



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Thursday, January 22, 2026

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES:

[Draft Meeting Minutes - December 1, 2025](#)

Attachments: [BCPC Draft Minutes - 12.01.2025](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA

VI. SITE PLAN:

[1. Site Plan review for CLC Excavating at 518 Russell Road, Rockford, TN \(map 027B, group A, parcel 011.01\).](#)

Attachments:

- [1. MEMO - 518 Russell Road](#)
- [2. Zoning Map - 518 Russell Road](#)
- [3. Tax Map - 518 Russell Road](#)
- [4. Site Plan & Elevation - 518 Russell Road](#)
- [5. Recorded Plat 4138A - 518 Russell Road](#)

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[1. Haley's Place Subdivision off Nine Mile Road by Shayne Orr: 20 lots to be served off a new county road section with 1 common area/detention lot.](#)

Attachments:

- [1. Item B1 - PC Memo - Haleys Place Subdivision Preliminary Plat](#)
- [2. Item B1 - Plat - Haleys Place Subdivision Preliminary Plat](#)

2. Overhill View Subdivision off Calderwood Highway by Tim and Linda Ivens: 10 lots to be served off a new county road section.

Attachments: 1. Item B2 - PC Memo - Overhill View Subdivision Preliminary Plat
 2. Item B2 - Plat - Overhill View Subdivision Preliminary Plat

C. Final Plats - Major Subdivisions:

1. Evadell L. Eggers Subdivision Lots 1-4 off Tuckaleechee Trail by Preferred Homes LLC. 4 lots along the county road.

Attachments: 1. Item C1 - PC Memo - Evadell L Eggers Lots 1-4 Final Plat
 2. Item C1 - Plat - Evadell L Eggers Lots 1-4 Final Plat

2. Manor in the Foothills Phase 4, Unit 2 Final Plat off Best Road by Tennessee Valley Land LLC: 26 lots served by proposed new county road sections. Common area lot(s) previously platted.

Attachments: 1. Item C2 - PC Memo - Manor in the Foothills Phase 4 Unit 2 Final Plat
 2. Item C2 - Plat - Manor in the Foothills Phase 4 Unit 2 Final Plat

3. MJ Hardin Subdivision off Six Mile Road by CMH Inc. 4 lots served off a proposed new common driveway (2 with road frontage).

Attachments: 1. Item C3 - PC Memo - MJ Hardin Subdivision Final Plat
 2. Item C3 - Plat - MJ Hardin Subdivision Final Plat

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Lot Line Adjustment between Arrowood Estate, Wood and Boyd Properties off N. Union Grove Road: 3 lots along the county road.

Attachments: 1. Item E1 - PC Memo - LLA Arrowood Estate Preliminary and Final Plat
 2. Item E1 - Plat - LLA Arrowood Estate Preliminary and Final Plat

2. Miser Landing Subdivision Lots 1-2 off Miser School Road by William Lyons: 2 lots along the county road and a remainder greater than 5 acres.

Attachments: 1. Item E2 - PC Memo - Miser Landing Lots 1-2 Preliminary and Final Plat
 2. Item E2 - Plat - Miser Landing Lots 1-2 Preliminary and Final Plat

3. Skidmore Property Lots 1-3 off Cedar Creek Road by Shannon and Shannan Skidmore: 3 lots along the county road.

Attachments: 1. Item E3 - PC Memo - Skidmore Property Lots 1-3 Preliminary and Final Plat
 2. Item E3 - Plat - Skidmore Property Lots 1-3 Preliminary and Final Plat

[4. Whispering Winds Properties Subdivision Lots 1-3 off Pleasant Hill Road by Whispering Winds Properties: 3 lots, 2 along the county road and 1 served off a shared easement.](#)

Attachments: [1. Item E4 - PC Memo - Whispering Winds Properties Lots 1-3 Preliminary and I](#)
[2. Item E4 - Plat - Whispering Winds Properties Lots 1-3 Preliminary and Final F](#)

VIII. MISCELLANEOUS ITEMS:

[1. Lots 3 and 4 of the Joyce Eyer property off of Pineview Road by Joyce Eyer: Variance Request to lot size.](#)

Attachments: [1. Misc 1 - PC Memo - Replat Joyce Eyer Property - Variance Request](#)
[2. Misc 1 - PC Memo - Replat Joyce Eyer Property - Variance Request](#)

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