



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes

### Planning Commission

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Thursday, August 22, 2019

5:30 PM

Blount County Courthouse, Room 430

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#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

#### III. APPROVAL OF MINUTES:

A motion was made by Commissioner King, seconded by Commissioner Walker, that the July 25, 2019, Planning Commission meeting minutes be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Commissioner King, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

**No:** 0

**Absent:** 3 - Commissioner Harrison, Commissioner Mikels, and Commissioner Webb

**Abstain:** 0

#### IV. PUBLIC HEARINGS: None

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

No one spoke and the item was closed.

#### VI. SITE PLAN: None

#### VII. HEARINGS:

**A. Concept Plans: None**

**B. Preliminary Plats - Major Subdivisions: None**

**C. Final Plats - Major Subdivisions:**

1. Applewood Subdivision Lots 10-13 off of Montvale Road and Arthur Walker Road.  
4 lots; 1 road frontage lot and 3 lots served exclusively off of an easement.

**Attachments:** [C1 - Applewood Subdivision](#)

Commissioner Webb arrived at the beginning of the discussion. A motion was made by Commissioner Walker, seconded by Commissioner King, that the final plat for Applewood Subdivision Lots 10-13 be approved subject to completion of outstanding items:

Outstanding items to be completed:

1. Completion of all on-site construction and final inspection.
2. Erosion controls must stay in place until vegetation is reestablished on all disturbed areas and on individual lots during home construction.
3. Property owner's association documentation for the maintenance of the common driveway.
4. Signature plats including electric, water and sanitary sewer and a \$40.00 per lot platting fee.

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

**Yes:** 10 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

**No:** 0

**Absent:** 2 - Commissioner Harrison, and Commissioner Mikels

**Abstain:** 0

2. Lydia's View Subdivision off of Murphy Road by Bob Hearon. 9 lots; 4 with county road frontage and 5 served exclusively off two common driveway easements and a drainage lot.

**Attachments:** [C2 - Lydias View](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, that the final plat for Lydia's View Subdivision be approved subject to completion of the outstanding items:

Outstanding items to be completed:

1. Completion of all on-site construction and final inspection.
2. Erosion controls must stay in place until vegetation is reestablished on all disturbed areas and on individual lots during home construction.
3. Property owner's association documentation for the maintenance of the common driveway and ownership of detention lot.
4. Signature plats including electric and water and a \$40.00 per lot platting fee.

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

**Yes:** 10 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

**No:** 0

**Absent:** 2 - Commissioner Harrison, and Commissioner Mikels

**Abstain:** 0

[3. Re-subdivision of lot 14R-3 Lindsey Estate off Lanier Road by Amburn Builders: 4 lots served by a common driveway easement.](#)

**Attachments:** [C3 - ReSD Lot 14R-3 Lindsey Estate](#)

A motion was made by Commissioner King, seconded by Commissioner Walker, that the final plat for re-subdivision of Lot 14R-3 Lindsey Estate Report be approved subject to completion of outstanding items:

Outstanding items to be completed:

1. Completion of all on-site construction and final inspection.
2. Erosion controls must stay in place until vegetation is reestablished on all disturbed areas and on individual lots during home construction.
3. Property owner's association documentation for the maintenance of the common driveway.
4. Signature plats including electric and water and a \$40.00 per lot platting fee.

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

**Yes:** 10 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

**No:** 0

**Absent:** 2 - Commissioner Harrison, and Commissioner Mikels

**Abstain:** 0

4. Manor in the Foothills Renew Preliminary and Phase 1, Unit 1A Final Plat off of Best Road by Primos Land Company LLC: 16 lots served by a proposed new county road and a drainage lot with common area.

**Attachments:** [C4 - Manor in the Foothills](#)

A motion was made by Commissioner Walker, seconded by Commissioner Jopling, that the Manor in the Foothills renew preliminary, and Phase 1, Unit 1A, final plat, be approved subject to completion of outstanding items:

Phase 1, Unit 1A Final Plat:

Outstanding items to be completed:

1. Completion of all on-site improvements and site stabilization as listed in staff analysis and final inspection by staff.
2. Final certification (and as-builts) from project engineer for road and drainage facilities.
3. A Property Owner's Association shall be required for the storm drainage facilities and ownership of the common area/detention lot.
4. Signature plats including electric, water and sewer utilities certifications or a surety posted to each utility that electric, water and sewer is available to each lot.
5. \$40.00 per lot platting fee.

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

**Yes:** 8 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Hodge, Commissioner Stucky, and Commissioner Walker

**No:** 0

**Absent:** 2 - Commissioner Harrison, and Commissioner Mikels

**Abstain:** 2 - Commissioner Tipton, and Commissioner McClellan

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

**E. Preliminary and Final Plats - Minor Subdivisions: None**

**VIII. MISCELLANEOUS ITEMS: None**

**IX. LONG RANGE PLANNING: None**

**1. Staff Reports: None**

**X. REPORTS OF OFFICERS AND COMMITTEES:**

**XI. UNFINISHED BUSINESS:**

**XII. OTHER NEW BUSINESS:**

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

No one spoke and the item was closed.

**XIV. ADJOURNMENT.**