



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Thursday, April 25, 2024

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 869 1407 5041

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 7 - Commissioner Nick Bright, Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

**Absent** 5 - Commissioner Dyran Bledsoe, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Steve Myers, and Commissioner Clifford Walker

#### III. APPROVAL OF MINUTES: March 28, 2024

[Draft - BCPC Meeting Minutes 03.28.2024](#)

**Attachments:** [Draft - BCPC Meeting 03.28.2024](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Wells, to approve the minutes from the March 28, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Bright, Harrison, Hodge, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 5 - Bledsoe, Giles, Hannah, Myers, and Walker

**Abstain:** 0

#### IV. PUBLIC HEARINGS: None

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

#### VI. SITE PLAN:

[1. Site Plan for 2928 US HWY 411 S \(Map 078, Parcel 075.00\)](#)

- Attachments:** [1. Staff Memo - 2928 US HWY 411 S](#)  
[2. Zoning Map - 2928 US HWY 411 S](#)  
[3. Site Plan - 2928 US HWY 411 S](#)  
[4. Tax Map - 2928 US HWY 411 S](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the site plan for 2928 US Hwy 411 S (Map 078, Parcel 075.00) subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Bright, Harrison, Hodge, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 5 - Bledsoe, Giles, Hannah, Myers, and Walker

**Abstain:** 0

## VII. HEARINGS:

### A. Concept Plans:

### B. Preliminary Plats - Major Subdivisions:

[1. Hutton Ridge Subdivision Lots 4-8 off Hutton Ridge Road by IES Capital Inc. and Janice Fields. 5 lots, 4 served exclusively off a proposed new common driveway.](#)

- Attachments:** [B1 Staff Memo 04.25.24 - Hutton Ridge SD Lots 4-8 Preliminary Plat](#)  
[B1 Plat 04.25.24 - Hutton Ridge SD Lots 4-8 Preliminary Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner McClellan, to approve the preliminary plat for Hutton Ridge Subdivision lots 4-8 off Hutton Ridge 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/Notice of Coverage, revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
2. Copy of maintenance agreement documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
3. Preliminary plat fee.

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

**Yes:** 7 - Bright, Harrison, Hodge, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 5 - Bledsoe, Giles, Hannah, Myers, and Walker

**Abstain:** 0

### **C. Final Plats - Major Subdivisions:**

[1. Linda Acres Subdivision \(Replat of lot 2R\) off Old Niles Ferry Road by Jacob Redman: 8 lots, 7 residential lots and 1 detention lot off the county road.](#)

**Attachments:** [C1 Staff Memo 04.25.24 - Linda Acres Subdivision \(Replat Lot 2R\) Final Plat](#)  
[C1 Plat 04.25.24 - Linda Acres Subdivision \(Replat Lot 2R\) Final Plat](#)

**A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the final plat for Linda Acres Subdivision lots 1-8 off Old Niles Ferry Road subject to the completion of the outstanding items.**

#### **Outstanding Items to be Completed:**

- 1. Copy of Homeowner's documentation to be supplied to staff for review inclusive of maintenance and ownership of the drainage/detention lot 8.**
- 2. Environmental Health Department review fee and final plat fee.**

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

**Yes:** 7 - Bright, Harrison, Hodge, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 5 - Bledsoe, Giles, Hannah, Myers, and Walker

**Abstain:** 0

2. Rhyne View Subdivision Lots 1-10 off Bingham Lane and Brick Mill Road (SR 336): 6 lots will have access off the county road, 3 lots off the state route and a common area lot for detention.

**Attachments:** [C2 Staff Memo 04.25.24 - Rhyne View Subdivision Final Plat](#)  
[C2 Plat 04.25.24 - Rhyne View Subdivision Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner McClellan, to approve the final plat for Rhyne View Subdivision lots 1-10 off Bingham Lane and Brick Mill Road subject to the completion of the outstanding items.

**Outstanding Items to be Completed:**

1. Copy of Homeowner's documentation to be supplied to staff for review inclusive of maintenance and ownership of the drainage/detention lot 10.
2. Environmental Health Department review fee and final plat fee.

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

**Yes:** 7 - Bright, Harrison, Hodge, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 5 - Bledsoe, Giles, Hannah, Myers, and Walker

**Abstain:** 0

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

**E. Preliminary and Final Plats - Minor Subdivisions: None**

**VIII. MISCELLANEOUS ITEMS:**

### [1. Abandonment of unopened ROW off Fairview Boulevard.](#)

**Attachments:** [Misc 1 Staff Memo 04.25.24 - Abandonment of unopened ROW off Fairview Boulevard](#)  
[Misc 1 Plat 04.25.24 - Abandonment of unopened ROW off Fairview Boulevard](#)

A letter from Highway Superintendent Jeff Headrick was provided to the Commissioners stating the Blount County Highway Department has no interest in or claim to the alleged Right of Way.

Chairman Tipton asked Doug Hancock if the abandonment of the Right of Way would have to go before County Commission. Doug Hancock stated it would not because of the letter that was provided from Superintendent Headrick.

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to allow staff to approve the plat with the abandonment of the unopened Right of Way off Fairview Boulevard at their discretion. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Bright, Harrison, Hodge, McClellan, Sullins, Tipton, and Wells

**No:** 0

**Absent:** 5 - Bledsoe, Giles, Hannah, Myers, and Walker

**Abstain:** 0

### [Letter from Superintendent Jeff Headrick ROW Fairview Blvd](#)

**Attachments:** [Letter - ROW Fairview Blvd](#)

## **IX. LONG RANGE PLANNING:**

### [Comprehensive Plan progress report - Sarah Sinatra Gould, AICP, CZO Inspire Placemaking Collective](#)

**Attachments:** [Comprehensive Plan Status & Feedback](#)

An update from Sarah Sinatra Gould with Inspire Placemaking was shared with the Commissioners and the public regarding the Comprehensive Plan progress.

Commissioners, staff and Sarah discussed the information that was provided in the presentation from Sarah and the next steps of moving forward with the Comprehensive Plan.

### [Presentation from Inspire](#)

**Attachments:** [PC Presentation from Inspire](#)

## **1. Staff Reports.**

**X. REPORTS OF OFFICERS AND COMMITTEES:**

**XI. UNFINISHED BUSINESS:**

**XII. OTHER NEW BUSINESS:**

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

**XIV. ADJOURNMENT.**