



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, September 26, 2024

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 815 8469 3666

I. Call to Order: Chairman

II. ROLL CALL: Secretary

Present 7 - Commissioner Nick Bright, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Bruce McClellan, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 5 - Commissioner Dyran Bledsoe, Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Steve Myers, and Commissioner Clifford Walker

III. APPROVAL OF MINUTES: August 22, 2024

[Draft - BCPC Meeting Minutes 08.22.2024](#)

Attachments: [Draft - BCPC Meeting Minutes 08.22.2024](#)

A motion was made by Commissioner Giles, seconded by Commissioner Bright, to approve the minutes from the August 22, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 0

IV. PUBLIC HEARINGS:

1. A Resolution to amend the Zoning Map of Blount County Tennessee, from S (Suburbanizing) to C (Commercial) for a 2.962 acre parcel at 3013 E Lamar Alexander Pkwy. The property is identified as tax map 059 parcel 041.00.

- Attachments:**
- [1. Staff Memo 09.26.24 - Rezoning 3013 E Lamar Alexander Pkwy](#)
 - [2. Application 09.26.24 - Rezoning 3013 E Lamar Alexander Pkwy](#)
 - [3. Survey 09.26.24 - Rezoning 3013 E Lamar Alexander Pkwy](#)
 - [4. Deed Legal Description 09.26.24 - Rezoning 3013 E Lamar Alexander Pkwy](#)
 - [5. Tax Map 09.26.24 - Rezoning 3013 E Lamar Alexander Pkwy](#)
 - [6. Zoning Location Map 09.26.24 - Rezoning 3013 E Lamar Alexander Pkwy](#)
 - [7. Draft Resolution 09.26.24 - Rezoning 3013 E Lamar Alexander Pkwy](#)

Chairman Tipton opened the public hearing.

Cameron Buckner gave an explanation regarding the Resolution to amend the Zoning Map from S to C for the parcel located at 3013 E Lamar Alexander Pkwy.

No one else spoke.

Chairman Tipton closed the public hearing.

A motion was made by Commissioner Sullins, seconded by Commissioner McClellan, to forward the Resolution 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: 7 - Bright, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 0

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

No one spoke.

VI. SITE PLAN:

[1. Site Plan for 1747 William Blount Drive, Map 056 Parcel 109.17.](#)

- Attachments:**
- [1. Staff Memo 09.26.24 - 1747 William Blount Drive](#)
 - [2. Zoning Map 09.26.24 - 1747 William Blount Drive](#)
 - [3. Civil 09.26.24 - 1747 William Blount Drive](#)
 - [4. Landscape Plan 09.26.24 - 1747 William Blount Drive](#)
 - [5. Illumination Plan 09.26.24 - 1747 William Blount Drive](#)
 - [6. Elevations 09.26.24 - 1747 William Blount Drive](#)
 - [7. Tax Map 09.26.24 - 1747 William Blount Drive](#)

A motion was made by Commissioner Bright, seconded by Commissioner Sullins, to approve the Site Plan for 1747 William Blount Drive subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions:

[1. Manor in the Foothills Phase III, Unit 3A Final Plat off Best Road by Tennessee Valley Land LLC: 14 lots served by proposed new county road sections.](#)

Attachments: [C1 Staff Memo 09.26.24 - Manor in the Foothills Phase 3 Unit 3A Final Plat](#)
[C1 Plat 09.26.24 - Manor in the Foothills Phase 3 Unit 3A Final Plat](#)

Cody Smith, with Tennessee Valley Land, LLC, introduced himself to the Commission and stated he was available to answer questions.

A motion was made by Commissioner Wells, seconded by Commissioner Giles, to approve the final plat for Manor in the Foothills, Phase III, Unit 3A off Best Road subject to the completion of the outstanding items.

Phase 3 Unit 3A - Outstanding items to be completed:

1. Completion of all on-site improvements and site stabilization and final inspection by staff.

2. Final notarized Amendment for the Property Owner’s Association declaration for the storm drainage facilities and ownership of the common area/detention lots for the Phase 3, Unit 3A shall be recorded with the final plat. Staff shall be supplied documents to review prior to releasing final plat.

3. Signature plats including all utility certifications on final plat or a surety posted to each utility that electric, water and sewer is available to each lot.

4. Final plat fee.

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

Yes: 5 - Bright, Giles, Hannah, Sullins, and Wells

No: 1 - McClellan

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 1 - Tipton

D. Preliminary and Final Plats - Major Subdivisions:

1. Peterson Lane Estates Lots 1-5 off Peterson Lane by Shore Land Company and Janie Fields: 5 lots along the county road.

Attachments: [D1 Staff Memo 09.26.24 - Peterson Lane Estates Lots 1-5 Preliminary and Final Plat](#)
[D1 Plat 09.26.24 - Peterson Lane Estates Lots 1-5 Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Preliminary and Final Plat for Peterson Lane Estates Lots 1-5 off Peterson Lane, 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: 7 - Bright, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 0

E. Preliminary and Final Plats - Minor Subdivisions:

1. Replat Tract 1 Irene Best Estate Property off Oscar Best Road by Tipton GF LLC: 2 lots and a remainder along the county road.

Attachments: [E1 Staff Memo 09.26.24 - Replat Tract 1 Irene Best Property Preliminary and Final Plat](#)
[E1 Plat 09.26.24 - Replat Tract 1 Irene Best Property Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the Preliminary and Final Plat for Tract 1 Irene Best Estate Property off Oscar Best 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.
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: 5 - Bright, Giles, Hannah, Sullins, and Wells

No: 1 - McClellan

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 1 - Tipton

[2. Skinner Property Lots 1-3 off E. Lamar Alexander Parkway by Tony Skinner: 3 lots off state highway.](#)

Attachments: [E2 Staff Memo 09.26.24 - Skinner Property Lots 1-3 Preliminary and Final Plat](#)
[E2 Plat 09.26.24 - Skinner Property Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Preliminary and Final Plat for the Skinner Property Lots 1-3 off E. Lamar Alexander Parkway, subject to 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: 7 - Bright, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 0

[3. Resubdivision Lots 5R and 5R1 Glenn Payne Property off Old Niles Ferry Road by Barbara Nease and Terry Hardin: 3 lots, 2 along the county road and 1 served by an easement.](#)

Attachments: [E3 Staff Memo 09.26.24 - Resubdivision Lots 5R and 5R1 Glenn Payne Property Preliminary and Final Plat](#)
[E3 Plat 09.26.24 - Resubdivision Lots 5R and 5R1 Glenn Payne 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 Resubdivision Lots 5R and 5R1 Glenn Payne Property off Old Niles Ferry 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.
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: 7 - Bright, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

[1. Lot 44R Oliver Pickens Farm Subdivision off Walker Avenue by Ralph Mikels - Variance Request to lot size.](#)

Attachments: [Misc 1 Staff Memo 09.26.24 - Lot 44R Walker Avenue - Variance Request](#)
[Misc 1 Plat 09.26.24 - Lot 44R Walker Avenue - Variance Request](#)

A motion was made by Commissioner Bright, seconded by Commissioner Sullins, to approve the Variance of lot size for Lot 44R Oliver Pickens Farm Subdivision off Walker Avenue, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance to minimum lot size by the Planning Commission.
2. Corrections to plat as supplied to surveyor.
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: 7 - Bright, Giles, Hannah, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 5 - Bledsoe, Harrison, Hodge, Myers, and Walker

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.