



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, September 25, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 841 7738 3714

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 7 - Commissioner Dyran Bledsoe, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 4 - Commissioner Nick Bright, Commissioner Chris Franklin, Commissioner John Giles, and Commissioner Steve Myers

III. APPROVAL OF MINUTES: August 28, 2025

[Planning Commission Draft Meeting Minutes - August 28, 2025](#)

Attachments: [Draft Minutes - BCPC - 08.28.2025](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, to approve the minutes from the August 28, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 4 - Bright, Franklin, Giles, and Myers

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. Ridge Meadows Lots 1-5 Subdivision off Ridge Road by Pankratz Construction. 5 lots, 2 lots to be served exclusively off a proposed new common driveway and 3 with road frontage.

Attachments: [1. Item B1 - PC Memo - Ridge Meadow Lots 1-5 Preliminary Plat](#)
[2. Item B1 - Plat - Ridge Meadow Lots 1-5 Preliminary Plat](#)

A motion was made by Commissioner Sullins, seconded by Commissioner Bledsoe, to approve the Ridge Meadows Lots 1-5 Subdivision off Ridge Road, subject to completion of the outstanding items.

Outstanding Items to be Completed:

1. Consideration of variance request by the Planning Commission.
2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP/Notice of Coverage (if applicable), preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
3. Copy of maintenance agreement or home owners' association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
4. Preliminary plat fee.

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

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

No: 0

Absent: 4 - Bright, Franklin, Giles, and Myers

Abstain: 0

C. Final Plats - Major Subdivisions:

1. Ridge Meadows Lots 1-3 off Ridge Road by Pankratz Construction: 3 lots off the county road.

Attachments: [1. Item C1 - PC Memo - Ridge Meadows Lots 1-3 Final Plat](#)
[2. Item C1 - Plat - Ridge Meadows Lots 1-3 Final Plat](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bledsoe, to approve the Ridge Meadows Lots 1-3 Subdivision off Ridge Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.
2. 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: 7 - Bledsoe, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Bright, Franklin, Giles, and Myers

Abstain: 0

2. Manor in the Foothills Phase 4, Unit 1 Final Plat off Best Road by Tennessee Valley Land LLC: 15 lots served by proposed new county road section. Common area lot(s) previously platted.

Attachments: 1. Item C2 - PC Memo - Manor in the Foothills Phase 4 Unit 1 Final Plat
2. Item C2 - Plat - Manor in the Foothills Phase 4 Unit 1 Final Plat

A motion was made by Commissioner Hodge, seconded by Commissioner Wells, to approve the Manor in the Foothills Phase 4, Unit 1 Final Plat off Best Road, subject to the completion of the outstanding items.

Phase 4 Unit 1 - Outstanding items to be completed:

1. Completion of all on-site improvements including site stabilization, erosion controls and final inspection by staff.
2. Phase 4, Unit 1 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 4, Unit 1 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: 6 - Bledsoe, Hannah, Hodge, Sullins, Tipton, and Wells

No: 1 - McClellan

Absent: 4 - Bright, Franklin, Giles, and Myers

Abstain: 0

3. Cash Ridge off Old Niles Ferry Road by Scotty G. Builders Inc.: 10 lots served off two proposed new common driveways.

- Attachments:** [1. Item C3 - PC Memo - Cash Ridge Final Plat](#)
[2. Item C3 - Plat - Cash Ridge Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve Cash Ridge off Old Niles Ferry Road, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. Completion of all onsite construction including fixing the ditches, erosion controls on all exposed areas, installation of cluster mailboxes and installation of the fire hydrant.
2. Copy of notarized Home Owners Association documentation for the maintenance of the common driveways and the ownership and maintenance of the common area/detention lot 11R-6.
3. Signature plats including the Environmental Health Department per the comments above. Electric utility and utility water signatures on the plat.
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: 7 - Bledsoe, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Bright, Franklin, Giles, and Myers

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Replat Lot 2 Colvin Property off Walker Road by Haven Developments LLC: 3 lots off the county road.](#)

Attachments: [1. Item E1 - PC Memo - Replat Lot 2 Colvin Property Preliminary and Final Plat](#)
[2. Item E1 - Plat - Replat Lot 2 Colvin Property Preliminary and Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the Replat of Lot 2 Colvin Property off Walker Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. A portion of fence shall be removed by the owner prior to releasing the final plat.
2. Signature plats with all certifications including the Environmental Health Department, electric and water (if available).
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: 7 - Bledsoe, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Bright, Franklin, Giles, and Myers

Abstain: 0

[2. Skidmore Property Lots 1-3 off Cedar Creek Road: 3 lots along the county roads.](#)

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

At the request of the Applicant, this item was removed from the agenda.

VIII. MISCELLANEOUS ITEMS: None

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES: None

XI. UNFINISHED BUSINESS: Cluster Development Discussion

[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 \(amended\)](#)

A motion was made by Commissioner Wells, seconded by Commissioner Hannah, 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: 7 - Bledsoe, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Bright, Franklin, Giles, and Myers

Abstain: 0

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.