



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Thursday, July 24, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 821 4347 1086

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES: June 26, 2025

[BCPC Draft Meeting Minutes - June 26, 2025](#)

Attachments: [Draft Minutes - BCPC 06.26.2025](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[Site plan review for 5022 US HWY 411 S, Maryville, TN \(map 100, parcel 023.01\)](#)

Attachments: [1. Staff Memo - Memo 5022 US HWY 411 S](#)
 [2. Zoning-Location - Map 5022 US HWY 411 S](#)
 [3. TN Property Viewer - 5022 US HWY 411 S](#)
 [4. Grading, Elevations, Site Plan, Landscape, Lighting - 5022 US HWY 411 S](#)

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions: None

D. Preliminary and Final Plats - Major Subdivisions:

1. McCammon Ridge Subdivision Lots 1-6 off Nails Creek Road and Alfred McCammon Road by Gusty Christenberry: 6 lots to be served off the county roads with a remainder greater than five acres

Attachments: 1. D1 Staff Memo - McCammon Ridge SD Lots 1-6 Preliminary and Final Plat
 2. D1 Final Plat - McCammon Ridge SD Lots 1-6 Preliminary and Final Plat

E. Preliminary and Final Plats - Minor Subdivisions:

1. Crooked Creek Subdivision Lots 1-4 off Davis Ford Road and Helton Road by Source Southern LLC: 4 lots along the county road

Attachments: 1. E1 Staff Memo - Crooked Creek Lots 1-4 Preliminary and Final Plat
 2. E1 Final Plat - Crooked Creek Lots 1-4 Preliminary and Final Plat

2. Replat Lot 1 Helen Kerr Property off Walker School Road by Helen Kerr Estate: 3 lots along the county road

Attachments: 1. E2 Staff Memo - Replat Lot 1 Helen Kerr Property Preliminary and Final Plat
 2. E2 Final Plat - Replat Lot 1 Helen Kerr Property Preliminary and Final Plat

VIII. MISCELLANEOUS ITEMS:

1. Abandonment of ROW for Section of Blount Avenue

Attachments: 1. Misc 1 Staff Memo - Abandonment of ROW for Section of Blount Avenue

2. Replat of lot 40R Top of the World, Campers Paradise by Jason and Sherry Barnett: Combination of lots. Variance Request

Attachments: 1. Misc 2 Staff Memo - Replat Lot 40R Top of the World Campers Paradise
 2. Misc 2 - Preliminary Plat - Replat Lot 40R Top of the World Campers Paradise

3. Lot line adjustments for the Whitaker and Tipton Properties off Wildwood Road

Attachments: 1. Misc 3 Staff Memo - Lot Line Adjustments Whitaker and Tipton Properties
 2. Misc 3 Preliminary Plat - Lot Line Adjustments Whitaker and Tipton Properties

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS: None

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.