



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Thursday, May 25, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 826 2474 8637

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

- Present** 8 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Geneva Harrison, Commissioner Bruce McClellan, Commissioner Ed Stucky, Commissioner Darrell Tipton, and Commissioner David Wells
- Absent** 4 - Commissioner Roy Gamble, Commissioner Jessica Hannah, Commissioner Tom Hodge, and Commissioner Clifford Walker

III. APPROVAL OF MINUTES:

[Draft - BCPC Minutes 04.27.23](#)

Attachments: [Draft BCPC Minutes 04.27.23](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, that the minutes from the April 27, 2023 meeting be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Bright, Giles, Harrison, McClellan, Stucky, Tipton, and Wells

No: 0

Absent: 4 - Gamble, Hannah, Hodge, and Walker

Abstain: 0

IV. PUBLIC HEARINGS:

Jessica Hannah arrived at the meeting.

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

Caleb Hazelbaker spoke regarding cluster developments.

No one else spoke.

VI. SITE PLAN:

[Site plan review for Axis Fabrication in Stock Creek Industrial Park \(Map 009 and Parcel 027.29\)](#)

- Attachments:**
- [1. MEMO Axis Fabrication](#)
 - [2. Zoning Map - Axis Fabrication Dunavant Dr](#)
 - [3. Site Layout Plan Axis Fabrication](#)
 - [4. Site Grading & Drainage Plan Axis Fabrication](#)
 - [5. Site Utilities Plan Axis Fabrication](#)
 - [6. Building Elevations Axis Fabrication](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the site plan for Axis Fabrication in Stock Creek Industrial Park 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, Hannah, McClellan, Stucky, Tipton, and Wells

No: 0

Absent: 3 - Gamble, Hodge, and Walker

Abstain: 0

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

[1. Abbie's Place Subdivision Lots 1-87 off S. Odell Road by Harmony Investments LLC: 85 residential lots to be served off new proposed county road sections and the existing county road with 2 common area/drainage basin lots.](#)

Attachments: [B1 Staff Memo 05.25.23 - Abbie's Place Subdivision Preliminary Plat](#)
[B1 Plat 05.25.23 - Abbie's Place Subdivision Preliminary Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the preliminary plat for Abbie's Place Subdivision Lots 1-87 off S Odell Road subject to the completion of the outstanding items.

Outstanding Items to Be Completed:

1. Road grade modifications for Road D will be required prior to the preconstruction meeting and revised plans shall be supplied in advance of meeting.

2. It is the owner's responsibility to contact the Post Office and Highway Department to make arrangement for postal service. The developer may have to modify the plat to include common area lots to accommodate off street parking and cluster mailboxes. All postal service plans need to be approved by the county engineer prior to a preconstruction meeting being requested by the developer and shown on revised engineering plans and revised preliminary plat.

3. TDOT will require a left-hand turn lane be installed by the developer in the ROW of William Blount Drive at the intersection of S. Odell Road. The developer is responsible for supplying all correspondence of required TDOT documentation including engineering plans, cost estimates and any and all permits to the county engineer as this project progresses. The developer shall coordinate with TDOT to have a permit/contract in place before requesting a preconstruction meeting. All off-site improvements must be fully installed, inspected and approved by TDOT prior to a final plat for any phase being placed on an upcoming agenda to the Blount County Planning Commission.

4. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit/Notice of Coverage, preconstruction meeting and construction of all improvements including road, drainage and utilities.

5. The developer shall supply documentation for a Property Owner's Association for Abbie's Place Subdivision for staff review prior to final plat being released inclusive of drainage facility maintenance, ownership of the common area lots 86 and 87 and a sight distance easement on lots 1 and 27-34 along S. Odell Road, driveway access restrictions for lots 1 and 27-34 to have driveway access only of the new internal roads and no driveways off of S. Odell Road, for maintenance of any required common area lots for postal service and parking. Additionally, all 85 residential lot owners will be required to have an equal share in ownership of the detention basin/common area lots 86 and 87 and any cluster mailbox and parking/common area lots. Also, the future final plat shall contain a note that lots 4-12 and lots 47, 66, 67 and 85 and 87 shall comply with TVA's Transmission System Right of Way Easements guidelines and restrictions. All of the above shall be noted on any

phased future final plat, shall be noted in any restrictions and covenants, and shall be noted on each deed for lots within the development.

