



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, August 28, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 885 4596 2224

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Rollcall

Present 10 - Commissioner Nick Bright, 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 1 - Commissioner Dyran Bledsoe

III. APPROVAL OF MINUTES: July 24, 2025

[Planning Commission Draft Meeting Minutes - July 24, 2025](#)

Attachments: [Draft Minutes - BCPC 07.24.2025](#)

A motion was made by Commissioner Giles, seconded by Commissioner Hannah, to approve the minutes from the July 24, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 1 - Sullins

IV. PUBLIC HEARINGS: None

VI. SITE PLAN:

[1. Site Plan review for 5155/5157 US HWY 411 S, Maryville, TN \(map 100, parcel 012.30\)](#)

Attachments: [1. PC MEMO - 5155-5157 US HWY 411 S](#)
[2. Zoning and Location Map 5155-5157 US HWY 411 S](#)
[3. Site Plan 5155 5157 US HWY 411 S](#)
[4. Replat](#)
[5. Tax Map 100 012.30](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Site Plan at 5155-5157 US HWY 411 S, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Bright, Franklin, Giles, Hannah, Hodge, Myers, Sullins, Tipton, and Wells

No: 1 - McClellan

Absent: 1 - Bledsoe

Abstain: 0

[2. Site Plan review for 3409 Tuckaleechee Pike, Maryville, TN \(map 059, parcel 110.03\)](#)

Attachments: [1. PC Memo - 3409 Tuckaleechee Pk - Ridgeview Baptist Church](#)
[2. Zoning and Location Map 3409 Tuckaleechee Pike](#)
[3. RIDGEVIEW BAPTIST SITE PLANS](#)
[4. Tax Map 059 110.03](#)

A motion was made by Commissioner Giles, seconded by Commissioner Myers, to approve the Site Plan for 3409 Tuckaleechee Pike, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 1 - Bledsoe

Abstain: 0

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:**1. Evadell L. Eggers Subdivision Lots 1-4 off Tuckaleechee Trail by Preferred Homes LLC. 4 lots along the county road.**

Attachments: [1. Item B1 - PC Memo - Evadell L Eggers Lots 1-4 Preliminary Plat](#)
[2. Item B1 - Plat - Evadell L Eggers Lots 1-4 Preliminary Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Giles, to approve the Evadell L. Eggers Subdivision Lots 1-4 off Tuckaleechee Trail, subject to the completion of the outstanding items.

Outstanding items to be completed:

- 1. All instructions in this staff analysis including the Developer Notice.**
- 2. Preliminary plat fee.**

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

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

No: 0

Absent: 1 - Bledsoe

Abstain: 0

C. Final Plats - Major Subdivisions:

1. Gregory Property Lots 1-17 off Gregory Road by Murphy Gregory: 16 lots to be served off the existing county road with a common area/detention lot.

Attachments: [1. Item C1 - PC Memo - Gregory Property Lots 1-17 Final Plat](#)
[2. Item C1 - Plat - Gregory Property Lots 1-17 Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Franklin, to approve the Gregory Property Lots 1-17 off Gregory Road, subject to the completion of the outstanding items.

Outstanding Items to be completed:

1. All on-site erosion controls shall be managed and remain in place until the site is revegetated.
2. The developer shall supply final notarized documentation for a Property Owner's Association for Gregory Property Subdivision Lots 1-17.
3. Completion of all on-site items and final inspection by the Highway Department.
4. Signature plats including electric, water and the Environmental Health Department.
5. Environmental Health Department fee and Final plat fee.

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

Yes: 9 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 1 - Myers

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Replat of Lots 92R and 87R Wildwood Springs off French Street by Bradley and Amy Guinn: 4 lots off the county road.

Attachments: [1. E1 - PC Memo - Resub Lots 92R and 87R Wildwood Springs Preliminary and Final Plat](#)
[2. E1 - Plat - Resub Lots 92R and 87R Wildwood Springs Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Replat of Lots 92R and 87R Wildwood Springs off French Street, 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: 10 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

1. Lot 15R Top of the World Section 5 off Bear Road and Flats Road by Morgan Dragon - Variance request to lot size.

Attachments: [1. Misc 1 - PC Memo - Lot 15R Top of the World Section 5 - Variance Request](#)
[2. Misc 1 - Plat - Lot 15R Top of the World Section 5 - Variance Request](#)

A motion was made by Commissioner Myers, seconded by Commissioner Hodge, that the Replat of lot 15R Top of the World Section 5 off Bear Road and Flats Road, be approved 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. 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: 10 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 0

[2. Resubdivision of the Carruba Properties off Mustang Drive - Variance Request to right-of-way.](#)

Attachments: [1. Misc 2 - PC Memo - Resubdivision of the Carruba Properties - Variance Request \(1\)](#)
[2. Misc 2 - Plat - Resubdivision of the Carruba Properties - Variance Request](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Giles, that the Resubdivision of the Carruba Properties off Mustang Drive, be approved subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance by the Planning Commission.
2. 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: 10 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 0

IX. LONG RANGE PLANNING:

Staff Reports.

[1. Discussion and possible action on changes to Section 7.20 Cluster Development](#)

Attachments: [1. PC Memo - Proposed zoning text amendment cluster Aug 2025](#)
[2. Section 7.20 Cluster Development as adopted 8-17-23](#)
[3. Draft Resolution 25-07-012 \(amended\)](#)

Commissioners and staff discussed the item.

A motion was made by Commissioner Wells, seconded by Commissioner Sullins, that the discussion and possible action on changes to Section 7.20 Cluster Development, be postponed until the next meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 1 - Bledsoe

Abstain: 0

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.