



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes

### Planning Commission

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Thursday, January 24, 2019

5:30 PM

Blount County Courthouse, Room 430

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#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 12 - Geneva Harrison, Commissioner Scott King, Commissioner Steve Mikels, Commissioner Brian Robbins, Commissioner Linda Webb, Commissioner Jeff Jopling, Roy Gamble, Darrell Tipton, Tom Hodge, Bruce McClellan, Ed Stucky, and Clifford Walker

#### III. APPROVAL OF MINUTES:

##### 1. [Draft November 19, 2018, Planning Commission Minutes](#)

**Attachments:** [Draft - 11/19/2018 Planning Commission Minutes](#)

A motion was made by Walker, seconded by Harrison, that the Report be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

##### 1. [Public hearing and recommendation on request to amend the zoning map from R-1 \(Rural District 1\) to C \(Commercial\) for multiple tracts of land totalling approximately 22.5 acres along and adjacent to E Lamar Alexander Pkwy, Old Walland Hwy, and E Miller Cove Rd., Walland.](#)

**Attachments:** [Staff Memo - Rezoning R-1 to C \(Walland Area\)](#)

The Chairman opened the public hearing and received comments from the applicant, staff, and the public. The Chairman closed the public hearing and the Commission discussed the request. A motion was made by Walker, seconded by Tipton, that the rezoning request be forwarded to full commission with a favorable recommendation. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 11 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 1 - Gamble

## V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

## VI. SITE PLAN:

1. [Site plan review for expansion of Maryville Christian School, 2525 Morganton Road, Maryville.](#)

**Attachments:** [Maryville Christian School](#)

A motion was made by Commissioner Mikels, seconded by Commissioner Robbins, that the site plan for 2525 Morganton Road be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

2. [Site plan review for expansion of Grandview Cemetery, 2304 Tuckaleechee Pike, Maryville.](#)

**Attachments:** [Grandview Cemetery](#)

A motion was made by Hodge, seconded by McClellan, that the site plan for 2304 Tuckaleechee Pike be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

3. [Site plan review for warehousing/staging facility for Blackberry Farm, LLC, 3720 E. Lamar Alexander Parkway, Maryville.](#)

**Attachments:** [Blackberry Farm](#)

A motion was made by Commissioner King, seconded by Tipton, that the site plan for 3720 E. Lamar Alexander Parkway be approved with the Highway Superintendent contacting TDOT to discuss the option of adding an acceleration/deceleration lane with TDOT making the final decision at their discretion. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

4. [Site plan review for expansion of Nisus Corporation facility, 100 Nisus Drive, Rockford.](#)

**Attachments:** [Nisus Corporation](#)

A motion was made by Walker, seconded by Commissioner Mikels, that the site plan for 100 Nisus Drive be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

## VII. HEARINGS:

### A. Concept Plans:

1. [East Millers Cove Road Property by Walland Investment Company Incorporated: 56 lots off East Millers Cove Road.](#)

**Attachments:** [Walland Investment Company](#)

This item is for discussion only; no action by the Planning Commission.

### B. Preliminary Plats - Major Subdivisions:

1. [Coulter View by Shore Land Company off Coulter Road: 7 lots, 4 with road frontage and 3 served off of a shared easement.](#)

**Attachments:** [Coulter View](#)

A motion was made by Walker, seconded by Harrison, that the preliminary plat for Coulter View be approved subject to staff recommendation:

Outstanding items to be completed:

1. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site.

2. A sight distance easement shall be placed along the front of the property and shown on the final plat. No vegetation (other than grass), signage, fencing or mailboxes shall be placed along Coulter Road within the sight distance easement.

3. Supply copy of POA documentation to staff for review.

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

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

2. [Winnbrook Subdivision off Dunlap Hollow Road and Marble Hill Road by Winnbrook Development LLC: 6 lots along two county roads.](#)

**Attachments:** [Winnbrook Subdivision](#)

A motion was made by Commissioner King, seconded by Commissioner Mikels, that the preliminary and final plat for Winnbrook Subdivision be approved subject to staff recommendations:

Outstanding items to be completed:

1. All instructions in this staff analysis including pre-construction meeting, SWPPP permit (if applicable) and construction of all improvements including drainage and utilities.

2. Copy of POA documentation to be supplied to staff for review prior to final plat submission.

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

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

**C. Final Plats - Major Subdivisions: None**

**D. Preliminary and Final Plats - Major Subdivisions: None**

**E. Preliminary and Final Plats - Minor Subdivisions:**

**1. [Taylor Brinkmann Property off Sam James Road by Michael Brinkmann: 3 lots and remainder off of county road.](#)**

**Attachments:** [Taylor Brinkmann Property](#)

A motion was made by McClellan, seconded by Walker, that the preliminary and final plat Taylor Brinkmann Property be approved subject to staff recommendations:

Outstanding items to be completed:

1. Supply copy of maintenance agreement to staff for review, signature plats with all certifications and a \$20.00 per lot platting fee.

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

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

2. [Graham and Chumley Property Lots 1, 7 and 9 off Marble Hill Road by David Graham and Adina Chumley: 3 lots and a remainder along the county road.](#)

**Attachments:** [Graham and Chumley Property](#)

A motion was made by Harrison, seconded by Tipton, that the preliminary and final plat for Graham and Chumley Property Lots 1, 7 and 9 be approved subject to staff recommendations:

Outstanding items to be completed:

1. Signature plats including water, electric and Environmental Health Department certification and a \$20 per lot platting fee.

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

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

3. [Re-plat lot 5R Davis Heirs Property off Dry Valley Road by Ivan and Ann Davalos: 3 lots along the county road.](#)

**Attachments:** [Replat lot 5R Davis Heirs Property](#)

A motion was made by Commissioner Mikels, seconded by Walker, that the preliminary and final plat for 5R Davis Heirs Property be approved subject to staff recommendations:

Outstanding items to be completed:

1. The owner shall contact staff prior to tree clearing along the county road, staff will re-evaluate sight distance once improvements have been made. Driveway restrictions may be added to final plat upon completion of removal of vegetation.

2. Signature plats including water, electric and Environmental Health Department certification and a \$20 per lot platting fee.

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

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

**VIII. MISCELLANEOUS ITEMS:**

1. [Re-plat of lots 3, 4 and 20 of Park Line Heights Subdivision Section 1 by James Herold: Variance to minimum lot size.](#)

**Attachments:** [Replat of lots 3, 4 and 20 of Park Line Heights Subdivision](#)

A motion was made by Walker, seconded by Commissioner King, that the re-plat of Lots 3, 4, and 20 of Park Line Heights Subdivision Section 1 be approved the re-plat with variances for minimum lot size and setbacks. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 12 - Harrison, Commissioner King, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Gamble, Tipton, Hodge, McClellan, Stucky, and Walker

**No:** 0

**Abstain:** 0

**IX. LONG RANGE PLANNING:**

A. Staff Report

**X. REPORTS OF OFFICERS AND COMMITTEES:****XI. UNFINISHED BUSINESS:****XII. OTHER NEW BUSINESS:****XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.****XIV. ADJOURNMENT.**