



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Thursday, January 26, 2023

5:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 820 1967 7804

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Dyran Bledsoe, Commissioner Nick Bright, Commissioner Geneva Harrison, Commissioner Jessica Hannah, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, and Commissioner David Wells

Absent 4 - Commissioner Roy Gamble, Commissioner John Giles, Commissioner Darrell Tipton, and Commissioner Clifford Walker

III. APPROVAL OF MINUTES: December 5, 2022

A motion was made by Commissioner Bright, seconded by Commissioner Hodge, that the minutes from the December 5, 2022 meeting be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Bledsoe, Bright, Harrison, Hodge, McClellan, Stucky, and Wells

No: 0

Absent: 4 - Gamble, Giles, Tipton, and Walker

Abstain: 1 - Hannah

[Draft - BCPC Minutes 12-05-22](#)

Attachments: [Draft BCPC Minutes 12-05-22](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN: None

VII. HEARINGS:

A. Concept Plans:

B. Preliminary Plats - Major Subdivisions:

[1. Lakeside Estates Subdivision off Holston College Road. 15 lots to be served off a new county road section and common driveway.](#)

Attachments: [B1 Staff Memo 01-26-23 - Lakeside Estates Subdivision off Holston College Road](#)
[B1 Plat 01-26-23 - Lakeside Estates Subdivision](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Bledsoe, to approve the Preliminary Plat for Lakeside Estates Subdivision off Holston College 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. Area requiring modified road grade for common drive and for cluster mailbox and parking to be shown on revised construction plans prior to preconstruction meeting.

3. The developer shall supply documentation for a Property Owner's Association for Lakeside Estates for staff review prior to final plat inclusive of all instructions identified in this staff analysis for ownership of the common area lot 6 and the maintenance of the common elements contained on lot 6, the sight distance easement and the drainage easements identified on the plat.

4. Copy of Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review prior to final plat.

5. 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: 8 - Bledsoe, Bright, Harrison, Hannah, Hodge, McClellan, Stucky, and Wells

No: 0

Absent: 4 - Gamble, Giles, Tipton, and Walker

Abstain: 0

C. Final Plats - Major Subdivisions:

1. Melton Meadows Subdivision off Montvale Road. 71 Residential lots to be served by proposed new county road sections with 6 new drainage and common area lots.

Attachments: [C1 Staff Memo 01-26-23 - Melton Meadows Subdivision off Montvale Road](#)
[C1 Plat 01-26-23 - Melton Meadows Subdivision off Montvale Road](#)

Commissioner Darrell Tipton arrived to the meeting at this time.

A motion was made by Commissioner Wells, seconded by Commissioner Hodge, to approve the Final Plat for Melton Meadows off Montvale Road subject to the completion of outstanding items.

Outstanding Items to be Completed:

1. Erosion controls shall be managed and remain in place until the site is revegetated.

2. The developer shall supply documentation for a Property Owner's Association for Melton Meadows inclusive of the Instructions for Property Owner's Association and shared ownership of common area lots: contained above in the staff analysis.

3. Completion of all on-site items a certification letter and as-builts from the project engineer.

4. Signature plats including electric, water and sanitary sewer.

5. Final plat fee.

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

Yes: 5 - Harrison, Hodge, Stucky, Tipton, and Wells

No: 4 - Bledsoe, Bright, Hannah, and McClellan

Absent: 3 - Gamble, Giles, and Walker

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Replat of Lot 4 of the Margaret Holland Property off Alfred McCammon Road and Sevierville Road.

Attachments: [E1 Staff Memo 01-26-23 - Replat Lot 4 of the Margaret Holland Property](#)
[E1 Plat 01-26-23 - Replat Lot 4 of the Margaret Holland Property](#)

A motion was made by Commissioner Bright, seconded by Commissioner Tipton, to approve the Preliminary and Final Plat of the Replat of Lot 4 of the Margaret Holland Property off Alfred McCammon Road and Sevierville Road subject to the completion of outstanding items.

Outstanding Items to be Completed:

1. Sight distance improvements are required by the owner prior to releasing the final plat including the removal of vegetation along the front of lot 6.

2. Add a TDOT note for Sevierville Road.

3. Add a note: Future division off the common driveway shall meet the requirements of the Blount County Subdivision Regulations for driveway, utilities and drainage considerations in addition to all other requirements for common driveway development.

4. Signature plats including Environmental Health Department certification, electric and water utilities certification and any plat modifications per the Environmental Health Department.

5. 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: 8 - Bledsoe, Bright, Harrison, Hannah, McClellan, Stucky, Tipton, and Wells

No: 0

Absent: 4 - Gamble, Giles, Hodge, and Walker

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

[1. Moss Property Lots 1 & 2 off Peak Way. Request to add additional lot to existing common driveway easement.](#)

Attachments: [Misc 1 Staff Memo 01-26-23 - Moss Property Lots 1-2 Off Peak Way](#)
[Misc 1 Plat 01-26-23 - Moss Property Lots 1 & 2](#)

A motion was made by Commissioner Bright, seconded by Commissioner Wells, to approve the Moss Property Lots 1 & 2 off Peak Way subject to the completion of the outstanding item.

Outstanding Items to be Completed:

1. Consideration of variance request by the planning commission.
2. Signature plats including Environmental Health Department Approval.

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

Yes: 8 - Bledsoe, Bright, Harrison, Hannah, Hodge, Stucky, Tipton, and Wells

No: 1 - McClellan

Absent: 3 - Gamble, Giles, and Walker

Abstain: 0

IX. LONG RANGE PLANNING:

Thomas Lloyd gave an update on the comprehensive growth study. He stated that a firm has been chosen and they are in the process of reviewing our existing documents and plans to understand how our ordinances came to be. He stated that this would be picking up the pace in the spring.

1. Staff Reports.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS:

Commissioner Wells gave a handout on cluster developments. He stated a previous Plat was approved by him because it met the current requirements we have in place for Cluster Developments. He provided the current definition for Cluster Developments that is used by the Planning Department. He stated the intent of these Cluster Developments is to benefit the developer and the community mutually. We currently have Cluster Developments regulations that allows the lot size to be reduced by 50 percent and provide open space. The clarification or definition of open space is not addressed. He stated that the examples given in his handout could be turned into a motion that the commissioner could vote on. Commissioner Wells stated with changes in place like the examples he provided on the handout he would feel comfortable with Cluster Developments.

Commissioner Stucky stated that the examples provided by Commissioner Wells can be sent to the Planning Staff to develop new definitions that can be discussed and a formal Motion can be made.

Commissioner Stucky also asked Commissioner McClellan to speak about Cluster Developments as the Planning Staff needs the Commissioners direction on where they would like to go with Cluster Developments.

Commissioner Hodge stated that he completely agrees with defining open space. He stated that usable open space will add value to developments.

Commissioner Stucky asked if he had a general agreement to send to the Planning staff and a general agreement was made.

A copy of the handout is on the Blount County website with the Meeting Packet.

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.**XIV. ADJOURNMENT.**