



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, October 23, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 871 2950 9240

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Nick Bright, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 3 - Commissioner Dyran Bledsoe, Commissioner Jessica Hannah, and Commissioner Tom Hodge

III. APPROVAL OF MINUTES: September 25, 2025

[Planning Commission - Draft Meeting Minutes - September 25, 2025](#)

Attachments: [Draft Minutes - BCPC - 09.25.2025](#)

A motion was made by Commissioner Giles, seconded by Commissioner Bright, to approve the minutes from the September 25, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Franklin, Giles, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 3 - Bledsoe, Hannah, and Hodge

Abstain: 0

IV. PUBLIC HEARINGS:

Commissioner Jessica Hannah arrived to the meeting

V. PUBLIC INPUT ON ITEMS ON THE AGENDA

VI. SITE PLAN:

[1. Site plan review for Kingdom Kustom at 2307/2309 Mitchell Ave, Maryville, TN \(tax map 037N, group A, parcels 008.00 and 009.00\)](#)

- Attachments:** [1. PC MEMO - 2307 2309 Mitchell Ave](#)
[2. Zoning Map - 2307 2309 Mitchell Ave](#)
[3. Site Plan - 2307 2309 Mitchell Ave](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Site Plan at 2307/2309 Mitchell Ave, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 9 - Bright, Franklin, Giles, Hannah, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

C. Final Plats - Major Subdivisions:

1. Goolsby Property Lots 5R-1 – 5R-5 Subdivision off Old Niles Ferry Road by Jeremy & Kara Crye. 5 lots, 4 lots to be served off a proposed new common driveway and 1 with road frontage.

Attachments: [1. Item C1 - PC Memo - Goolsby Property Final Plat](#)
[2. Item C1 - Plat - Goolsby Property Final Plat](#)

A motion was made by Commissioner Myers, seconded by Commissioner Bright, to approve the Goolsby Property Lots 5R-1 - 5R-5 off Old Niles Ferry Road, subject to completion of the outstanding items.

Outstanding Items to be Completed:

1. Completion of all onsite construction including erosion controls on all exposed areas.
2. Copy of notarized maintenance agreement for the maintenance of the common driveway and cluster mailbox.
3. Signature plats including the Environmental Health Department, electric utility and utility water 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: 9 - Bright, Franklin, Giles, Hannah, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

2. Best Property off of Smokemont Drive by Roger and Robin Best: 4 lots served off a proposed common driveway.

Attachments: [1. Item C2 - PC Memo - Best Property Final Plat](#)
[2. Item C2 - Plat - Best Property Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the Best Property off of Smokemont Drive, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. Completion and final inspection of all onsite construction including installation of turnaround, removal or communications lines and erosion controls.
2. Copy of notarized maintenance agreement for maintenance of the common driveway.
3. Signature plats including the Environmental Health Department, electric and water utilities.
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: 9 - Bright, Franklin, Giles, Hannah, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions:

E. Preliminary and Final Plats - Minor Subdivisions:

1. Carl Cromwell Property off Miser Station Road by Carl Cromwell: 4 lots along the county road.

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

A motion was made by Commissioner Wells, seconded by Commissioner Giles, to approve the Carl Cromwell Property off Miser Station Road, subject to completion of the outstanding items.

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department, electric and water.
2. 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: 9 - Bright, Franklin, Giles, Hannah, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

2. Tracts 10-12 the Preserve at Butcher Ridge off Morganton Road by MP Land Holdings LLC: 3 lots off the county road and a remainder greater than five acres.

Attachments: [1. Item E2 - PC Memo - Tracts 10-12 Preserve at Butcher Ridge Preliminary and Final Plat](#)
[2. Item E2 - Plat - Tracts 10-12 Preserve at Butcher Ridge Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Hannah, to approve Tracts 10-12 the Preserve at Butcher Ridge off Morganton Road, subject to 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 review fee and platting fee.

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

Yes: 9 - Bright, Franklin, Giles, Hannah, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

3. Replat Lot 2 Valentine Estates Off Blockhouse Road by Lacey Hill and Harold Brewster: 3 lots along the county road.

Attachments: [1. Item E3 - PC Memo - Replat Lot 2 Valentine Estates Preliminary and Final Plat](#)
[2. Item E3 - Plat - Replat Lot 2 Valentine Estates Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Replat of Lot 2 Valentine Estates off Blockhouse Rd, subject to completion of the outstanding items.

Outstanding items to be completed:

1. Signature plats with all certifications including the Environmental Health Department, electric and water (if available).
2. 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: 9 - Bright, Franklin, Giles, Hannah, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

4. Replat of Lot 2 of the Ronald Young and Edward Young property off Hutton Ridge Road by Kevin and Tracey Pitts: 2 lots off the county road and a remainder greater than 5 acres.

Attachments: [1. Item E4 - PC Memo - Replat Lot 2 Young and Young Property Preliminary and Final Plat](#)
[2. Item E4 - Plat - Replat Lot 2 Young and Young Property Preliminary and Final Plat](#)

A motion was made by Commissioner Myers, seconded by Commissioner Giles, to approve the Replat of Lot 2 of the Ronald Young and Edward Young property off Hutton Ridge Rd, subject to 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 review fee and platting fee.

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

Yes: 9 - Bright, Franklin, Giles, Hannah, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

[1. Lot 58R Oliver Pickens Farm Subdivision off Walker Avenue by Rosa Cruz - Variance Request to lot size.](#)

Attachments: [1. Misc 1 - PC Memo - Lot 58R Walker Avenue - Variance Request](#)
[2. Misc 1 - Plat - Lot 58R Walker Avenue - Variance Request](#)

A motion was made by Commissioner Bright, seconded by Commissioner Franklin, that Lot 58R Oliver Pickens Farm Subdivision off Walker Avenue - Variance to lot size, be approved subject to the completion of the outstanding items.

Outstanding items to be completed:

- 1. Consideration of variance to minimum lot size by the Planning Commission.**
- 2. Corrections to plat as supplied to surveyor.**
- 3. Signature plats with all required certifications, environmental health department review fee, platting fee and variance request fee.**

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

Yes: 7 - Bright, Franklin, Hannah, McClellan, Sullins, Tipton, and Wells

No: 1 - Giles

Absent: 2 - Bledsoe, and Hodge

Abstain: 1 - Myers

IX. LONG RANGE PLANNING:

- 1. Staff Reports.**

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS: Cluster Development Discussion

[1. Discussion and possible action on changes to Section 7.20 Cluster Development](#)

Attachments: [1. PC Memo - Proposed zoning text amendment cluster Aug 2025](#)

[2. Section 7.20 Cluster Development as adopted 8-17-23](#)

[3. Draft Resolution 25-07-012 \(amended\)](#)

A motion was made by Commissioner Wells, seconded by Commissioner Franklin, to approve changes to Section 7.20 Cluster Development. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:

Yes: 2 - Hannah, and Sullins

No: 7 - Bright, Franklin, Giles, McClellan, Myers, Tipton, and Wells

Absent: 2 - Bledsoe, and Hodge

Abstain: 0

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

XIV. ADJOURNMENT