



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Final

### Planning Commission

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Monday, December 1, 2025

5:30 PM

Blount County Courthouse, Room 430

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#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 8 - Commissioner Dyran Bledsoe, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Darrell Tipton, and Commissioner Joshua Sullins

**Absent** 3 - Commissioner Nick Bright, Commissioner Steve Myers, and Commissioner David Wells

#### III. APPROVAL OF MINUTES: October 23, 2025

[Draft Meeting Minutes - October 23, 2025](#)

**Attachments:** [Draft Minutes - BCPC - 10.23.2025](#)

A motion was made by Commissioner Giles, seconded by Commissioner Hannah, to approve the minutes from the October 23, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 8 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Tipton, and Sullins

**No:** 0

**Absent:** 3 - Bright, Myers, and Wells

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

[Rezoning request from R-1\(Rural District 1\) to RAC \(Rural Arterial Commercial District\) for a 4.615 acre portion of a 7.263 acre tract of land located 5220/5226 US Hwy 411 S, Blount County, TN \(Tax map 100, parcels 009.00 and 009.01\).](#)

- Attachments:**
- [1. MEMO - Rezoning 5220 US HWY 411 S](#)
  - [2. Application - Rezoning 5220 US HWY 411 S](#)
  - [3. Survey and rezoning illustration - Rezoning 5220 US HWY 411 S](#)
  - [4. Legal Description - Rezoning 5220 US HWY 411 S](#)
  - [5. Plat 4834A - Rezoning 5220 US HWY 411 S](#)
  - [6. Tax Map - Rezoning 5220 US HWY 411 S](#)
  - [7. Zoning Map - Rezoning 5220 US HWY 411 S](#)

The Chairman opened the public hearing.

Cameron Buckner explained the rezoning request.

No one else spoke.

The Chairman closed the public hearing

A motion was made by Commissioner Bledsoe, seconded by Commissioner McClellan, that the rezoning request be forwarded to full commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 8 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Tipton, and Sullins

**No:** 0

**Absent:** 3 - Bright, Myers, and Wells

**Abstain:** 0

[Site Plan review for Automotive Repair Facility at 445 Dotson Memorial Drive, Maryville, TN \(map 067, parcel 256.04\)](#)

- Attachments:**
- [1. MEMO- Site Plan - 445 Dotson Memorial Dr](#)
  - [2. Zoning Map - 445 Dotson Memorial Drive](#)
  - [3. Site Plan - 445 Dotson Memorial](#)
  - [4. Lighting - 445 Dotson Memorial Road](#)
  - [5. Elevations1 - 445 Dotson Memorial Road](#)
  - [6. Elevations2 - 445 Dotson Memorial Road](#)
  - [7. Elevations3 - 445 Dotson Memorial Road](#)
  - [8. Plat 3743A - 445 Dotson Memorial](#)
  - [9. Tax Map - 445 Dotson Memorial Road](#)

**A motion was made by Commissioner Giles, seconded by Sullins, to approve the Site Plan at 445 Dotson Memorial Drive, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 8 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Tipton, and Sullins

**No:** 0

**Absent:** 3 - Bright, Myers, and Wells

**Abstain:** 0

**V. PUBLIC INPUT ON ITEMS ON THE AGENDA.**

**VI. SITE PLAN:**

[Site plan review for a 405 SF addition for Eagle Rock Camp at 7143 Flats Road, Tallassee, TN \(map 114, parcel 020.06\)](#)

- Attachments:**
- [1. MEMO - Eagle Rock Addition - 7143 Flats Road](#)
  - [2. Site Plan - Eagle Rock Addition - 7143 Flats Road](#)
  - [3. Architectural Plans - Eagle Rock Addition - 7143 Flats Road](#)
  - [4. Zoning Map - Eagle Rock Addition - 7143 Flats Road](#)
  - [5. Tax Map - Eagle Rock Addition - 7143 Flats Road](#)

**A motion was made by Commissioner Hannah, seconded by Commissioner Hodge, to approve the Site Plan at 7143 Flats Road, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 8 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Tipton, and Sullins

**No:** 0

**Absent:** 3 - Bright, Myers, and Wells

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: None
- E. Preliminary and Final Plats - Minor Subdivisions: None

**VIII. MISCELLANEOUS ITEMS:**

[Replat of lot 17R Teepee Village, Top of the World by Joanne Lacourciere. Variance Request to minimum lot size.](#)

- Attachments:**
- [1. Misc 1 - PC Memo - Replat Lot 17R Teepee Village Variance Request](#)
  - [2. Misc 1 - Plat - Replat Lot 17R Teepee Village Variance Request](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Sullins, to approve the Replat of lot 17R Teepee Village, Top of the World, 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. Modified certification 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 - Bledsoe, Franklin, Giles, Hannah, Hodge, McClellan, Tipton, and Sullins

**No:** 0

**Absent:** 3 - Bright, Myers, and Wells

**Abstain:** 0

**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**