



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, June 25, 2026

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 10 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 1 - Commissioner Jessica Hannah

III. APPROVAL OF MINUTES:

[Draft Minutes - BCPC - May 28, 2026](#)

Attachments: [Draft Minutes - BCPC - May 28, 2026](#)

A motion was made by Commissioner Bright, seconded by Commissioner Bledsoe, to approve the minutes from the May 28, 2026 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Bledsoe, Bright, Franklin, Giles, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Hannah

Abstain: 0

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA

Commissioner Hannah arrived to the meeting.

Staff informed the Commission that Item D 1 - Resubdivision of Rosemary Crowe Property has been removed from the agenda at the request of the applicant.

Present 11 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

VI. SITE PLAN:

[1. Site Plan review for Stone Creek Mobile Home Community addition at 170 Armona Rd, Maryville, TN \(map 036 parcels 010.00 and 013.00\)](#)

Attachments: [MEMO - Stone Creek MH Park](#)

[1. Zoning map - Stone Creek MH Park](#)

[2. Site plan - Stone Creek MH Park](#)

A motion was made by Commissioner Bright, seconded by Commissioner Franklin, to approve the Site Plan for Stone Creek Mobile Home Community addition at 170 Armona Rd, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 11 - Bledsoe, Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

1. Renewal of Preliminary Plat Manor in the Foothills Phase IV Preliminary off Best Road by Primos Land Company LLC: 149 residential lots served by proposed new county road sections with existing drainage and common area and additional drainage and common area lots.

Attachments: [1. Item B1 - PC Memo - Manor in the Foothills Phase IV Preliminary Plat](#)
[2. Item B1 - Plat - Manor in the Foothills Phase IV Preliminary Plat](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Wells, to approve the Renewal of Preliminary Plat for Manor in the Foothills Phase IV Preliminary off Best Rd by Primos Land Company LLC, subject to the completion of the outstanding items.

Staff and Commissioners discussed the item.

Outstanding Items to Be Completed for Phase IV:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities are the full responsibility of the developer.
2. Copy of Property Owner's Association for Phase IV documentation to be supplied to staff for review prior to final plat.
3. Preliminary plat review fee.

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

Yes: 9 - Bledsoe, Bright, Franklin, Giles, Hannah, Hodge, Sullins, Tipton, and Wells

No: 1 - McClellan

Abstain: 0

Did Not Vote: 1 - Myers

C. Final Plats - Major Subdivisions: None

D. Preliminary and Final Plats - Major Subdivisions:

1. Resubdivision of the Rosemary Crowe Property off Montvale Road by Jacob Redmond: 5 lots to be served off the state road.

Attachments: [1. Item D1 - PC Memo - Resub Rosemary Crowe Property Preliminary and Final Plat](#)
[2. Item D1 - Plat - Resub Rosemary Crowe Property Preliminary and Final Plat](#)

This item was withdrawn by the applicant prior to the meeting.

E. Preliminary and Final Plats - Minor Subdivisions:**1. Patton Property Subdivision Lots 1-4 off Lanier Road by Terry Patton and Nancy Headrick. 4 lots along the county road.**

Attachments: [1. Item E1 - PC Memo - Patton Property Lots 1-4 Preliminary and Final Plat](#)
[2. Item E1 - Plat - Patton Property Lots 1-4 Preliminary and Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the Patton Property Subdivision Lots 1-4 off Lanier Road, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. Correct the title on the plat.
2. Signature plats including the Environmental Health Department, electric utility and water utility signatures.
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: 11 - Bledsoe, Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Abstain: 0

[2. Preferred Homes Property Lots 1-3 off Pleasant Hill Road by Preferred Homes LLC. 3 lots along the county road.](#)

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

A motion was made by Commissioner Myers, seconded by Commissioner Franklin, to approve Preferred Homes Property, Lots 1-3 off Pleasant Hill Road, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. Any stumps, fallen trees and piled up dirt will need to be removed from the site for plat approval. The existing driveway and tile on lot 3 shall be removed by the owner and inspected prior to releasing the final plat.
2. Revised final plat including driveway access locations and notes.
3. Signature plats to include the Environmental Health Department, electric utility and water utility signatures.
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: 11 - Bledsoe, Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Abstain: 0

VIII. MISCELLANEOUS ITEMS: None

The Chairman announced that the Commission passed a resolution last Thursday (June 18, 2026) regarding AI Data Centers. If the Planning Commission receives any documents from the Commission that needs to be passed by the Planning Commission, it will be acted on immediately.

Commissioner Hodge asked if Zoning was the question. Commissioner Bright stated it was addressed in the resolution and would only be allowed in the industrial zone and asked staff had started work on any amendments. Staff has not formally received the information, however it was pulled from the Commission meeting minutes. Legal Department will review and provide a draft to staff.

Commissioner Hodge stated that the regulations will only apply to properties within the County's jurisdiction, not in the City of Alcoa or City of Maryville.

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES: None

XI. UNFINISHED BUSINESS: None

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

XIV. ADJOURNMENT