6. Preliminary 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, Hannah, McClellan, Stucky, Tipton, and Wells

No: 0

Absent: 3 - Gamble, Hodge, and Walker

Abstain: 0

C. Final Plats - Major Subdivisions:

[1. Creekbridge Subdivision Phase II Lots 41 and 52-177 off Heritage Crossing Drive by Greenleaf Properties Development LLC: 121 residential lots served by proposed new county road sections with existing and new drainage facilities on 5 common area lots and future development lot 41.](#)

Attachments: [C1 Staff Memo 05.25.23 - Creekbridge Phase 2 Final Plat](#)
[C1 Plat 05.25.23 - Creekbridge Phase 2 Final Plat](#)

A motion was made by Commissioner Bledsoe, seconded by Commissioner Wells, to approve the final plat for Creekbridge Subdivision Phase II Lots 41 and 52-177 of Heritage Crossing Drive subject to the completion of the outstanding items.

Outstanding Items to be completed:

- 1. Erosion controls shall be repaired including seeding and straw or matting added to all exposed areas to be managed and remain in place until the site is revegetated.**
- 2. Final plat corrections as identified in the staff analysis.**
- 3. The developer shall supply documentation for a Property Owner's Association for Creekbridge 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.**
- 4. Completion of all on-site items and a certification letter and as-builts from the project engineer.**
- 5. Signature plats including electric, water and sanitary sewer.**
- 6. Final plat fee.**

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

Yes: 8 - Bledsoe, Bright, Giles, Harrison, Hannah, Stucky, Tipton, and Wells

No: 1 - McClellan

Absent: 3 - Gamble, Hodge, and Walker

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions:

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Earl Brown Property Lots 3 and 4 off Rudd Hollow Road by Earl and Robbin Brown:
2 lots and a remainder along the county road.](#)

Attachments: [E1 Staff Memo 05.25.23 - Earl Brown Property Lots 3 and 4 Preliminary and Final Plat](#)
[E1 Plat 05.25.23 - Earl Brown Property Lots 3 and 4 Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the preliminary and final plat for the Earl Brown Property Lots 3 and 4 off Rudd Hollow 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 and electric and a well note to be added to plat.**
- 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: 8 - Bledsoe, Bright, Giles, Harrison, Hannah, Stucky, Tipton, and Wells

No: 0

Absent: 3 - Gamble, Hodge, and Walker

Abstain: 1 - McClellan

[2. Lambert Land Company LP Property Lots 1-4 off Peterson Lane: 4 lots, 3 along the county road, 1 served by an easement.](#)

Attachments: [E2 Staff Memo 05.25.23 - Lambert Land Company LP Property Lots 1-4 Preliminary and Final Plat](#)
[E2 Plat 05.25.23 - Lambert Land Company LP Property 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 Lambert Land Company LP Property Lots 1-4 off Peterson Lane subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Driveway access for lot 1 will be restricted to 25' from the southeast property corner between lots 1 and 2 and noted on the plat.
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, Hannah, McClellan, Stucky, Tipton, and Wells

No: 0

Absent: 3 - Gamble, Hodge, and Walker

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

[1. Subdivision of the Lamb Property off Alfred McCammon Road by Earl & Suzanne Lamb - Variance request.](#)

Attachments: [Misc 1. Staff Memo 05.25.23 - Lamb Property - Variance Request](#)
[Misc 1. Plat 05.25.23 - Lamb Property - Variance Request](#)

A motion was made by Commissioner Giles, seconded by Commissioner Bright, to approve the Subdivision of the Lamb Property off Alfred McCammon Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance to minimum lot sizes by the Planning Commission.
2. Add encroachment note for the carport to plat.
3. 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: 8 - Bledsoe, Bright, Giles, Harrison, Hannah, McClellan, Stucky, and Wells

No: 1 - Tipton

Absent: 3 - Gamble, Hodge, and Walker

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

Director Lloyd gave an update on the comprehensive growth plan.

Director Lloyd also stated the County Commission passed two resolutions at the May 18th meeting, Resolution 23-05-014 and Resolution 22-11-016.

Regarding Resolution 22-11-016, Director Lloyd suggested the Planning Commission authorize staff to schedule a Public Hearing for changes to subdivision regulations. The Planning Commission agreed with the request to schedule a Public Hearing.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.