



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes

### Planning Commission

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Thursday, June 22, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 836 1558 6922

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

- Present** 9 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner David Wells
- Absent** 3 - Commissioner Roy Gamble, Commissioner Jessica Hannah, and Commissioner Ed Stucky

#### III. APPROVAL OF MINUTES:

[Draft - BCPC Minutes 05.25.23](#)

**Attachments:** [Draft - BCPC Minutes 5.25.23](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Walker, that the minutes from the May 25, 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, Harrison, Hodge, McClellan, Tipton, Walker, and Wells

**No:** 0

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

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

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

#### VI. SITE PLAN:

[Site plan review for Shawn Willocks at 725 Ridge Road, Maryville, TN.](#)

- Attachments:** [1. MEMO - 725 Ridge Road](#)  
[2. Zoning Map - 725 Ridge Road](#)  
[3. Site Plan - 725 Ridge Road](#)

A motion was made by Commissioner Bright, seconded by Commissioner Walker, to approve the site plan for Shawn Willocks at 725 Ridge 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, Harrison, Hodge, McClellan, Tipton, Walker, and Wells

**No:** 0

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

**Abstain:** 0

## VII. HEARINGS:

### A. Concept Plans:

### B. Preliminary Plats - Major Subdivisions:

1. Hunter Ridge Lots 1-9 off Disco Loop Road and Gregg Road by Equestrian Properties Group: 8 lots to be served off the existing county road with a remainder great than five acres.

**Attachments:** [B1 Staff Memo 06.22.23 - Hunter Ridge Lots 1-9 Preliminary Plat](#)  
[B1 Plat 06.22.23 - Hunter Ridge Lots 1-9 Preliminary Plat](#)

Commissioner Hannah arrived at the meeting.

A motion was made by Commissioner Walker, seconded by Commissioner Bright, to approve the preliminary plat for Hunter Ridge Lots 1-9 off Disco Loop Road and Gregg Road subject to the completion of the outstanding items.

**Outstanding Items to Be Completed:**

1. Sight distance for all proposed lots will be evaluated once all of the lots are marked by the surveyor and driveway access restrictions may be added to the future final plat. A sight distance easement may be added to the final plat along the county road as needed.

2. All instructions in this staff analysis including the Developer Notice. Any post office requirement for a cluster mailbox to be shown on the future final plat.

3. Preliminary platting fee.

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

**Yes:** 10 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, Walker, and Wells

**No:** 0

**Absent:** 2 - Gamble, and Stucky

**Abstain:** 0

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

1. Franklin Manor Phase 1 Subdivision off Morganton Road by Chris Franklin: 80 lots, 73 residential lots off proposed new county road sections with 7 common area lots.

- Attachments:** [C1 Staff Memo 06.22.23 - Franklin Manor Subdivision Phase 1 Final Plat](#)  
[C1 Plat 06.22.23 - Franklin Manor Subdivision Phase 1 Final Plat Sheet 1](#)  
[C1 Plat 06.22.23 - Franklin Manor Subdivision Phase 1 Final Plat Sheet 2](#)  
[C1 Plat 06.22.23 - Franklin Manor Subdivision Phase 1 Final Plat Sheet 3](#)

**A motion was made by Commissioner Walker, seconded by Commissioner Hodge, to approve the final plat for Franklin Manor Subdivision Phase I off Morganton Road subject to the completion of the outstanding items.**

**Outstanding Items to be completed:**

1. Erosion controls shall be managed and remain in place until the site is revegetated.
2. The developer shall supply documentation for a Property Owner's Association for Franklin Manor Phase 1 inclusive of the Instructions for Property Owner's Association and shared ownership of common area lots: contained above in the staff analysis.
3. Completion of all on-site punch list items and a certification letter and as-builts from the project engineer.
4. Signature plats including electric, water and the Environmental Health Department.
5. Environmental Health Department fee and Final plat fee.

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

- Yes:** 10 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, Walker, and Wells
- No:** 0
- Absent:** 2 - Gamble, and Stucky
- Abstain:** 0

[2. Whaley Farms Subdivision off Jeffries Hollow Road by Taylor Kagley: 10 lots, 6 with county road frontage and 4 served off a proposed 25' common driveway easement.](#)

**Attachments:** [C2 Staff Memo 06.22.23 - Whaley Farms Subdivision Final Plat](#)  
[C2 Plat 06.22.23 - Whaley Farms Subdivision Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the final plat for Whaley Farms Subdivision off Jeffries Hollow 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 including utilities and the Environmental Health Department.
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:** 10 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, Walker, and Wells

**No:** 0

**Absent:** 2 - Gamble, and Stucky

**Abstain:** 0

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

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

[1. Doris Crowe Property Lots 1 and 2 off Honeysuckle Road and Lot Line Adjustment with James Crowe off William Blount Drive: 2 lots and lot line adjustment off the county road.](#)

**Attachments:** [E1 Staff Memo 06.22.23 - Doris Crowe Property Lots 1-2 Preliminary & Final Plat](#)  
[E1 Plat 06.22.23 - Doris Crowe Property Lots 1-2 Preliminary & Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Walker, to approve the preliminary and final plat for the Doris Crowe Property Lots 1 and 2 off Honeysuckle Road and lot line adjustment with James Crowe off Willam Blount Drive 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:** 10 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, Walker, and Wells

**No:** 0

**Absent:** 2 - Gamble, and Stucky

**Abstain:** 0

**VIII. MISCELLANEOUS ITEMS:**

**IX. LONG RANGE PLANNING:**

- 1. Staff Reports.

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

**XI. UNFINISHED BUSINESS:**

**XII. OTHER NEW BUSINESS:**

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

**XIV. ADJOURNMENT.**