



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Draft

### Planning Commission

---

Monday, December 9, 2019

5:30 PM

Blount County Courthouse, Room 430

---

#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 9 - Commissioner Geneva Harrison, Commissioner Steve Mikels, Commissioner Linda Webb, Commissioner Jeff Jopling, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Ed Stucky, Commissioner Clifford Walker, and Commissioner Bruce McClellan

**Absent** 3 - Commissioner Scott King, Commissioner Brian Robbins, and Commissioner Roy Gamble

#### III. APPROVAL OF MINUTES: October 24, 2019

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, that the October 24, 2019, minutes be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote: (The November 2019 meeting was combined with December due to the Thanksgiving holiday.)

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

**Attachments:** [Planning Minutes 10-24-19 - DRAFT](#)

#### 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:**

1. Cannady Property off Old Whites Mill Road by Donald and Dalphine Cannady: 4 lots. 1 lot with county road frontage and 2 lots served by a common driveway easement (with one existing lot).

**Attachments:** [B 1 - Cannady Property](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, that the preliminary plat for the Cannady property be approved subject to completion of outstanding items:

**Outstanding items to be completed:**

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
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:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

2. John Wallace Estate Property Lots 1 - 10 by Larry and Susan Headrick off Old Niles Ferry Road: 9 lots off of proposed new county road and a common area lot for detention.

**Attachments:** [B 2 - John Wallace Estate Property - Lots 1-10](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Walker, to approve the preliminary plat for John Wallace Estate, Lots 1-10 subject to completion of the outstanding items:

**Outstanding Items to Be Completed:**

1. Consideration of variance request to right-of-way to be dedicated.
2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.
3. The proposed lot 1 and 9 shall have driveway access only off of the new road and not off of Old Niles Ferry Road and noted as such on the final plat. A sight distance easement shall be required on the final plat along Old Niles Ferry Road.
4. Copy of Property Owner's Association documentation to be supplied to staff for review prior to final plat submission and an agreement for the shared detention area with the neighboring development.

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

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

3. Mint Road Subdivision Lots 1-10 by Nick Hodge off Baumgardner Road and Mint Road: 10 lots, 6 lots off the existing road and 4 served off of a common driveway easement and a remainder greater than five acres.

**Attachments:** [B 3 - Mint Rd SD - Lots 1-10](#)

A motion was made by Commissioner Walker, seconded by Commissioner Harrison, to approve the preliminary plat for Mint Road Subdivision, Lots 1-10 subject to completion of outstanding items:

Outstanding items to be completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities. Add a sight distance easement and driveway restrictions to the final plat.

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:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

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

1. Avery Meadows Final Plat Lots 5, 10-15 off of Morganton Road by Charlene Teffeteller. 6 lots; 2 with county road frontage and 4 served exclusively off two common driveway easements.

**Attachments:** [C 1 - Avery Meadows Lots 5--10-15](#)

A motion was made by Commissioner Harrison, seconded by Commissioner McClellan to approve the final plat, major subdivision, for Avery Meadows, Lots 5, 10-15 subject to completion of the outstanding items and adding distances on all the easements:

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 and in compliance with the state SWPPP permit.
3. Property owner's association documentation for the maintenance of the common driveway and ownership of detention lot. Note added to final plat for ownership of detention lot. (POA documents have been finalized.)
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:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

2. Kaye's View Final Plat Lots 8-11 off of Six Mile Road by Roger Boring: 4 lots; 1 lot with road frontage and 3 lots served off of a common driveway easement (Lot 7 previously approved).

**Attachments:** [C 2 - Kayes View Lots 8-11](#)

A motion was made by Commissioner Walker, seconded by Commissioner Harrison, to approve the final plat for Kaye's View, Lots 8-11 subject to completion of all 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 and in compliance with the state SWPPP permit.
3. Property owner's association documentation for the maintenance of the common driveway and ownership of detention lot. Note added to final plat for ownership of detention lot.
4. Updated plats including ownership of detention lot information, revised certifications and location of access easement across Lot 7 or reference to previous plat of record.
5. 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:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

3. Resubdivision of Lot 11 Montgomery Meadows off of Old Niles Ferry Road by Brandon Orr: 4 lots with county road frontage.

**Attachments:** [C 3 - ReSD Lot 11 Montgomery Meadows](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Jopling, to approve the final plat for the resubdivision of Lot 11 Montgomery Meadows subject to completion of all outstanding items:

Outstanding items to be completed:

1. Submit maintenance agreement for staff review.
2. Erosion controls must stay in place until vegetation is reestablished on all disturbed areas and on individual lots during home construction and in compliance with the state SWPPP permit.
3. Signature plats including electric and water and a platting fee.

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

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

4. Springview Subdivision Lots 1-3 by Charles Helton and Tim Ivens off South Springview Road: 3 lots off the existing road, a drainage lot and a remainder for future development.

**Attachments:** [C 4 - Springview SD Lots 1-3](#)

A motion was made by Commissioner Mikels, seconded by Commissioner Walker, to approve the final plat for Springview Subdivision, Lots 1-3 subject to completion of all outstanding items:

Outstanding items to be completed:

1. Revised final plat showing the detention lot (Lot 16) and access easement and note added to plat for ownership of detention lot. Add driveway access restriction for Lot 1.
2. Property owner's association documentation for the maintenance and ownership of detention lot for staff review.
3. Erosion controls must stay in place until vegetation is reestablished on all disturbed areas and on individual lots during home construction and in compliance with the state SWPPP permit.
4. Signature plats including electric and water and a platting fee.

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

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

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

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

1. Ron Clark Property by Ron Clark off Cunningham Road: 3 lots along the county road.

**Attachments:** [E 1 - Ron Clark Property](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the preliminary and final plat for Ron Clark Property subject to the completion of the outstanding items:

Outstanding items to be completed:

1. 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:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, Commissioner Walker, and Commissioner McClellan

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Robbins, and Commissioner Gamble

**Abstain:** 0

#### **VIII. MISCELLANEOUS ITEMS: None**

#### **IX. LONG RANGE PLANNING:**

1. Staff Reports: Next regular meeting is scheduled for January 23, 2020.

#### **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.**