



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Monday, December 2, 2024

5:30 PM

Blount County Courthouse, Room 430

Live stream via <https://zoom.us/join>
Zoom Meeting ID: 838 4381 6986

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES: November 7, 2024

[Draft BCPC Meeting Minutes - 11.07.2024](#)

Attachments: [Draft BCPC Meeting Minutes - 11.07.2024](#)

IV. PUBLIC HEARINGS:

1. Presentation of Draft Comprehensive Plan by Inspire Placemaking Collective

Attachments: [1. Memo 2024-12-02 - Presentation of Draft Comprehensive Plan by Inspire Pla](#)
 [2. Report 2024-12-02 - Comprehensive Plan 2024](#)

2. Rezoning request from S-Suburbanizing to C-Commercial for a 19.3 acre portion of a 34.8 acre tract of land located at 3652 US Hwy 411 S, Blount County, TN (Tax map 090 parcel 018.00)

Attachments: [1. Staff Memo - 2024.12.02 - 3652 US HWY 411 S](#)
 [2. Revised Application - 2024.12.02 - 3652 US HWY 411 S](#)
 [3. Revised Survey - 2024.12.02 - 3652 US HWY 411 S](#)
 [4. Revised Property Description -2024.12.02 - 3652 US HWY 411 S](#)
 [5. Tax Map -2024.12.02 - 3652 US HWY 411 S](#)
 [6. 3652 US HWY 411 S](#)

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site Plan review for Calvary Community Church located at 1913 Stewart Ln, map 017 and parcel 040.04.](#)

Attachments:

- [1. Staff Memo - 2024.12.02 - 1913 Stewart Ln](#)
- [2. Zoning Map - 2024.12.02 - 1913 Stewart Ln](#)
- [3. Site Plan - 2024.12.02 - 1913 Stewart Ln](#)
- [4. Building Elevations - 2024.12.02 - 1913 Stewart Ln](#)
- [5. Drainage Plan - 2024.12.02 - 1913 Stewart Ln](#)
- [6. Lighting - 2024.12.02 - 1913 Stewart Ln](#)
- [7. Topo Survey - 2024.12.02 - 1913 Stewart Ln](#)

[2. Site Plan review for Tuckaleechee Utility District at 4810 E Lamar Alexander Pkwy \(map 060, parcel 182.16\)](#)

Attachments:

- [1. Staff Memo - 2024.12.02 4810 E Lamar Alexander Pkwy](#)
- [2. Zoning Map - 2024.12.02 4810 E Lamar Alexander Pkwy](#)
- [3. Site Plan Civil - 2024.12.02 4810 E Lamar Alexander Pkwy](#)
- [4. Building Elevations - 2024.12.02 4810 E Lamar Alexander Pkwy](#)
- [5. Floorplan - 2024.12.02 4810 E Lamar Alexander Pkwy](#)
- [6. Lighting 1-2 - 2024.12.02 4810 E Lamar Alexander Pkwy](#)
- [7. Lighting 2-2 - 2024.12.02 4810 E Lamar Alexander Pkwy](#)
- [8. Tax Map - 2024.12.02 4810 E Lamar Alexander Pkwy](#)

[3. Site plan review for 579-583 National Drive \(New Towne Industrial Park\), for AI Blankenship Enterprise](#)

Attachments:

- [1. Staff Memo - 2024.12.02 - 579-583 National Drive](#)
- [2. Zoning Map - 2024.12.02 - 579-583 National Drive](#)
- [3. Site Plan, Drainage, Building Elevations - 2024.12.02 - 579-583 National Drive](#)
- [4. Site Plan with Landscape Buffer - 2024.12.02 - 579-583 National Drive](#)
- [5. Lighting Plan National Drive - 2024.12.02 - 579-583 National Drive](#)
- [6. Tax Map 027BA 001.00 - 2024.12.02 - 579-583 National Drive](#)

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions:

[1. Meadow Ridge Subdivision Lots 1-17 off Meadow Road by Sara Jo Legacy Holdings LLC: 17 lots to be served off the existing county road with a remainder.](#)

[Attachments:](#) [C1 Staff Memo 2024-12-02 - Meadow Ridge Subdivision Lots 1-17 Final Plat](#)
[C1 Plat 2024-12-02 - Meadow Ridge Subdivision Lots 1-17 Final Plat](#)

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Subdivision of the Jeremy Hazelbaker Property off Old Glory Road by Jeremy and Reshanta Hazelbaker: 3 lots off the state road and a remainder greater than five acres.](#)

[Attachments:](#) [E1 Staff Memo 2024-12-02 - Jeremy Hazelbaker Property Preliminary and Final](#)
[E1 Plat 2024-12-02 - Jeremy Hazelbaker Property Preliminary and Final Plat](#)

VIII. MISCELLANEOUS ITEMS: None

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.