#)

A motion was made by Commissioner Giles, seconded by Commissioner Bledsoe, to approve the preliminary and final plat for the Resubdivision of Lot 3 Goodwin and Kanoa Property by Caleb Hazelbaker and Tammy and Trey Goodwin off East Brown School Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Corrections to the plat including a turnaround area for the easement. A maintenance agreement shall be supplied to stall for review for the maintenance of the common driveway.

2. The sanitary sewer, water and electric shall be installed to each lot prior to releasing the final plat or a surety shall be in place with the utility.

3. The common driveway will require some repairs to be completed prior to releasing the final plat.

4. Signature plats with all certifications including sanitary sewer, electric and water utilities and a preliminary and final lot platting fee.

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

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

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

E. Preliminary and Final Plats - Minor Subdivisions:**1. Ferguson Estate Subdivision Lots 1-3 off Six Mile Road by Lesa Ferguson: 3 lots with state road frontage and a remainder greater than 5 acres.**

Attachments: [E1 Staff Memo 09.28.23 - Ferguson Estate Property Lots 1-3 Preliminary and Final Plat](#)
[E1 Plat 09.28.23 - Ferguson Estate Property Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Walker, to approve the preliminary and final plat for Ferguson Estate Subdivision Lots 1-3 by Lesa Ferguson off Six Mile Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Revised final plat.
2. Signature plats with all certifications including the Environmental Health Department, electric and water.
3. 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: 9 - Bledsoe, Bright, Giles, Harrison, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

[2. Hazel Cupp Property off Clover Hill Mill Road by Preferred Homes LLC: 3 lots with county road frontage.](#)

Attachments: [E2 Staff Memo 09.28.23 - Hazel Cupp Property Preliminary and Final Plat](#)
[E2 Plat 09.28.23 - Hazel Cupp Property Preliminary and Final Plat](#)

A motion was made by Commissioner Walker, seconded by Commissioner Bright, to approve the preliminary and final plat for the Hazel Cupp property by Preferred Homes LLC off Clover Hill Mill 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.
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: 9 - Bledsoe, Bright, Giles, Harrison, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

[3. Hutton Ridge Subdivision Lots 1-2 off Hutton Ridge Road by IES Capital Inc. and Janice Fields: 3 lots along the county road with a remainder greater than 5 acres.](#)

Attachments: [E3 Staff Memo 09.28.23 - Hutton Ridge SD Lots 1-3 Preliminary and Final Plat](#)
[E3 Plat 09.28.23 - Hutton Ridge SD Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner Walker, seconded by Commissioner Bright, to approve the preliminary and final plat for the Hutton Ridge Subdivision Lots 1-2 by IES Capital Inc and Janice Fields off Hutton Ridge Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Driveway access for lot 1 shall be restricted to the shared access easement on lot 2.
2. Signature plats with all certifications including the Environmental Health Department, electric and water utilities.
3. 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: 9 - Bledsoe, Bright, Giles, Harrison, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

4. Timothy and Tracy Strickland Property off Miser Station Road: 2 lots; 1 lot with county road frontage and 1 lot served off a 25' easement and a remainder greater than five acres.

Attachments: [E4 Staff Memo 09.28.23 - Timothy and Tracy Strickland Property Preliminary and Final Plat](#)
[E4 Plat 09.28.23 - Timothy and Tracy Strickland Property Preliminary and Final Plat](#)

A motion was made by Commissioner Giles, seconded by Commissioner Wells, to approve the preliminary and final plat for the Timothy and Tracy Strickland Property off Miser Station Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Signature plats with all certifications including electric, water and the Environmental Health Department with any revised lot lines or designated reserve areas shown.

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: 9 - Bledsoe, Bright, Giles, Harrison, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

5. Carol White and Danny Carter Property of Morganton Acres off Blockhouse Road and New Blockhouse Road: 2 lots with county road frontage and a remainder greater than five acres.

Attachments: [E5 Staff Memo 09.28.23 - Carol White and Danny Carter Preliminary and Final Plat](#)
[E5 Plat 09.28.23 - Carol White and Danny Carter Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Walker, to approve the preliminary and final plat for the Carol White and Danny Carter Property of Morganton Acres off Blockhouse Road and New Blockhouse Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Revised plat to be supplied by the surveyor including items supplied to the surveyor. Also, due to the well, lot 4 shall be 35,000 sf. This will change the lot lines for lots 4 and 5 if the well is not decommissioned. The Environmental Health Department will certify the plat once either has occurred with the proper plat changes and proper forms and soil map modifications.

2. Removal of the tree and stump along Blockhouse Road for sight distance.

3. Signature plats with all certifications including the Environmental Health Department, electric and water utilities.

4. 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, Harrison, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

IX. LONG RANGE PLANNING:

1. Staff Reports.

Scott Stuart, with the county attorney's office, discussed and answered questions from the Commissioners about the memo that was provided to the Commissioners at the August Planning Commission Meeting regarding Effect of New State Laws on Current County Subdivision Regulations.

Chairman Stucky directed staff to bring back proposed language to consider.

After discussion, a motion was then made by Commissioner Tipton, seconded by Commissioner Walker, to make no changes and leave the regulations as they are currently written. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 6 - Bledsoe, Harrison, Stucky, Tipton, Walker, and Wells

No: 3 - Bright, Giles, and McClellan

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

X. REPORTS OF OFFICERS AND COMMITTEES:**XI. UNFINISHED BUSINESS:****XII. OTHER NEW BUSINESS:**

[Discussion and possible recommendation on zoning resolution to amend definition of day care center in Article 13.](#)

Attachments: [Staff Memo - Adult Day Care](#)
[Draft Resolution - Adult Day Care](#)

A motion was made by Commissioner Bright, seconded by Commissioner Walker, to forward to the County Commission and the City of Alcoa the resolution to amend the definition of day care center in Article 13 with recommendation for approval. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 3 - Gamble, Hannah, and Hodge

Abstain: 0

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.**XIV. ADJOURNMENT.**