



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, March 25, 2021

4:30 PM

Blount County Courthouse, Room 430

<https://zoom.us/join>
Meeting ID: 994 5846 1273

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Brian Robbins, Commissioner Linda Webb, Commissioner Roy Gamble, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Clifford Walker, Commissioner Bruce McClellan, and Commissioner Ed Stucky

Absent 4 - Commissioner Geneva Harrison, Commissioner Scott King, Commissioner Steve Mikels, and Commissioner Jeff Jopling

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Gamble, seconded by Commissioner Webb, to approve February 25 minutes. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Robbins, Webb, Gamble, Tipton, Hodge, Walker, McClellan, and Stucky

No: 0

Absent: 4 - Harrison, King, Mikels, and Jopling

Abstain: 0

[Draft - BCPC February 25, 2021 Minutes](#)

Attachments: [Draft - BCPC 2-25-21 Minutes](#)

IV. PUBLIC HEARINGS:

[Public hearing for a resolution to amend the zoning map of Blount County TN from RAC \(Rural Aerial Commercial\) to C \(Commercial\) for a 1.46 acre parcel located at 3615 Tuckaleechee Pike, Tax Map 048, Parcel 139.00.](#)

Attachments: [Staff Memo PH Rezoning 3615 Tuckaleechee Pike](#)

No one spoke on this issue and the hearing was closed. This item was not discussed at the meeting and may be brought back at a later date.

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

No one spoke and the item was closed.

VI. SITE PLAN:

[Site plan review expansion of non-conforming for Blackberry Farms on W Miller’s Cove Road, Parcel 082 and Map 067.01](#)

Attachments: [Staff Memo Site Plan W Millers Cove Rd Blackberry](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Walker, to approve the site plan for Blackberry Farms on W. Miller’s Cove Road subject to all applicable permits including Environmental Health. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Robbins, Webb, Gamble, Tipton, Hodge, Walker, McClellan, and Stucky

No: 0

Absent: 4 - Harrison, King, Mikels, and Jopling

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[1. Preliminary Plat for Sugarland Creek Subdivision off Centennial Church Road by Sugarland Creek LLC. 60 lots off proposed new county road sections.](#)

Attachments: [Item B1 - Staff Memo 3-25-21- Sugarland Creek SD](#)

[Item B1- Sargarland Creek SD - Preliminary Plat](#)

[Item B1- Centennial Church Road Aerial Photo](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Gamble, to deny the preliminary plat for Sugarland Creek Subdivision due to the plat not meeting the criteria identified in Section 4.04.2(c), Minimum Road Width Standards for Division, and Section 6.01.2, Land Unsuitably Located for Subdivision (in its entirety), of the subdivision regulations. A roll call vote was taken. The Chairman declared the motion to deny to have passed by the following vote: (Steve Mikels joined the meeting during discussion and abstained due to the lack of hearing the full discussion.)

Yes: 8 - Robbins, Webb, Gamble, Tipton, Hodge, Walker, McClellan, and Stucky

No: 0

Absent: 3 - Harrison, King, and Jopling

Abstain: 1 - Mikels

C. Final Plats - Major Subdivisions: None

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions: None

VIII. MISCELLANEOUS ITEMS:

[1. Re-subdivision of Lot 2 Imogene Sparks Property off Calderwood Highway \(US 129\) by James Sparks: Variance request to lot size.](#)

Attachments: [Misc Item - Staff Memo Lot 2 Imogene Sparks Prop](#)
[Item Misc Re-SD Lot 2 Imogene Sparks Property - Variance Req](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Gamble, to deny the request for the re-subdivision of Lot 2 Imogene Sparks Property with variance request due to the subdivision resulting in a substandard lot and shared septic field. A roll call vote was taken. The Chairman declared the motion to deny to have passed by the following vote:

Yes: 7 - Mikels, Webb, Gamble, Tipton, Hodge, Walker, and McClellan

No: 1 - Stucky

Absent: 3 - Harrison, King, and Jopling

Abstain: 1 - Robbins

IX. LONG RANGE PLANNING:

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.