



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Thursday, March 26, 2026

5:30 PM

Blount County Courthouse, Room 430

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#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

- Present** 8 - Commissioner Dyran Bledsoe, Commissioner Chris Franklin, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Darrell Tipton, and Commissioner David Wells
- Absent** 3 - Commissioner Nick Bright, Commissioner John Giles, and Commissioner Joshua Sullins

#### III. APPROVAL OF MINUTES: February 26, 2026

[Draft Meeting Minutes - February 26, 2026](#)

**Attachments:** [Draft Minutes - BCPC - 02.26.2026](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bledsoe, to approve the minutes from the February 26, 2026 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 8 - Bledsoe, Franklin, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

**No:** 0

**Absent:** 3 - Bright, Giles, and Sullins

**Abstain:** 0

#### IV. PUBLIC HEARINGS: None

#### V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

#### VI. SITE PLAN: None

#### VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

1. Johnson Acres Subdivision Lots 3-41 off Johnson Road and Wildwood Road by Shore Land Company: 38 residential lots be served off the county road, a new county road section and a common driveway with 1 common area/detention lot. Lot 1 and 2 were previously approved.

- Attachments:**
- 1. Item B1 - PC Memo - Johnson Acres Subdivision Lots 1-41 Preliminary Plat
  - 2. Item B1 - Plat - Johnson Acres Subdivision Lots 1-41 Preliminary Plat

A motion was made by Commissioner Wells, seconded by Commissioner Franklin, to approve the Johnson Acres Subdivision Lots 3-41 off Johnson Road and Wildwood Road, 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 permit/Notice of Coverage, cluster mailbox area details, preconstruction meeting and construction of all improvements including road, drainage and utilities.
- 2. The project engineer shall supply updated plans to show the cluster mailbox location, proposed road and common driveway cross section details.
- 3. The developer shall supply documentation for a Property Owner's Association for Johnson Acres for staff review prior to final plat inclusive of all instructions identified in this staff analysis.
- 4. Preliminary platting fee and environmental health department fee.

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

**Yes:** 7 - Bledsoe, Franklin, Hannah, Hodge, McClellan, Tipton, and Wells

**No:** 1 - Myers

**Absent:** 3 - Bright, Giles, and Sullins

**Abstain:** 0

**C. Final Plats - Major Subdivisions: None**

**D. Preliminary and Final Plats - Major Subdivisions: None**

**E. Preliminary and Final Plats - Minor Subdivisions:**

1. Gail Huffstetler Property off Huffstetler Road and Mint Road by Gail Huffstetler: 3 lots along the county roads.

- Attachments:** [1. Item E1 - PC Memo - Gail Huffstetler Property Lots 1-3 Preliminary and Final Plat](#)  
[2. Item E1 - Plat - Gail Huffstetler Property Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, to approve the Preliminary and Final Plat for the Gail Huffstetler Property off Huffstetler Road and Mint 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:** 8 - Bledsoe, Franklin, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

**No:** 0

**Absent:** 3 - Bright, Giles, and Sullins

**Abstain:** 0

2. Tantum Property Subdivision Lots 1-3 off Wilkinson Pike by William Tantum: 3 lots, 2 along the county road and 1 served off a shared easement.

- Attachments:** [1. Item E2 - PC Memo - Tantum Property Lots 1-3 Preliminary and Final Plat](#)  
[2. Item E2 - Plat - Tantum Property Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner Hannah, seconded by Commissioner Wells, to approve the Preliminary and Final Plat for the Tantum Property, Lots 1-3, off Wilkinson Pike, 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:** 8 - Bledsoe, Franklin, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 3 - Bright, Giles, and Sullins

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:**

**A. Election of Officers**

A motion was made by Commissioner McClellan, seconded by Commissioner Bledsoe, to have Darrell Tipton act as Chairman of the Planning Commission and Tom Hodge act as Vice Chairman of the Planning Commission. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Franklin, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 3 - Bright, Giles, and Sullins

Abstain: 0

**A. Election of Officers - Secretary**

A motion was made by Commissioner McClellan, seconded by Commissioner Wells, to appoint Thomas Lloyd and Doug Hancock as Secretary of the Planning Commission. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Franklin, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 3 - Bright, Giles, and Sullins

Abstain: 0

### **XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA**

Susan Keller spoke about being unable to hear the Commissioners speaking and commented on development within the County.

Kent Buske spoke about being unable to hear the Commissioners speaking and that the Chairman should provide better explanation on when the public is allowed to speak regarding items on the agenda.

Pam Petko-Seus spoke about being unable to hear the Commissioners, how procedures were unclear, and development within the County.

### **XIV. ADJOURNMENT**