



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, August 22, 2024

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 852 0476 8384

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Nick Bright, Commissioner John Giles, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 4 - Commissioner Dyran Bledsoe, Commissioner Geneva Harrison, Commissioner Jessica Hannah, and Commissioner Clifford Walker

III. APPROVAL OF MINUTES: July 25, 2024

A motion was made by Commissioner Giles, seconded by Commissioner Bright, to approve the minutes from the July 25, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Bledsoe, Harrison, Hannah, and Walker

Abstain: 0

[Draft - BCPC Meeting Minutes 07.25.2024](#)

Attachments: [Draft - BCPC Meeting Minutes 07.25.24](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site Plan for Reagan Steel at 122 Reagan Rd, Map 056, Parcel 099.00.](#)

- Attachments:**
- [1. Staff Memo - 122 Reagan Rd](#)
 - [2. Zoning Map - 122 Reagan Rd](#)
 - [3. Site Plan - 122 Reagan Rd](#)
 - [4. Stormwater Letter - 122 Reagan Rd](#)
 - [5. Tax Map - 122 Reagan Rd](#)

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Site Plan for Reagan Steel at 122 Reagan Road subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Giles, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Bledsoe, Harrison, Hannah, and Walker

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions:

[1. Best Farms Subdivision Phase II off Best Road and Newbury Lane by Mesana Investments Incorporated: 60 residential lots off proposed new county road sections with 7 common area lots and detention facilities.](#)

Attachments: [C1 Staff Memo 08.22.2024 - Best Farms Subdivision Phase 2 Final Plat](#)
[C1 Plat 08.22.2024 - Best Farms Subdivision Phase 2 Final Plat](#)

Commissioner Hannah arrived at the meeting.

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the final plat for Best Farms Subdivision Phase II off Best Road and Newbury Lane subject to the completion of the outstanding items.

Outstanding Items to be completed:

1. All on-site erosion controls shall be managed and remain in place until the site is revegetated.
2. The developer shall supply revised plats with corrections to reflect the items contained in the above staff analysis in addition to supplying documentation for a Property Owner’s Association for Best Farms Subdivision Phase 2 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 final punch list items and a certification letter and as-builts from the project engineer.
4. Signature plats including electric, water and sanitary sewer.
5. Final plat fee.

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

Yes: 8 - Bright, Giles, Hannah, Hodge, Myers, Sullins, Tipton, and Wells

No: 1 - McClellan

Absent: 3 - Bledsoe, Harrison, and Walker

Abstain: 0

[2. Hutton Ridge Subdivision Lots 4-8 off Hutton Ridge Road by David Campbell Trust and Janice Fields: 5 lots, 4 served exclusively off a proposed new common driveway.](#)

Attachments: [C2 Staff Memo 08.22.2024 - Hutton Ridge SD Lots 4-8 Final Plat](#)
[C2 Plat 08.22.2024 - Hutton Ridge SD Lots 4-8 Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Hodge, to approve the final plat for Hutton Ridge Subdivision Lots 4-8 off Hutton Ridge Road subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. All onsite construction shall be completed and inspected for compliance with the regulations. The fire hydrant shall be installed as per plan or a surety posted with the utility. Final ditching, tile and erosion control work shall be completed prior to releasing the final plat.
2. The project engineer shall certify the common driveway, drainage and utility installation.
3. Maintenance agreement for the common driveway to be recorded with final plat
4. Final plat fee.

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

Yes: 9 - Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bledsoe, Harrison, and Walker

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Elizabeth Murrell Property off Pryor Road: 2 lots and a remainder along the county road.

Attachments: [E1 Staff Memo 08.22.2024 - Elizabeth Murrell Property Preliminary and Final Plat](#)
[E1 Plat 08.22.2024 - Elizabeth Murrell Property Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the preliminary and final plat for the Elizabeth Murrell Property off Pryor Rd 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 - Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bledsoe, Harrison, and Walker

Abstain: 0

2. Miracle Landing Subdivision Lots 1-4 off Tuckaleechee Pike by Jacob Redmond: 4 lots along the county road.

Attachments: [E2 Staff Memo 08.22.2024 - Miracle Landing Lots 1-4 Preliminary and Final Plat](#)
[E2 Plat 08.22.2024 - Miracle Landing Lots 1-4 Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the preliminary and final plat for Miracle Landing Subdivision Lots 1-4 off Tuckaleechee Pike 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, water and sanitary sewer utilities.
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 - Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bledsoe, Harrison, and Walker

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

[1. Replat of the David Bednarek Property off County Farm Road and Big Springs Road. Variance Request to lot size.](#)

Attachments: [Misc 1 Staff Memo 08.22.2024 - Replat David Bednarek Property - Variance Request](#)
[Misc 1 Plat 08.22.2024 - Replat David Bednarek Property - Variance Request](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bright, to approve the Replat of the David Bednarek Property off County Farm Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance to minimum lot by the Planning Commission.
2. Signature plats with all required certifications, environmental health department review fee, platting fee and variance request fee.

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

Yes: 7 - Bright, Giles, Hannah, Hodge, Sullins, Tipton, and Wells

No: 1 - Myers

Absent: 3 - Bledsoe, Harrison, and Walker

Abstain: 0

Did Not Vote: 1 - McClellan

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

[A Resolution to amend the Zoning Map of Blount County Tennessee, from S \(Suburbanizing\) to C \(Commercial\) for a 34.832 acre parcel located at 3652 U.S. Highway 411S. The property is identified as tax map 090, parcel 018.00.](#)

- Attachments:**
- [1. Staff Memo 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
 - [2. Application 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
 - [3. Survey 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
 - [4. Property Legal Discription 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
 - [5. Tax Map 07.25.2024 - Rezoning 3652 US HWY 411 S](#)
 - [6. Zoning 07.25.2024 - Rezoning 3652 US HWY 411 S](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Wells, to forward the Resolution to the County Commission with a favorable recommendation. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:

Yes: 2 - Hodge, and Tipton

No: 6 - Giles, Hannah, McClellan, Myers, Sullins, and Wells

Absent: 3 - Bledsoe, Harrison, and Walker

Abstain: 1 - Bright

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.