



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, January 22, 2026

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 10 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, 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 Chris Franklin

III. APPROVAL OF MINUTES:

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

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

A motion was made by Commissioner Bright, seconded by Commissioner Giles, to approve the minutes from the December 1, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 1 - Franklin

Abstain: 0

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](#)

A motion was made by Commissioner Giles, seconded by Commissioner Bright, to approve the Site Plan at 518 Russell Road, subject to applicable permitting requirements. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 1 - Franklin

Abstain: 0

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](#)

A motion was made by Commissioner Wells, seconded by Commissioner Bledsoe, to approve the Preliminary Plat for Haley's Place Subdivision off Nine Mile Road, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit/Notice of Coverage, cluster mailbox area to be determined, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The project engineer shall supply updated plans to show the pull off area and cluster mailbox location.
3. The developer shall supply documentation for a Property Owner's Association for Haley's Place for staff review prior to final plat inclusive of all instructions identified in this staff analysis.
4. Preliminary platting fee and environmental health department fee.

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

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

No: 0

Absent: 1 - Franklin

Abstain: 0

[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](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Preliminary Plat for Overhill View Subdivision off Calderwood Highway, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit/Notice of Coverage, cluster mailbox area to be determined, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The project engineer shall supply updated plans to show the pull off area and cluster mailbox location. Additionally, the project engineer shall supply the TDOT approval for the entrance along Calderwood Highway.
3. The developer shall supply documentation for a Property Owner's Association for Overhill View for staff review prior to final plat inclusive of all instructions identified in this staff analysis.
4. Preliminary platting fee and environmental health department fee.

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

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

No: 0

Absent: 1 - Franklin

Abstain: 0

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](#)

A motion was made by Commissioner Myers, seconded by Commissioner Hodge, to approve the Final Plat for the Evadell L. Eggers Subdivision Lots 1-4 off Tuckaleechee Trail, subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. The stumps, fallen trees and piled up dirt will need to be removed from the site for plat approval. The powerline easement shall be shown on the plat.
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 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Franklin

Abstain: 0

[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](#)

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Final Plat for Manor in the Foothills Phase 4, Unit 2 Final Plat off Best Road, subject to the completion of the outstanding items.

Phase 4 Unit 2 - Outstanding items to be completed:

1. Completion of all on-site improvements including site stabilization, erosion controls and final inspection by staff.
2. Phase 4, Unit 2 final certification letter from the project engineer.
3. Final notarized Amendment for the Property Owner’s Association declaration for the storm drainage facilities and ownership of the common area/detention lots for the Phase 4, Unit 2 shall be recorded with the final plat. Staff shall be supplied documents to review prior to releasing final plat.
4. Signature plats including all utility certifications on final plat or a surety posted to each utility that electric, water and sewer is available to each lot.
5. Final plat fee.

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

Yes: 7 - Bledsoe, Bright, Giles, Hodge, Sullins, Tipton, and Wells

No: 3 - Hannah, McClellan, and Myers

Absent: 1 - Franklin

Abstain: 0

[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 Subdivison Final Plat](#)
[2. Item C3 - Plat - MJ Hardin Subdivison Final Plat](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Sullins, to approve the Final Plat for MJ Hardin Subdivision off Six Mile 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 and sight distance easement.
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 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Franklin

Abstain: 0

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](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to approve the Lot Line Adjustment between Arrowood Estate, Wood and Boyd Properties off N. Union Grove 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.
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: 10 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Franklin

Abstain: 0

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](#)

A motion was made by Commissioner Wells, seconded by Commissioner Giles, to approve the Preliminary and Final Plats for Miser Landing Subdivision Lots 1-2 off Miser 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, water and sanitary sewer utilities.
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: 10 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Franklin

Abstain: 0

[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](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bledsoe, to approve the Preliminary and Final plats for the Skidmore Property Lots 1-3 off Cedar Creek Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

- 1. Consideration of variance request by the Planning Commission.**
- 2. Signature plats with all certifications including the Environmental Health Department, electric, water and sanitary sewer utilities.**
- 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 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Franklin

Abstain: 0

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 Final Plat](#)
[2. Item E4 - Plat - Whispering Winds Properties Lots 1-3 Preliminary and Final Plat](#)

A motion was made by Commissioner Wells, seconded by Commissioner Giles, to approve the Preliminary and Final Plat for Whispering Winds Properties Subdivision Lots 1-3 off Pleasant Hill 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 - Bledsoe, Bright, Giles, Hannah, Hodge, McClellan, Sullins, Tipton, and Wells

No: 0

Absent: 1 - Franklin

Abstain: 1 - Myers

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](#)

A motion was made by Commissioner Bright, seconded by Commissioner Sullins, to approve the variance request for Lots 3 and 4 of the Joyce Eyer property off of Pineview Road, subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance to minimum lot by the Planning Commission.
2. Signature plats with all required certifications, environmental health department review fee, platting fee and variance request fee.

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

Yes: 9 - Bledsoe, Bright, Hannah, Hodge, McClellan, Myers, Sullins, Tipton, and Wells

No: 1 - Giles

Absent: 1 - Franklin

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