



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Agenda

Planning Commission

Thursday, January 28, 2021

4:30 PM

Blount County Courthouse, Room 430

<https://zoom.us/join>

Webinar ID: 930 0164 4605

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

III. APPROVAL OF MINUTES:

[Draft - December 3, 2020, Minutes](#)

Attachments: [DRAFT BCPC 12-3-20 Minutes.pdf](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[Site plan for retail store at 4636 Rocky Branch Road, Walland, TN, Map 060 and Parcel 069.00](#)

Attachments: [Staff Memo - Site Plan 4636 Rocky Branch Rd.pdf](#)
[Site Plan Plats - 4636 Rocky Branch Rd.pdf](#)

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[B1. Conor Cove Subdivision Lots 1-15 by Moses Investment Group off Old Niles Ferry Road: 14 lots: 9 lots off the existing county road and 5 served off two common driveway easements](#)

Attachments: [Item B1 - Staff Memo 1-28-21-Conor Cove - Preliminary.pdf](#)
[Item B1 2021-01-28 PC Plat - Conor Cove Lots 1-15 Preliminary Plat.pdf](#)

B2. Griffitt's Mill at Mint Road Phase 3 by County Meadows Corporation off Chota Road: 41 lots to be served off new county road sections with cluster development.

Attachments: [Item B2 Staff Memo 1-28-21- Griffitts Mill Phase 3 Preliminary Plat.pdf](#)
[Item B2 2021-01-28 PC Plat - Griffitts Mill Phase 3 Preliminary Plat.pdf](#)

B3. Ronald Moffett Property Subdivision by Ronald Moffett off Salem Road: 4 lots: 1 served off the county road and 3 served off a common driveway easement.

Attachments: [Item B3 Staff Memo 1-28-21-Ronald Moffett Property Preliminary Plat.pdf](#)
[Item B3 2021-01-28 PC Plat - Ronald Moffett Property Preliminary Plat.pdf](#)

B4. Muskatevc Property Subdivision (Revised Plat) by Mark and Marsha Muskatevc off Tuckaleechee Pike: 9 lots: 5 lots off the existing county road and 4 served off a common driveway easement.

Attachments: [Item B4 Staff Memo 1-28-21-Muskatevc Property REVISED Preliminary.pdf](#)
[Item B4 2021-01-28 PC Plat - Muskatevc Property REVISED Preliminary.pdf](#)

C. Final Plats - Major Subdivisions:

C1. Grace's Way Subdivision Lots 1-21 by Foothills Excavating LLC off Forest Hill Road: 21 lots: 1 lot served off Forest Hill Road and a detention lot. 19 lots served off the new county road section with 2 of those lots served by a common driveway easement.

Attachments: [Item C1 Staff Memo 1-28-21-Grace's Way SD Final Plat.pdf](#)
[Item C1 2021-01028 PC Plat - Grace's Way SD Final Plat.pdf](#)

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions: None

VIII. MISCELLANEOUS ITEMS:

1. Lot 5R Fairlight Subdivision off Ace Gap Road by Ron and Sue Hamilton: Variance request to minimum lot size.

Attachments: [Item Misc 1 - Staff Memo 1-28-21-Lot 5R Fairlight SD - Variance.pdf](#)
[Item Misc 1 2021-01-28 PC Plat - Final Plat Lot 5R Fairlight SD - Variance Reql](#)

2. Proposed Pump Station for South Blount County Utility District off Clover Hill Road by Mincy: Variance requests to lot for a utility purpose.

Attachments: [Item Misc 2 Staff Memo 1-28-21-Pump Station Clover Hill Road - Variance Reql](#)
[Item Misc 2 2021-01-28 PC Plat - Pump Station Clover Hill Road - Variance Reql](#)

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.