



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, July 24, 2025

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 821 4347 1086

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 9 - Commissioner Nick Bright, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 2 - Commissioner Dyrán Bledsoe, and Commissioner Joshua Sullins

III. APPROVAL OF MINUTES: June 26, 2025

[BCPC Draft Meeting Minutes - June 26, 2025](#)

Attachments: [Draft Minutes - BCPC 06.26.2025](#)

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the minutes from the June 26, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 2 - Bledsoe, and Sullins

Abstain: 0

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[Site plan review for 5022 US HWY 411 S, Maryville, TN \(map 100, parcel 023.01\)](#)

- Attachments:** [1. Staff Memo - Memo 5022 US HWY 411 S](#)
[2. Zoning-Location - Map 5022 US HWY 411 S](#)
[3. TN Property Viewer - 5022 US HWY 411 S](#)
[4. Grading, Elevations, Site Plan, Landscape, Lighting - 5022 US HWY 411 S](#)

A motion was made by Commissioner Giles, seconded by Commissioner Wells, to approve the Site Plan at 5022 US HWY 411 S, 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, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Sullins

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions: None

D. Preliminary and Final Plats - Major Subdivisions:

1. McCammon Ridge Subdivision Lots 1-6 off Nails Creek Road and Alfred McCammon Road by Gusty Christenberry: 6 lots to be served off the county roads with a remainder greater than five acres

Attachments: [1. D1 Staff Memo - McCammon Ridge SD Lots 1-6 Preliminary and Final Plat](#)
[2. D1 Final Plat - McCammon Ridge SD Lots 1-6 Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the McCammon Ridge Subdivision Lots 1-6 off Nails Creek Road and Alfred McCammon Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Final review and approval of lots 1-6 by the Blount County Environmental Health Department including any necessary lot line adjustments.
2. Additional access restrictions added to the plat for lots 1-6 per the Blount County High Department as applicable.
3. 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: 9 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Sullins

Abstain: 0

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Crooked Creek Subdivision Lots 1-4 off Davis Ford Road and Helton Road by Source Southern LLC: 4 lots along the county road](#)

Attachments: [1. E1 Staff Memo - Crooked Creek Lots 1-4 Preliminary and Final Plat](#)
[2. E1 Final Plat - Crooked Creek Lots 1-4 Preliminary and Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the Crooked Creek Subdivision Lots 1-4 off Davis Ford Road and Helton Road, subject to the 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, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Sullins

Abstain: 0

[2. Replat Lot 1 Helen Kerr Property off Walker School Road by Helen Kerr Estate: 3 lots along the county road](#)

Attachments: [1. E2 Staff Memo - Replat Lot 1 Helen Kerr Property Preliminary and Final Plat](#)
[2. E2 Final Plat - Replat Lot 1 Helen Kerr Property Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Myers, to approve the Replat Lot 1 Helen Kerr Property off Walker School Road, subject to the 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, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Sullins

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

1. Abandonment of ROW for Section of Blount Avenue

Attachments: [1. Misc 1 Staff Memo - Abandonment of ROW for Section of Blount Avenue](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bright, that the Abandonment of ROW for a section of Blount Avenue be forwarded to Alcoa's Planning Commission and County Commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 2 - Bledsoe, and Sullins

Abstain: 0

2. Replat of lot 40R Top of the World, Campers Paradise by Jason and Sherry Barnett: Combination of lots. Variance Request

Attachments: [1. Misc 2 Staff Memo - Replat Lot 40R Top of the World Campers Paradise](#)
[2. Misc 2 - Preliminary Plat - Replat Lot 40R Top of the World Campers Paradise](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, that the Replat of lot 40R Top of the World, Campers Paradise, be approved subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance request by the Planning Commission to minimum lot size.
2. Additional notes as needed by environmental health department, signature plats with all required certifications, platting fee and environmental health department review fee and variance request fee.

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

Yes: 8 - Bright, Franklin, Giles, Hannah, Hodge, Myers, Tipton, and Wells

No: 0

Absent: 3 - Bledsoe, McClellan, and Sullins

Abstain: 0

[3. Lot line adjustments for the Whitaker and Tipton Properties off Wildwood Road](#)

Attachments: [1. Misc 3 Staff Memo - Lot Line Adjustments Whitaker and Tipton Properties](#)
[2. Misc 3 Preliminary Plat - Lot Line Adjustments Whitaker and Tipton Properties](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, to approve the Lot line adjustments for the Whitaker and Tipton Properties off Wildwood Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Review and approval by the Blount County Environmental Health Department and any changes as needed.
2. Signature plats with all required certifications, 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, Hodge, McClellan, Myers, Tipton, and Wells

No: 0

Absent: 2 - Bledsoe, and Sullins

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS: None

XII. OTHER NEW BUSINESS: None

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.