



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, August 25, 2022

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 835 7669 5875

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

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

Absent 4 - Commissioner Jeff Jopling, Commissioner Scott King, Commissioner Steve Mikels, and Commissioner Brian Robbins

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Harrison, seconded by Commissioner Walker, to approve July 28, 2022, minutes. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Gamble, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 4 - Jopling, King, Mikels, and Robbins

Abstain: 0

[Draft - BCPC Minutes 7/28/22](#)

Attachments: [Draft BCPC Minutes 7-28-22](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

Beth Myers-Rees and David Schuster spoke about their concerns regarding the resolutions recommended by County Commission. No one else spoke and the item was closed.

VI. SITE PLAN: None

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[1. Creekbridge Subdivision Phase II renewal of preliminary off Heritage Crossing Drive.](#)

Attachments: [B1 Staff Memo-Creekbridge Phase 2 Preliminary-8-25-22](#)
[B1 Plat-Creekbridge Phase 2 Preliminary 8-25-22](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Tipton, to approve the renewal of the preliminary plat for Creekbridge Subdivision Phase II for 12 months and subject to all outstanding items:

Outstanding Items to Be Completed for Creekbridge Subdivision Phase 2:

1. All instructions in this staff analysis including the updated Developer Notice, maintaining all onsite erosion controls in accordance with the NOC/SWPPP permit, and the construction of all improvements including road, drainage and utilities are the full responsibility of the developer.
2. Copy of Property Owner’s Association for Phase 2 documentation to be supplied to staff for review prior to final plat.
3. Preliminary plat review fee.

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

Yes: 6 - Gamble, Harrison, Hodge, Stucky, Tipton, and Walker

No: 1 - McClellan

Absent: 4 - Jopling, King, Mikels, and Robbins

Abstain: 1 - Webb

[2. Best Property off Bingham Lane.](#)

Attachments: [B2 Staff Memo-Best Property Preliminary Plat 8-25-22](#)
[Item B2 Plat-Best Property Preliminary Plat 8-25-22](#)

A motion was made by Commissioner Walker, seconded by Commissioner Gamble to approve the preliminary plat for Best Property subject to completion of outstanding items:

Outstanding items to be completed:

1. The Environmental Health Department has reviewed the preliminary soil map and has indicated that lot line adjustments, designated reserve areas and combinations may be required for final plat certification. Driveway access restrictions may be applied by the Environmental Health Department.

2. Sight distance improvements are required for the length of the property along Bingham Lane. Per the instructions of the County Engineer the owner shall remove the vegetation along the county road, cut the bank back and establish a ditch along the entire road frontage. It is the owner's responsibility to coordinate with the Blount County Highway Department and all utilities for any work in the county ROW and coordinate with the county engineer for instructions prior to any onsite work.

3. All onsite work shall be completed and inspected prior to final plat.

4. The owner shall contact the Post Office for postal service.

5. Future final plat shall identify all driveway restrictions as required. Preliminary plat fee.

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

Yes: 8 - Gamble, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 4 - Jopling, King, Mikels, and Robbins

Abstain: 0

[3. Sutton and Maples Property off of Smokemont Circle](#)

Attachments: [B3 Staff Memo-Sutton and Maples Property Preliminary Plat 8-25-22](#)
[B3 Plat-Sutton and Maples Property Preliminary Plat 8-25-22](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Walker to approve the preliminary plat for Sutton and Maples Property subject to completion of all outstanding items:

Outstanding Items to be Completed:

1. Corrections to plat for Smokemont Drive.

2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit as applicable, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.

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.

4. Preliminary plat fee.

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

Yes: 8 - Gamble, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 4 - Jopling, King, Mikels, and Robbins

Abstain: 0

C. Final Plats - Major Subdivisions: None

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Smith Property off Gateway Road](#)

Attachments: [E1 Staff Memo-Resubdivision the Smith Property- Preliminary and Final Plat 8-25-22](#)
[E1 Plat-Resubdivision the Smith Property- Preliminary and Final Plat 8-25-22](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Walker to approve the preliminary and final plat for the Smith Property subject to completion of outstanding items:

Outstanding items to be completed:

1. Report on form for common driveway notification.
2. Existing common driveway shall have a T - turnaround installed and inspected prior to releasing the final plat.
3. Corrections to final plat as supplied to surveyor.
4. All certifications on the final plat including all utilities.
5. Final plat fee.

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

Yes: 8 - Gamble, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 4 - Jopling, King, Mikels, and Robbins

Abstain: 0

[2. Maberry Property off Binfield Road](#)

Attachments: [E2 Staff Memo-Maberry Property Lots 1-3 Preliminary-Final Plat 8-25-22](#)
[E2 Plat-Maberry Property Lots 1-3 Preliminary -Final Plat](#)

A motion was made by Commissioner Tipton, seconded by Commissioner

Hodge to approve the preliminary and final plat for the Maberry Property subject to staff recommendations:

Outstanding items to be completed:

- 1. Sight distance improvements are required by the owner prior to releasing the final plat including the removal of vegetation along the front of lot 1.
- 2. A common driveway note shall be added to the plat.
- 3. Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.
- 4. Environmental Health Department review fee and preliminary and final platting fee.

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

Yes: 8 - Gamble, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 4 - Jopling, King, Mikels, and Robbins

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:

[1. Review and Discussion of draft County Commission Resolution amending lot sizes in the S and R1 Districts](#)

Attachments: [Staff Memo -Draft Co Comm Resolution amending lot sizes 8-25-22](#)

Members and staff discussed the item. It was noted that after the report was drafted the County Commission scheduled a public hearing for the resolution on September 13, 6:00 pm in Room 430 at the Courthouse. The Mayor's Office has forwarded a copy of the resolution to the City of Alcoa for review and recommendation. Commissioner McClellan stated that it does not address the issues with cluster developments; Commissioner Hodge and Tipton discussed concerns of affordable housing.

A motion was made by Commissioner Tipton, seconded by Commissioner Walker, to forward a recommendation to the County Commission for disapproval of the resolution. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Gamble, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 4 - Jopling, King, Mikels, and Robbins

Abstain: 0

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

David Schuster, Kevin McNeill, and Scott Gallison discussed their concerns regarding the resolutions, infrastructure, and affordable housing. No one else spoke and the item was closed.

Commissioner Walker asked staff to look at Commissioner McClellan's recommendation on cluster development and bring back bullet points for discussion at the next meeting.

XIV. ADJOURNMENT.