



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, July 27, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 832 4985 7428

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

- Present** 9 - Commissioner Nick Bright, Commissioner John Giles, Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner David Wells
- Absent** 3 - Commissioner Dyran Bledsoe, Commissioner Roy Gamble, and Commissioner Jessica Hannah

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the minutes from the June 22, 2023 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Bledsoe, Gamble, and Hannah

Abstain: 0

[Draft - BCPC Minutes 06.22.23](#)

Attachments: [Draft - BCPC Minutes 06.22.23](#)

IV. PUBLIC HEARINGS:

Director Thomas Lloyd gave an explanation of the amendments to the Subdivision Regulations Section 6.04.1 (a).

Chairman Ed Stucky opened the Public Hearing.

Beth Myers Rees spoke regarding the amendments to the Subdivision Regulations and thanked the Committee for aligning the Regulations to the lot sizes approved by the County Commission.

No one else spoke.

Chairman Ed Stucky closed the Public Hearing.

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to approve the proposed amendment to the Subdivision Regulations. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Bledsoe, Gamble, and Hannah

Abstain: 0

[Public hearing and possible action to amend the Subdivision Regulations Section 6.04.1\(a\).](#)

Attachments: [Subdivision Regulations amendment 7.27.23](#)

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site plan for Maryville Top Shop at 110 Garrett Lane, Map 059 Parcel 006.00.](#)

Attachments: [1. Memo - Maryville Top Shop 110 Garrett Lane](#)
[2. Zoning Map - Maryville Top Shop 110 Garrett Lane](#)
[3. Site Plan - Maryville Top Shop 110 Garrett Lane](#)

A motion was made by Commissioner Walker, seconded by Commissioner Bright, to approve the site plan for Maryville Top Shop at 110 Garrett Lane subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Bledsoe, Gamble, and Hannah

Abstain: 0

[2. Site Plan for Ready Mix at 561 National Drive, Map 027B A 001.07.](#)

- Attachments:** [1. Memo - Ready Mix 561 National Drive](#)
[2. Zoning Map - Ready Mix 561 National Drive](#)
[3. Site Plan - Ready Mix 561 National Drive](#)
[4. Landscape Plan - Ready Mix 561 National Drive](#)
[5. Lighting Office Building - Ready Mix 561 National Drive](#)
[6. Lighting Shop Building - Ready Mix 561 National Drive](#)
[7. Office & Lab Elevations - Ready Mix 561 National Drive](#)
[8. Shop Building Elevations - Ready Mix 561 National Drive](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Giles, to approve the site plan for Ready Mix at 561 National Drive subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Bledsoe, Gamble, and Hannah

Abstain: 0

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

C. Final Plats - Major Subdivisions:

D. Preliminary and Final Plats - Major Subdivisions:

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Replat of Lots 20A, 20B, and 21 of Morganton Acres off Harvard Street and Davenport Road: 3 lots with county road frontage.](#)

Attachments: [E1 Staff Memo 07.27.23 - Replat Lots 20A, 20B and 21 Morganton Acres Preliminary and Final Plat](#)
[E1 Plat 07.27.23 - Replat Lots 20A, 20B and 21 Morganton Acres Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the preliminary and final plat for the Replat of Lots 20A, 20B and 21 of Morganton Acres off Harvard Street and Davenport 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 utilities.
2. Environmental health department and platting fee.

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

Yes: 9 - Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Bledsoe, Gamble, and Hannah

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

[1. Preliminary Road Plat for Dunavant Drive & Abandonment of ROW for Dunavant Drive.](#)

Attachments: [Misc 1 Staff Memo - Preliminary Road Plat - Dunavant Drive](#)
[Misc 1 Plat - Preliminary Road Plat - Dunavant Drive](#)

A motion was made by Commissioner Walker, seconded by Commissioner Bright, to approve the Preliminary Road Plat for Dunavant Drive and Abandonment of ROW for Dunavant Drive subject to the completion of the outstanding items.

Outstanding Items to be completed:

- Consideration of preliminary road plat by the Planning Commission and recommendation to the County Commission.

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

Yes: 9 - Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Bledsoe, Gamble, and Hannah

Abstain: 0

2. Lots 1 and 2 Mt. Zion Church off Ed Davis Road: 2 lots, 1 served by a 25' easement and the other with county road frontage. Variance request.

Attachments: [Misc 2 Staff Memo - Mt. Zion Church Plat - Variance Request](#)
[Misc 2 Plat - Mt. Zion Church Plat - Variance Request](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the variance request of Lots 1 and 2 Mt. Zion Church off Ed Davis Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance request by the Blount County Planning Commission.

2. Signature plats with all required certifications, variance request fee and platting fee.

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

Yes: 9 - Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 3 - Bledsoe, Gamble, and Hannah

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

Director Thomas Lloyd spoke regarding the Comprehensive Growth Study. He stated the dates for the open houses have been scheduled for Monday, August 21st at Heritage High School from 4-7 PM and Tuesday, August 22 at William Blount High School from 4-7 PM.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS:

Commissioner Bruce McClellan provided a handout to the Commissioners and spoke regarding Article I of the By Laws of the Blount County Regional Planning Commission and Tennessee Code Annotated, Section 13-3-402 and Section 13-4-402.

Director Thomas Lloyd stated that Staff would seek legal advise on this matter and try to have an update at the August meeting.

[Handout - Bruce McClellan](#)

Attachments: [Handout - Bruce McClellan](#)

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.**XIV. ADJOURNMENT.**