



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Monday, December 5, 2022

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 882 2101 5766

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 10 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner John Giles, Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner David Wells

Absent 2 - Commissioner Roy Gamble, and Commissioner Jessica Hannah

III. APPROVAL OF MINUTES: October 27, 2022

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the October 27, 2022 minutes. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Bledsoe, Bright, Giles, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 2 - Gamble, and Hannah

Abstain: 0

Attachments: [Draft - BCPC Minutes 10-27-22](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

Commissioner Jessica Hannah arrived to the meeting at this time.

Jason Reeves commented on Item XII . Other New Business, County Commission Resolution 22-11-016.

No one else spoke and Item was closed.

VI. SITE PLAN: None

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions: None

C. Final Plats - Major Subdivisions:

[1. Little Donnie Estates Lots 1-31 off Lanier Road](#)

Attachments: [C1 Staff Memo 12-5-22 - Little Donnie Estates Lots 1-31 Final Plat](#)
[C1 Plat 12-5-22 Little Donnie Est](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Walker, to approve the Final Plat for Little Donnie Estates off Lanier Road subject to completion of outstanding items;

Outstanding Items to Be Completed:

1. The developer shall supply documentation for a Property Owner’s Association for Little Donnie Estates Lots 1-31 for staff review prior to final plat inclusive of drainage facility maintenance, shared ownership of detention/common area lot 30 and cluster mailbox common are lot 31 (for lots 1-29 to share ownership) A sight distance easement and special notes on lots 1-24 and lot 29 along Lanier Road will also need to be identified in the Property Owner’s Association, on the plat in the future deeds. The drainage easement located on Lots 1-8 shall be placed on the final plat with special notes that there shall be no excavating, fences, or structures of any kind in the easement. Common driveway maintenance for lots 25-29 and lots 18 and 19 shall be contained in the Property Owners Association documentation. All of the above shall be noted on the plat, in the property owner’s association documentation on in the future deeds for Little Donnie Estates Lots 1-31.
2. Certification letter and as-builts from the project engineer.
3. Signature plats including electric, water and Environmental Health Department.
4. Environmental Health Department review fee and final plat 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, Stucky, Tipton, Walker, and Wells

No: 2 - Harrison, and McClellan

Absent: 1 - Gamble

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Dennis and Mary Musick Property Lots 1-3 off Myers Road.](#)

Attachments: [E1 Staff Memo 12-5-22 - Dennis-Mary Musick Property Lots 1-3 Preliminary-Final Plat](#)
[E2 Plat - Springfield Meadows Lots 1-4 - Preliminary and Final](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Bright, to approve the preliminary and final plat for Dennis and Mary Musick property off Myers Road, subject to completion of outstanding items.

Outstanding items to be completed:

1. **Signature plats with all certifications including the Environmental Health Department, electric and water utilities.**
2. **Environmental health department and platting fee.**

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

Yes: 11 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 1 - Gamble

Abstain: 0

[2. Springfield Meadows Lots 1-4 off Big Springs Road](#)

Attachments: [E2 Staff Memo 12-5-22-Springfield Meadows Lots 1-4](#)
[E2 Plat - Springfield Meadows Lots 1-4 - Preliminary and Final](#)

A motion was made by Commissioner Walker, seconded by Commissioner Hodge, to approve the preliminary and final plat Springfield Meadows, subject to completion of outstanding items.

Outstanding items to be completed:

1. **Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.**
2. **Environmental Health Department review fee and preliminary and final platting fee.**

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

Yes: 11 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 1 - Gamble

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

1. Replat of Tracts 67 & 141R Wyndsong Subdivision

Attachments: [Misc 1 Staff Memo 12-5-22 - Replat Tracts 67 and 141R Wyndsong SD](#)
[Misc 1 Plat 12-5-22 - Replat Tracts 67 and 141R Wyndsong SD](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to approve the Replat of Tracts 37 and 141R Wyndsong Subdivision,

Outstanding items to be completed:

- 1. Signature plats with all required certifications and platting fee and update title on plat.

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

Yes: 10 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Stucky, Walker, and Wells

No: 0

Absent: 1 - Gamble

Abstain: 1 - Tipton

IX. LONG RANGE PLANNING:

- 1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS:

[1. Discussion and possible action on County Commission Resolution 22-11-016 to amend the Zoning Regulations for Suburbanizing and R-1 Zoning Districts of Blount County, TN.](#)

Attachments: [Staff Memo - Co Comm Resolution 22-11-016 Review](#)

Members and staff discussed the item. It was noted that while largely similar to Resolution 22-10-013 considered by the Planning Commission on August 25, 2022 and forwarded to County Commission with a recommendation to disapprove, this Resolution differs in that the proposed minimum lot size in the Suburbanizing District is now 0.5 acres for lots served by public sewer rather than 0.67 acres as in the previous version. Commissioner Walker suggested that future reduction of the Suburbanizing District area might be beneficial, and that the results of the Comprehensive Planning study under way needs to be completed first. Commissioner Wells expressed concerns with the large percentage of increase in lot size particularly in the S District. Commissioner Tipton stated that large lots served by sewer in the suburbanizing area is poor planning and that action on the resolution is ultimately a political decision.

A motion was made by Commissioner Bright, seconded by Commissioner Hannah, that the resolution be forwarded to the County Commission with a recommendation to approve. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:

Yes: 5 - Bledsoe, Bright, Giles, Hannah, and McClellan

No: 6 - Harrison, Hodge, Stucky, Tipton, Walker, and Wells

Absent: 1 - Gamble

Abstain: 0

A subsequent motion was made by Commissioner Walker, seconded by Commissioner Wells, that the resolution be forwarded to the County Commission with a recommendation to deny. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Bledsoe, Harrison, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 3 - Bright, Giles, and Hannah

Absent: 1 - Gamble

Abstain: 0

2. Election of Officers - Chairman, Vice Chairman

A motion was made by Commissioner McClellan, seconded by Commissioner Bright, to nominate Commissioner Ed Stucky as Chairman and Commissioner Darrell Tipton as Vice Chairman. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Tipton, Walker, and Wells

No: 0

Absent: 1 - Gamble

Abstain: 1 - Stucky

Election of Officers - Secretary

A motion was made by Commissioner Walker, seconded by Commissioner Giles, to nominate Thomas Lloyd and Doug Hancock as joint Secretary. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 11 - Bledsoe, Bright, Giles, Harrison, Hannah, Hodge, McClellan, Stucky, Tipton, Walker, and Wells

No: 0

Absent: 1 - Gamble

Abstain: 0

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

No one spoke and the item was closed.

XIV. ADJOURNMENT.