



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

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

Rollcall

Present 9 - Commissioner Dyran Bledsoe, 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 2 - Commissioner Geneva Harrison, and Commissioner Jessica Hannah

III. APPROVAL OF MINUTES: November 7, 2024

[Draft BCPC Meeting Minutes - 11.07.2024](#)

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

A motion was made by Commissioner Bright, seconded by Commissioner Bledsoe, to approve the minutes from the November 7, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 2 - Harrison, and Hannah

Abstain: 0

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 Placemaking Collective](#)
[2. Report 2024-12-02 - Comprehensive Plan 2024](#)

Commissioner Jessica Hannah arrived to the meeting

Chairman Tipton opened the public hearing.

Sarah Sinatra with Inspire Placemaking Collective provided a presentation and explained the Draft Comprehensive Plan to the commission.

Sue DuBois spoke in favor of the Draft Comprehensive Plan.

Patrick Morales spoke in favor of the Draft Comprehensive Plan.

No one else spoke.

Chairman Tipton closed the public hearing.

The Commissioners discussed the item with Sarah Sinatra and Thomas Lloyd, Planning Director, answering questions and providing clarification.

[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](#)

Chairman Tipton opened the public hearing.

Cameron Buckner gave an explanation regarding the rezoning request from S to C for a 19.3 acre portion of a 34.8 acre tract of land located at 3652 US Hwy 411 S.

No one else spoke.

Chairman Tipton closed the public hearing.

A motion was made by Commissioner Giles, seconded by Commissioner Wells, to forward the request to the County Commission with the recommendation for approval.

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

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

No: 0

Absent: 1 - Harrison

Abstain: 1 - Bright

Commissioners Nick Bright and Steve Myers left the meeting

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](#)

A motion was made by Commissioner Giles, seconded by Commissioner Wells, to approve the Site Plan for 1913 Stewart Lane subject to applicable permits.

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

Yes: 8 - Bledsoe, Giles, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bright, Harrison, and Myers

Abstain: 0

[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](#)

A motion was made by Commissioner Wells, seconded by Commissioner Sullins, to approve the Site Plan for 4810 E Lamar Alexander Pkwy subject to a revised lighting plan as well as all applicable TDEC, TDOT and County permitting.

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

Yes: 8 - Bledsoe, Giles, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bright, Harrison, and Myers

Abstain: 0

[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](#)

A motion was made by Commissioner Giles, seconded by Commissioner Bledsoe, to approve the Site Plan for 579-583 National Drive subject to applicable permits.

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

Yes: 8 - Bledsoe, Giles, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bright, Harrison, and Myers

Abstain: 0

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](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Wells, to approve the final plat for Meadow Ridge Subdivision Lots 1-17 off Meadow Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. All shoulder, ditch and drainage improvements, sight distance improvements including the removal of additional vegetation and stabilization of the site shall be completed by the developer and built to the specifications of the project engineer's grading plan and staff instructions (as supplied) prior to releasing the final plat.
2. A revised final plat shall be supplied showing the driveway access restrictions for lots 2, 3 and 5, a sight distance easement along lots 1-17 and additional sight distance notes as per the above Instructions for Property Owner's Association.
3. The developer shall supply updated documentation for a Property Owner's Association for Meadow Ridge Subdivision Lots 1-17 for staff review inclusive of shared maintenance of the cluster mailbox and parking area easement and the maintenance responsibility for the sight distance easement on lots 1-17 as per the above Instructions for Property Owners Association.
4. Installation of fire hydrants or verification from the water utility that a surety has been posted for the fire hydrants prior to releasing the final plat.
5. The project engineer shall certify all on-site improvements have been completed per design and supply an as-built plan as applicable.
6. Signature plats with all certifications including the Environmental Health Department and the electric and water utilities.
7. 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 - Bledsoe, Giles, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bright, Harrison, and Myers

Abstain: 0

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

A motion was made by Commissioner Wells, seconded by Commissioner Sullins, to approve the Preliminary and Final Plat for the Subdivision of the Jeremy Hazelbaker Property off Old Glory Road, subject to the completion of the outstanding items.

Outstanding items:

1. Signature plats with all certifications including the Environmental Health Department and the 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 - Bledsoe, Giles, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bright, Harrison, and Myers

Abstain: 0

VIII. MISCELLANEOUS ITEMS: None

IX. LONG RANGE PLANNING:

1. Staff Reports.

Thomas Lloyd explained the next steps of the Draft Comprehensive Plan.

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.