



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, May 23, 2024

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 822 6267 7824

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, and Commissioner David Wells

Absent 4 - Commissioner Geneva Harrison, Commissioner Jessica Hannah, Commissioner Tom Hodge, and Commissioner Clifford Walker

III. APPROVAL OF MINUTES: April 25, 2024

[Draft - BCPC Minutes 04.25.2024](#)

Attachments: [Draft - BCPC Minutes 4.25.2024](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the minutes from the April 25, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Bright, Giles, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

IV. PUBLIC HEARINGS:

[A Resolution to Amend the Zoning Map of Blount County Tennessee from R-1 \(Rural District 1\) to RAC \(Rural Arterial Commercial\) for a 3.333 acre parcel located at 4422 U.S. Highway 411 S \(Map 089 Parcel 119.00\).](#)

- Attachments:**
- [1. Staff Memo - 4422 US Hwy 411 S](#)
 - [2. Application - 4422 US Hwy 411 S](#)
 - [3. Rezoning Exhibit - 4422 US Hwy 411 S](#)
 - [4. Legal Description - 4422 US Hwy 411 S](#)
 - [5. Recorded Plat 4602A - 4422 US Hwy 411 S](#)
 - [6. Tax Map - 4422 US Hwy 411 S](#)

Chairman Darrell Tipton opened the Public Hearing.

Cameron Buckner gave an explanation regarding the Resolution to Amend the Zoning Map from R-1 to RAC for the parcel located at 4422 US Hwy 411 S.

No one else spoke.

Chairman Darrell Tipton closed the Public Hearing.

A motion was made by Commissioner Giles, seconded by Commissioner Bright, to forward the Resolution to the County Commission with recommendation for approval. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Bright, Giles, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site plan for utility use at 3017 Sevierville Road \(Map 048 Parcel 015.01\).](#)

- Attachments:**
- [1. Staff Memo - 3017 Sevierville Rd](#)
 - [2. Zoning Map - 3017 Sevierville Rd](#)
 - [3. IFP Submission Civil Plans - 3017 Sevierville Rd](#)
 - [4. Silicon Ranch Overview - 3017 Sevierville Rd](#)
 - [5. Panel Specifications - 3017 Sevierville Rd](#)

Commissioners and Staff discussed the perimeter buffer area around proposed solar panels. Madeline Brennen, Project Developer, and Maury Hill, Economic and Community Development, for Silicon Ranch, answered questions from the Commissioners about the project including the vegetative buffer.

A motion was made by Commissioner Wells, seconded by Commissioner Bright, to approve the site plan for utility use at 3017 Sevierville Road subject to a solid landscape buffer around the perimeter of the property equal to the buffer as proposed on the side of the property near existing homes. No vote was taken.

Commissioner Giles made a motion to amend the motion on the table by Commissioner Wells to remove the additional buffer condition and vote on the site plan as originally proposed, the motion was seconded by Commissioner Myers. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 5 - Bright, Giles, Myers, Sullins, and Tipton

No: 3 - Bledsoe, McClellan, and Wells

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

A motion was made by Commissioner Giles, seconded by Commissioner Bright, to approve the site plan for utility use at 3017 Sevierville Road. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 6 - Bledsoe, Bright, Giles, Sullins, Tipton, and Wells

No: 2 - McClellan, and Myers

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

1. Meadow Ridge Subdivision Lots 1-17 off Meadow Road by David Shanks: 17 lots to be served off the existing county road.

- Attachments:** [B1 Staff Memo 05.23.24 - Meadow Ridge Subdivision Lots 1-17 Preliminary Plat](#)
[B1 Plat 05.23.24 - Meadow Ridge Subdivision Lots 1-17 Preliminary Plat](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bledsoe, approve the preliminary plat for Meadow Ridge Subdivision Lots 1-17 off Meadow 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 (if applicable), pre-construction meeting and construction of all improvements including sight distance, bank cutting, shoulder and ditch work along the county road and utilities.

