



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, November 7, 2024

5:00 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 872 5885 7479

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Nick Bright, Commissioner Jessica Hannah, Commissioner Bruce McClellan, Commissioner Steve Myers, Commissioner Joshua Sullins, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner David Wells

Absent 4 - Commissioner Dyran Bledsoe, Commissioner John Giles, Commissioner Geneva Harrison, and Commissioner Tom Hodge

Chairman Tipton announced that **Item E2** was removed from the agenda at the request of the applicant.

Chairman Tipton

III. APPROVAL OF MINUTES: September 26, 2024

[Draft - BCPC Meeting Minutes 09.26.2024](#)

Attachments: [Draft - BCPC Meeting Minutes 09.26.2024](#)

A motion was made by Commissioner Bright, seconded by Commissioner Sullins, to approve the minutes from the September 26, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Hannah, McClellan, Myers, Sullins, Tipton, Walker, and Wells

No: 0

Absent: 4 - Bledsoe, Giles, Harrison, and Hodge

Abstain: 0

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site Plan review for Clabough Bus Services addition at 445 Continental Drive, Maryville, TN 37804, Tax Map 018 Parcel 087.00](#)

- Attachments:** [1. Staff Memo - 10.24.24 - 445 Continental Drive](#)
[2. Zoning Map 10.24.24 - 445 Continental Drive](#)
[3. Tax Map 10.24.24 - 445 Continental Drive](#)
[4. Site Plan - 10.24.24 - 445 Continental Drive](#)
[5. Elevations - 10.24.24 - 445 Continental Drive](#)
[6. Floor Plan - 10.24.24 - 445 Continental Drive](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to approve the Site Plan for 445 Continental Drive subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bright, Hannah, McClellan, Myers, Sullins, Tipton, Walker, and Wells

No: 0

Absent: 4 - Bledsoe, Giles, Harrison, and Hodge

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:

1. Resubdivision of Lot 4 of the Hair Property and Lot 42 Valley View subdivision off Angus Boulevard: 3 lots, 2 off the county road and 1 served off an easement.

Attachments: [E1 Staff Memo - 10.24.24 - Hair Property and Valley View SD Replat Preliminary and Final Plat](#)
[E1 Plat - 10.24.24 - Hair Property and Valley View SD Replat Preliminary and Final Plat](#)

A motion was made by Commissioner Bright, seconded by Commissioner McClellan, to approve the Preliminary and Final Plat for the resubdivision of Lot 4 of the Hair Property and Lot 42 Valley View Subdivision off Angus Boulevard, 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: 8 - Bright, Hannah, McClellan, Myers, Sullins, Tipton, Walker, and Wells

No: 0

Absent: 4 - Bledsoe, Giles, Harrison, and Hodge

Abstain: 0

2. Resubdivision of Lots 3 and 4 Ruth Ogle Property off Burnett Station Road: 2 lots off the county road and a remainder greater than five acres.

Attachments: [E2 Staff Memo - 10.24.24 - Resubdivision of lots 3 & 4 Ruth Ogle Property Preliminary and Final Plat](#)
[E2 Plat - 10.24.24 - Resubdivision of lots 3 & 4 Ruth Ogle Property Preliminary and Final Plat](#)

This item was removed from the agenda by Chairman Tipton at the request of the applicant.

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

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

XIV. ADJOURNMENT.