



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, May 28, 2026

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

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

Absent 2 - Commissioner Dyrán Bledsoe, and Commissioner Jessica Hannah

III. APPROVAL OF MINUTES:

[Draft Minutes - April 23, 2026](#)

Attachments: [Draft Minutes - BCPC - 04.23.2026](#)

A motion was made by Commissioner Bright, seconded by Commissioner Sullins, to approve the minutes from the April 23, 2026 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 2 - Bledsoe, and Hannah

Abstain: 0

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA

VI. SITE PLAN:

1. Site Plan review at Morganton Road/William Blount Drive Maryville, TN (map 067, parcel 111.03)

Attachments: [MEMO Morganton Wm Blount](#)

- [1. Zoning map](#)
- [2. Site plan](#)
- [3. Building elevations](#)
- [4. Landscape buffer](#)
- [5. Traffic study](#)
- [6. Utility letters](#)

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Site Plan for multifamily development at Morganton Road/William Blount Drive subject to the conditions.

Commissioner Hannah Arrived to the meeting (Updated Roll Call).

Present 10 - Commissioner Nick Bright, Commissioner Chris Franklin, Commissioner John Giles, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 1 - Commissioner Dyran Bledsoe

The commissioners discussed the item and determined there should be an amendment to the original motion.

A motion was made by Commissioner Bright, seconded by Commissioner Hannah, to approve the Site Plan for multifamily development at Morganton Road/William Blount Drive as amended to move the buffer from the back to Morganton Road. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 0

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Site Plan for multifamily development at Morganton Road/William Blount Drive subject to the conditions and amended buffer. 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, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 0

Did Not Vote: 1 - Myers

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions:

[1. Paige's Place Subdivision Lots 34R-1 – 34R-4 off Willow Pond Drive by Murphy's Bobcat. 4 lots, 3 lots to be served exclusively off a proposed new common driveway and 1 with road frontage.](#)

- Attachments:** [1. Item C1 - PC Memo - Paige's Place Subdivision Final Plat](#)
[2. Item C1 - Plat - Paige's Place Subdivision Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Paige's Place Subdivision Lots 34R-1 - 34R-4 off Willow Pond Drive, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

- 1. Copy of notarized maintenance agreement for the maintenance of the common driveway and cluster mailbox.**
- 2. Signature plats including the sanitary sewer utility, electric utility and utility water signatures.**
- 3. Platting fee.**

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

Yes: 10 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Bledsoe

Abstain: 0

2. Ridge Meadows Lots 3-5 Subdivision off Ridge Road by Pankratz Construction. 3 lots, 2 lots to be served exclusively off a proposed new common driveway and 1 with road frontage.

- Attachments:** [1. Item C2 - PC Memo - Ridge Meadow Lots 3-5 Final Plat](#)
[2. Item C2 - Plat - Ridge Meadow Lots 3-5 Final Plat](#)

A motion was made by Commissioner Giles, seconded by Commissioner Sullins, to approve the Ridge Meadows Lots 3-5 Subdivision off Ridge Road, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. Copy of notarized maintenance agreement for the maintenance of the common driveway and cluster mailbox.
2. Signature plats including the Environmental Health Department, electric utility and utility water signatures.
3. 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:** 10 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells
- No:** 0
- Absent:** 1 - Bledsoe
- Abstain:** 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Mike Raines Property Lots 1-3 off Maple Lane by Mike Raines: 3 lots along the county road and a remainder greater than 5 acres.

- Attachments:** [1. Item E1 - PC Memo - Mike Raines Property Lots 1-3 Preliminary and Final Plat](#)
[2. Item E1 - Plat - Mike Raines Property Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Myers, that the Report be approved with conditions. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

- Yes:** 10 - Bright, Franklin, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells
- No:** 0

Absent: 1 - Bledsoe

Abstain: 0

VIII. MISCELLANEOUS ITEMS: None

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES: None

XI. UNFINISHED BUSINESS: None

XII. OTHER NEW BUSINESS: None

Commissioner Bright left the meeting.

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

22 members of the audience spoke on various topics including: AI Data Centers, the county platting process and road conditions. Commissioner Wells made comment on 5% open space requirement. Commissioner Hannah spoke on reviewing regulations.

XIV. ADJOURNMENT