



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, February 26, 2026

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 7 - Commissioner Chris Franklin, Commissioner John Giles, Commissioner Bruce McClellan, Commissioner Joshua Sullins, Commissioner Darrell Tipton, Commissioner David Wells, and Commissioner Steve Myers

Absent 4 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner Jessica Hannah, and Commissioner Tom Hodge

III. APPROVAL OF MINUTES:

[Draft Meeting Minutes - January 22, 2026](#)

Attachments: [1. BCPC - Draft Minutes - 01.22.2026](#)

A motion was made by Commissioner Giles, seconded by Commissioner Wells, to approve the minutes from the January 22, 2026 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Franklin, Giles, McClellan, Sullins, Tipton, Wells, and Myers

No: 0

Absent: 4 - Bledsoe, Bright, Hannah, and Hodge

Abstain: 0

Commissioner Nick Bright arrived to the meeting

IV. PUBLIC HEARINGS:

1. Rezoning request from R-1(Rural District 1) to RAC (Rural Arterial Commercial District) for a 3.758 acre portion of a 5.069 acre tract of land located 4750 E Lamar Alexander Pkwy, Blount County, TN (Tax map 060, parcel 182.16)

- Attachments:**
- [1. Memo - Rezoning - 4750 E Lamar Alex Pkwy](#)
 - [2. Rezoning Application - Rezoning - 4750 E Lamar Alex Pkwy](#)
 - [3. Survey Rezoning Exhibit - Rezoning - 4750 E Lamar Alex Pkwy](#)
 - [4. Recorded Plat 4873A - Rezoning - 4750 E Lamar Alex Pkwy](#)
 - [5. TN Property Viewer 060 182.16 - Rezoning - 4750 E Lamar Alex Pkwy](#)
 - [6. Zoning Map - Rezoning - 4750 E Lamar Alex Pkwy](#)

The Chairman opened the public hearing.

Cameron Buckner explained the rezoning request.

No one else spoke.

The Chairman closed the public hearing.

A motion was made by Commissioner Wells, seconded by Commissioner Bright, that the rezoning request be forwarded to the full commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Bright, Franklin, Giles, Sullins, Tipton, Wells, and Myers

No: 1 - McClellan

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

[2. Review and consideration of a resolution adopted by the County Commission recommending amendments to Chapter 8 of the draft comprehensive plan](#)

Attachments: [Memo - Comp Plan to PC 022626](#)

- [1. Resolution 26-01-013 Comprehensive Plan](#)
- [2. Exhibit A BlountCo-Comp Plan approved by PC 02272025](#)
- [3. Amended EXHIBIT B 26-01-013 \(1\)](#)
- [4. Draft Resolution for Planning Commission 022626](#)

The Chairman opened the public hearing.

Jared Anderson spoke in favor of the amendments.

No one else spoke.

The Chairman closed the public hearing.

A motion was made by Commissioner Bright, seconded by Commissioner Wells, that the amendments to Chapter 8 of the draft comprehensive plan be forwarded to the full commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN: None

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

1. Paige’s Place Subdivision Lots 34R-1 – 34R-4 off Willow Pond Drive by Murphy’s Bobcat. 4 lots, 3 lots to be served exclusively off a proposed new common driveway and 1 with road frontage.

- Attachments:** [1. Item B1 - PC Memo - Paige's Place Subdivision Preliminary Plat](#)
[2. Item B1 - Plat - Paige's Place Subdivision Preliminary Plat](#)

A motion was made by Commissioner Myers, seconded by Commissioner Bright, to approve the Preliminary Plat for Paige's Place Subdivision, Lots 34R-1 - 34R-4 off Willow Pond Drive, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP/Notice of Coverage (if applicable), preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
2. Copy of maintenance agreement or home owners’ association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
3. Preliminary plat fee.

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

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

No: 0

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

C. Final Plats - Major Subdivisions: None

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Replat Lot 3 David Wayne Lee Property off Floyd Lee Road and Big Springs Road: 4 lots along the county roads.

- Attachments:**
- 1. [Item E1 - PC Memo - Replat Lot 3 David Wayne Lee Property Preliminary and Final Plat](#)
 - 2. [Item E1 - Plat - Replat Lot 3 David Wayne Lee Property Preliminary and Final Plat](#)

A motion was made by Commissioner Giles, seconded by Commissioner Franklin, to approve the Preliminary and Final Plat for Lot 3 DavidWayne Lee Property off Lee Road and Big Springs 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 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: 8 - Bright, Franklin, Giles, McClellan, Sullins, Tipton, Wells, and Myers

No: 0

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

2. Johnson Acres Lots 1-2 off Johnson Road by Shore Land Development: 2 lots along the county road and a remainder greater than 5 acres.

- Attachments:**
- 1. [Item E2 - PC Memo - Johnson Acres Lots 1-2 Preliminary and Final Plat](#)
 - 2. [Item E2 - Plat - Johnson Acres Lots 1-2 Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the Preliminary and Final Tract for Johnson Acres Lots 1-2 off Johnson 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 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: 8 - Bright, Franklin, Giles, McClellan, Sullins, Tipton, Wells, and Myers

No: 0

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

[3. Teffeteller Property off Keeble Road by Tena Roberson: 4 lots along the county road with a remainder.](#)

- Attachments:** [1. Item E3 - PC Memo - Teffeteller Property Preliminary and Final Plat](#)
[2. Item E3 - Plat - Teffeteller 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 Teffeteller Property off Keeble Road, subject to completion of the outstanding items.

Outstanding items to be completed:

- 1. Environmental Health Department review and approval of all proposed lots with any required lot line modifications.**
- 2. Signature plats with all certifications including the Environmental Health Department, electric and water utilities.**
- 3. 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 - Bright, Franklin, Giles, McClellan, Sullins, Tipton, Wells, and Myers

No: 0

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

1. Davis Property off Bethel Church Road by Michael Davis: Variance Request to lot size.

- Attachments:** [1. Item Misc 1 - PC Memo - Davis Property - Variance Request](#)
[2. Item Misc 1 - Plat - Davis Property - Variance Request](#)

A motion was made by Commissioner Bright, seconded by Commissioner Sullins, to approve the variance request for the Davis Property off Bethel Church 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: 6 - Bright, Franklin, McClellan, Sullins, Tipton, and Wells

No: 2 - Giles, and Myers

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES: None

XI. UNFINISHED BUSINESS: None

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

XIV. ADJOURNMENT