2. The developer and utilities shall coordinate electric and water installation with the Highway Department prior to any construction.

3. Common area lot for cluster mailbox and parking to be shown on revised plat prior to preconstruction meeting as applicable.

4. All removal of vegetation and bank cutting, shoulder and ditch and other improvements including sight distance and all stabilization of the site shall be completed by the developer and built to the specifications of the Highway Department prior to submission of a future final plat.

5. The developer shall supply documentation for a Property Owner’s Association for the Meadow Ridge Subdivision for staff review prior to final plat inclusive of shared ownership of common area lot and a sight distance easement on lots 1-17 along Meadow Road with sight distance notes added to the final plat. The cluster mailbox area and parking area contained in a common area lot shall also be noted and shown on the future final plat. All of the above shall be noted on the plat, in the property owner’s association documentation on in the future deeds for the Meadow Ridge Subdivision.

6. Preliminary platting fee.

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

Yes: 8 - Bledsoe, Bright, Giles, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

[2. Request for Extension of the Preliminary Plat for South Odell Subdivision off S Odell Road by Pistol Creek Properties: 5 lots served by a proposed common driveway.](#)

Attachments: [B2 Staff Memo 05.23.24 - South Odell Subdivision Preliminary Plat - Extension Request](#)
[B2 Plat 05.23.24 - South Odell Subdivision Preliminary Plat - Extension Request](#)

A motion was made by Commissioner Wells, seconded by Commissioner Sullins, to approve the request for extension of the preliminary plat for South Odell Subdivision off S Odell Road subject to the completion of the outstanding items.

Outstanding Items to be Completed:

1. Confirmation in writing that Maryville sanitary sewer can accommodate these 5 residential lots.
2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit as applicable, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.
3. The proposed lots 1 and 2 shall have driveway access only off the common driveway and not off S. Odell Road and noted as such on the final plat.
4. Copy of Property Owner’s Association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
5. Preliminary plat fee.

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

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

No: 1 - McClellan

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

C. Final Plats - Major Subdivisions:

D. Preliminary and Final Plats - Major Subdivisions:

E. Preliminary and Final Plats - Minor Subdivisions:

VIII. MISCELLANEOUS ITEMS:

[1. Todd and Darrin Hitson Subdivision Lot 2R off Wallace Harris Avenue and Hillcrest Avenue - Variance Request to lot size.](#)

Attachments: [Misc 1 Staff Memo 05.23.2024 - Todd and Darron Hitson Property Lot 2R - Variance Request](#)
[Misc 1 Plat 05.23.2024 - Todd and Darron Hitson Property Lot 2R - Variance Request](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Giles, to approve the variance request to lot size for the Todd and Darrin Hitson Subdivision Lot 2R off Wallace Harris Avenue and Hillcrest Avenue subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance to minimum lot size by the Planning Commission.
2. Corrections to plat as supplied to surveyor.
3. 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: 8 - Bledsoe, Bright, Giles, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

[2. Pump Station for Tuckaleechee Utility District off East Lamar Alexander Parkway. A portion of Lot 1, Section two of the Bert Gamble Property: Variance Request to lot for a utility purpose.](#)

Attachments: [Misc 2 Staff Memo 05.23.24 - Tuckaleechee Utility Pump Station E. Lamar Alexander Parkway - Variance Request](#)
[Misc 2 Plat 05.23.24 - Tuckaleechee Utility Pump Station E. Lamar Alexander Parkway - Variance Request](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Giles, to approve the variance request to a lot for a utility purpose for a Pump Station for Tuckaleechee Utility District off E Lamar Alexander Parkway subject to the completion of the outstanding items.

Outstanding items to be completed:

1. Consideration of variance requests.
2. Signature plats.

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

Yes: 8 - Bledsoe, Bright, Giles, McClellan, Myers, Sullins, Tipton, and Wells

No: 0

Absent: 4 - Harrison, Hannah, Hodge, and Walker

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.