



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes

### Planning Commission

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Thursday, July 25, 2019

5:30 PM

Blount County Courthouse, Room 430

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#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL

- Present** 7 - Commissioner Scott King, Commissioner Brian Robbins, Commissioner Roy Gamble, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Bruce McClellan, and Commissioner Clifford Walker
- Absent** 5 - Commissioner Geneva Harrison, Commissioner Steve Mikels, Commissioner Linda Webb, Commissioner Jeff Jopling, and Commissioner Ed Stucky

#### III. APPROVAL OF MINUTES:

A motion was made by Commissioner McClellan, seconded by Commissioner King, that the minutes from the June 27, 2019, Planning Commission Meeting be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

- Yes:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Walker

**No:** 0

- Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

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

#### VI. SITE PLAN:

[A. Site plan review for electrical substation \(Ft. Loudon Electric Cooperative\) at 867 Finn Long Road, Friendsville.](#)

**Attachments:** [Site Plan - 867 Finn Long Rd](#)

A motion was made by Commissioner King, seconded by Commissioner Hodge, that the site plan for Ft. Loudon electrical Cooperative, 867 Finn Long Road, be approved subject to issuance of all applicable permits from the State and County. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Walker

**No:** 0

**Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

## **VII. HEARINGS:**

### **A. Concept Plans: None**

### **B. Preliminary Plats - Major Subdivisions:**

[1. Hawkins Property off Marble Hill Road by Natalie Hawkins: 3 lots, 1 lot served off county road and 2 lots served off common driveway easement.](#)

**Attachments:** [B1 - Hawkins Property - Marble Hill Rd](#)

**A motion was made by Commissioner King, seconded by Commissioner Walker, that the preliminary plat for Hawkins Property be approved subject to completion of outstanding items:**

**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. Erosion control plan is the responsibility of the owner.**

**2. Supply copy of maintenance agreement to staff for review.**

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

**Yes:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Walker

**No:** 0

**Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

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

### **D. Preliminary and Final Plats - Major Subdivisions:**

1. Ova Glen Lots 1, 2 and 24R off Carpenters Grade Road by Shore Land Company and Janie Fields: 2 lots and a remainder off of the county road.

**Attachments:** [D1 - Ova Glen Lots 1-2 and 24R - Carpenters Grade](#)

A motion was made by Commissioner King, seconded by Commissioner Walker, that the preliminary and final plat for Ova Glen Lots 1, 2, and 24R be approved subject to completion of outstanding items:

1. Supply copy of property owner's association documents for review.
2. Certification letter from project engineer.
3. Final plat with lot 1 driveway restriction.
4. Final signature plats including utilities 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:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Walker

**No:** 0

**Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

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

1. Aston Park Phase 2 off Eleanor Davis Road by Ellabelle LLC: 3 lots along the county road.

**Attachments:** [E1 - Aston Park Ph 2 Lots 1-3 - Eleanor Davis Rd](#)

A motion was made by Commissioner Walker, seconded by Commissioner Hodge, that the preliminary and final plat for Aston Park Phase 2, Lots 1-3 be approved subject to completion of outstanding items:

Outstanding items to be completed:

1. Tree clearing and vegetation along the county road shall be removed prior to releasing the final plat per the staff analysis.
2. Signature plats with all certifications including electric, water and sanitary sewer has been installed or a surety posted with the utility company 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:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Walker

**No:** 0

**Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[2. Robert Sparks Property off Freels Road by Robert Sparks: 4 lots along the county road.](#)

**Attachments:** [E2 - Robert Sparks Property - Freels Rd](#)

A motion was made by Commissioner King, seconded by Commissioner Walker, that the preliminary and final plat for Robert Sparks Property be approved subject to completion of outstanding items:

1. Tree cutting along the county road shall be completed on lot 4.

2. Signature plats with all certifications including electric and water has been installed or a surety posted with the utility company 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:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Walker

**No:** 0

**Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

[3. Thompson Property off Nean Lane by Thompson: 1 lot off an existing shared easement.](#)

**Attachments:** [E3 - Thompson Property - Nean Lane](#)

A motion was made by Commissioner McClellan, seconded by Commissioner King, that the preliminary and final plat for Thompson Property be approved subject to completion of outstanding items:

Outstanding items to be completed:

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

2. Signature plats including utilities and a \$20.00 platting fee.

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

**Yes:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Walker

**No:** 0

**Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

## VIII. MISCELLANEOUS ITEMS:

[A. Don and Brenda Northern Property off Nebo Road. Variance Request](#)

**Attachments:** [Misc 1 - Northern Property - Nebo Rd](#)

A motion was made by Commissioner Hodge, seconded by Commissioner King, that the Don and Brenda Northern Property be approved with blanket variance to cover the number of lots off the easement, any possible encroachments, and setbacks along with completion of outstanding items:

1. Consideration of variance request by the planning commission.

2. Submission of a plat from a surveyor with certifications including Environmental Health Department Approval, Utilities, E-911 and a common driveway note added to plat. The new plat shall show the new easement width across Brewer as well.

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

**Yes:** 7 - Commissioner King, Commissioner Robbins, Commissioner Gamble,  
Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and  
Commissioner Walker

**No:** 0

**Absent:** 5 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb,  
Commissioner Jopling, and Commissioner Stucky

**Abstain:** 0

## **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.**