



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, April 24, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 819 3612 2010

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 10 - Commissioner Dyran Bledsoe, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 2 - Commissioner Nick Bright, and Commissioner Geneva Harrison

III. APPROVAL OF MINUTES: March 27, 2025

[BCPC Draft Meeting Minutes 03.27.2025](#)

Attachments: [BCPC - Draft Minutes - 03.27.2025](#)

A motion was made by Commissioner Bledsoe, seconded by Commissioner Giles, to approve the minutes from the March 27, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bright, and Harrison

Abstain: 0

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

1. Site plan review for utility use at 3121 Mint Road, Maryville, TN (map 090, parcel 063.00)

- Attachments:**
- 1. Staff Memo - 3121 Mint Road
 - 2. Zoning Map 3121 Mint Road
 - 3. 3121 Mint Road Civil Revised
 - 4. Tax Map 3121 Mint Road 1134
 - 5. Silicon Ranch Overview Booklet
 - 6. Panel Specifications

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Site Plan for 3121 Mint Road subject to the issuance of any/all applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bright, and Harrison

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

1. Replat of lot 16R-5 Lindsey Estate off Lanier Road by Amburn Builders: 4 lots served by a common driveway easement.

- Attachments:**
- Staff Memo - Replat Lot 16R5 Lindsey Estate Preliminary Plat
 - Plat - Replat Lot 16R5 Lindsey Estate Preliminary Plat

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Preliminary Plat of Lot 16R-5, Lindsay Estate off Lanier Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the identification of the cluster mailbox location, construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site.
2. Supply copy of maintenance agreement to staff for review.

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

Yes: 10 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bright, and Harrison

Abstain: 0

C. Final Plats - Major Subdivisions:

[1. Manor in the Foothills Phase III, Unit 3C Final Plat off Best Road by Tennessee Valley Land LLC: 26 lots served by proposed new county road sections. Common area lot\(s\) previously platted and 1 additional common area lot \(lot 200\).](#)

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

A motion was made by Commissioner Hodge, seconded by Commissioner Sullins, to approve the Final Plat for Manor in the Foothills Phase III, Unit 3C off Best Road subject to the completion of the outstanding items.

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

1. Completion of all on-site improvements including site stabilization, erosion controls, detention maintenance and final inspection by staff.
2. Phase 3, Unit 3C final certification letter from the project engineer.
3. 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 3C shall be recorded with the final plat. Staff shall be supplied documents to review prior to releasing final plat.
4. 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.
5. Final plat fee.

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

Yes: 5 - Bledsoe, Franklin, Hodge, Sullins, and Wells

No: 3 - Giles, Hannah, and McClellan

Absent: 2 - Bright, and Harrison

Abstain: 2 - Myers, and Tipton

[2. WW Acres Subdivision off Old Niles Ferry Road by Stone Construction Group. 4 lots served off a proposed new common driveway.](#)

Attachments: [Staff Memo - WW Acres Subdivision Final Plat](#)
[Plat - WW Acres Subdivision Final Plat](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bledsoe, to approve the Final Plat for WW Acres Subdivision off Old Niles Ferry Road, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. Copy of notarized maintenance agreement for maintenance of the common driveway.
2. Signature plats including the Environmental Health Department, Electric and water.
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: 10 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bright, and Harrison

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Hembree Property off Sevierville Road and Cunningham Road West by Hembree Builders LLC: 4 lots, 3 off the state road and 1 off the county road.

Attachments: [Staff Memo - Hembree Property Preliminary and Final Plat](#)
[Plat - Hembree Property Preliminary and Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Preliminary and Final Plat for Hembree Property off Sevierville Rd and Cunningham Road West subject to completion of the outstanding items.

Outstanding items to be completed:

1. Corrected plats including access notes as supplied to surveyor.
2. Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.
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: 10 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bright, and Harrison

Abstain: 0

2. Harvey and Silvia Walker Property off Rocky Branch Road and Cambridge Road:
3 lots along the county roads served by an easement.

Attachments: [Staff Memo - Harvey and Silvia Walker Property Preliminary and Final Plat](#)
[Plat - Harvey and Silvia Walker Property Preliminary and Final Plat](#)

A motion was made by Commissioner Giles, seconded by Commissioner Hodge, to approve the Preliminary and Final Plat for Harvey and Silvia Walker Property off Rocky Branch Road and Cambridge Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Updated plats with corrections as supplied to the surveyor.
2. Any modification to the lots per the Environmental Health Department including adjusting proposed lot lines or combination of lots.
3. Signature plats with all certifications including the Environmental Health Department.
4. 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: 10 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bright, and Harrison

Abstain: 0

[3. Weinaug and Madewell Property off E. Lamar Alexander Parkway: 3 lots and a tract greater than 5 acres off the state road. Variance request to road frontage.](#)

Attachments: [Staff Memo - Weinaug Madewell Property Preliminary and Final Plat](#)
[Plat - Weinaug Madewell Property Preliminary and Final Plat](#)

A motion was made by Commissioner Bledsoe, seconded by Commissioner Myers, to approve the Preliminary and Final Plat for Weinaug and Madewell Property off E. Lamar Alexander Parkway, subject to completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance request by the Planning Commission.
2. Signature plats including Environmental Health Department certification and any plat modifications per the Environmental Health Department.
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: 9 - Bledsoe, Franklin, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 1 - Giles

Absent: 2 - Bright, and Harrison

Abstain: 0

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