



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, January 25, 2024

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 822 8125 7403

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Rollcall

- Present** 7 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, and Commissioner Darrell Tipton
- Absent** 3 - Commissioner Geneva Harrison, Commissioner Clifford Walker, and Commissioner David Wells

III. APPROVAL OF MINUTES: December 4, 2023

[Draft - BCPC Minutes 12.04.2023](#)

Attachments: [Draft - BCPC Minutes 12.04.23](#)

A motion was made by Commissioner Bright, seconded by Commissioner McClellan, to approve the minutes from the December 4, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 0

IV. PUBLIC HEARINGS:

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site Plan review for religious use at 2947 Allegheny Loop Road.](#)

- Attachments:** [1. Memo - 2947 Allegheny Loop Rd. Monastery](#)
[2. Zoning Map - 2947 Allegheny Loop Rd. Monastery](#)
[3. Site Plan - 2947 Allegheny Loop Rd. Monastery](#)
[4. Site Plan with Topography - 2947 Allegheny Loop Rd. Monastery](#)
[5. Plat - 2947 Allegheny Loop Rd. Monastery](#)
[6. Allegheny Soil Map - 2947 Allegheny Loop Rd. Monastery](#)

A motion was made by Commissioner Bright, seconded by Commissioner McClellan, to approve the site plan for 2947 Allegheny Loop Road subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 0

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

1. Linda Acres off Old Niles Ferry Road by Jacob Redman: 8 lots, 7 residential lots and 1 detention lot off the county road.

- Attachments:** [B1 Staff Memo 01.25.24 - Linda Acres Subdivision \(Replat Lot 2R\) Preliminary Plat](#)
[B1 Plat 01.25.24 - Linda Acres Subdivision \(Replat Lot 2R\) Preliminary Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the preliminary plat for Linda Acres off Old Niles Ferry 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 permit as applicable, revised construction plans (as needed for cluster mailbox), preconstruction meeting and construction of all improvements including ditches along the county road, detention facility and utilities including fire hydrant.
2. Copy of Property Owner’s Association documentation to be supplied to staff for review prior to final plat submission for maintenance and ownership of the detention/common area lot 8.
3. Preliminary plat fee.

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

Yes: 7 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 0

C. Final Plats - Major Subdivisions:

D. Preliminary and Final Plats - Major Subdivisions:

[1. Forge Creek Properties Lots 1-4 off Six Mile Road by Forge Creek Properties: 4 lots along the state road.](#)

- Attachments:** [D1 Staff Memo 01.25.24 - Forge Creek Properties Lots 1-4 Preliminary and Final Plat REVISED](#)
[D1 Plat 01.25.24 - Forge Creek Properties Lots 1-4 Preliminary and Final Plat](#)
[D1 Plat 01.25.24 - Ferguson Estates Lots 1-3](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to approve the preliminary and final plat for Forge Creek Properties Lots 1-4 off Six Mile Road Subject to the completion of the outstanding item.

Outstanding items to be completed:

1. Installation of fire hydrant contract is in place. Proper spacing by the project engineer in plan form for all four of these lots and the previous three lots for Ferguson Estates Lots 1-3.
2. Final review and approval of lots 1-4 by the Blount County Environmental Health Department including any necessary lot line adjustments, combinations or designated field line or reserve areas.
3. Confirmation if a cluster mailbox will be required by the US Post Office and if so the location to be approved by the Engineering Department.
4. Final plats with all certifications inclusive of any modifications as needed. Platting Fee and Environmental Health Department review fee.

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

Yes: 7 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 0

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Jeffrey Lynn Miller Property off Jericho Road by Jeffrey Lynn Miller: 3 lots along the county road.](#)

Attachments: [E1 Staff Memo 01.25.24 - Jeffrey Lynn Miller Property Preliminary and Final Plat](#)
[E1 Plat 01.25.24 - Jeffrey Lynn Miller Property Preliminary and Final Plat](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bledsoe, to approve the preliminary and final plat for the Jeffrey Lynn Miller Property off Jericho Road subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Revised signature plats with modifications as supplied to surveyor.
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, Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

[1. Lot Line Adjustment Lots 66 and 67 Leatherwood Estates: variance request to minimum lot size.](#)

Attachments: [Misc 1 Staff Memo 01.25.24 - Lot Line Adjustment Lots 66 and 67 Leatherwood Estates - Variance Request REVISED](#)
[Misc 1 Plat 01.25.24 - Lot Line Adjustment Lots 66 and 67 Leatherwood Estates - Variance Request](#)

Glenn Harrelson, Accurate Surveyors, spoke regarding the lot line adjustment for Leatherwood Lots 66 and 67. He stated lot line adjustment would not change the size of either lot.

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to approve the variance request for the lot line adjustment for lots 66 and 67 in Leatherwood Estates subject to a revised plat with all required certifications, variance request fee, platting fee, and the Environmental Health Department review fee.

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

Yes: 7 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS: Election of Officers

Nomination of Officers:

Commissioner McClellan nominated Commissioner Darrell Tipton as Chairman, Commissioner Tom Hodge as Vice Chairman and Thomas Lloyd and Doug Hancock as joint Secretary.

Commissioner Tom Hodge declined the nomination for Vice Chairman and recommended Commissioner Clifford Walker be nominated.

Commissioner McClellan amended his nomination to Commissioner Clifford Walker as Vice Chairman.

A motion was made by Commissioner Giles, seconded by Commissioner McClellan, to close the nominations for Officers. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 6 - Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 1 - Bledsoe

Election of Officers:

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to nominate Commissioner Darrell Tipton as Chairman, Commissioner Clifford Walker as Vice Chairman and Thomas Lloyd and Doug Hancock as joint Secretary. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, and Tipton

No: 0

Absent: 3 - Harrison, Walker, and Wells

Abstain: 0

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.