



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Planning Commission

Thursday, December 3, 2020

4:30 PM

Blount County Courthouse, Room 430

<https://zoom.us/join>
Meeting ID: 926 9904 3706

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 8 - Commissioner Geneva Harrison, Commissioner Jeff Jopling, Commissioner Roy Gamble, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, and Commissioner Clifford Walker

Absent 4 - Commissioner Scott King, Commissioner Steve Mikels, Commissioner Brian Robbins, and Commissioner Linda Webb

III. APPROVAL OF MINUTES: October 22, 2020

A motion was made by Commissioner Hodge, seconded by Commissioner McClellan, to approve the October 22, 2020, minutes. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 0

Draft - October 22, 2020, Minutes

Attachments: [DRAFT BCPC 10-22-20 Minutes.pdf](#)

Addition to Agenda: Item to be removed:

E1. Payne Property Lots 1R, 2 and 3 by Payne and Davis off Sam James Road: 3 lots, 1 along the county road and two off easements.

Attachments: [E1 - Staff Memo - Payne Property - 12-3-20.pdf](#)

[E1 - Payne Property Preliminary-Final Plat - 12-3-20.pdf](#)

Request was made by the owner to remove this item from the agenda. A motion was made by Commissioner Harrison, seconded by Commissioner Gamble, that the Payne Property on Sam James Road be removed from the agenda without prejudice. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, 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:

B1. Preliminary plat for Ova Glen Subdivision Lots 24R-1 – 24R-5 off Carpenters Grade Road and Best Road: 5 Lots, 4 lots served by a common driveway easement and an exempt tract off the county road.

Attachments: [B1 - Staff Memo - Ova Glen SD - 12-3-20.pdf](#)

[B1 - Ova Glen Lots 24R-1 - 24R-5 Preliminary Plat 12-3-20.pdf](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Walker, that the preliminary plat for Ova Glen Subdivision 24R-1 – 24R-5 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 (if applicable), revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.

2. Supply copy of property owner's documentation to staff for review inclusive of the sight distance easement and maintenance of common driveway and drainage facilities. This detention basin easement was approved by the City of Maryville.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 0

C. Final Plats - Major Subdivisions:

C1. Final Plat for Hodge Hills Subdivision off Nine Mile Road by Nick Hodge: 6 Lots, 2 lots with county road frontage and 3 lots served by a common driveway easement and replat of Lot 1R.

Attachments: [C1 - Staff Memo - Hodge Hills SD 12-3-20.pdf](#)
[C1 - Hodge Hills Lots 1 -5 Final Plat - 12-3-20.pdf](#)

A motion was made by Commissioner Walker, seconded by Commissioner Gamble, that the final plat for Hodge Hills Subdivision be approved subject to completion of outstanding items:

Outstanding items to be completed:

1. Final staff inspection of all required common driveway items as identified. A certification letter from the project engineer that the common driveway meets the requirements as previously approved including any as-builts as required by the subdivision inspector.
2. The surveyor to add the proper Environmental Health Department approval for Lot 1R. Show the location of the home on Lot 1R and show the sight distance easement across the front to Lot 5 in the front setback as previously approved on the previous final plat. Add proper notes to sight distance easement to plat as indicated in staff analysis.
3. Owner to supply copy of property owner's documentation to staff for review including the maintenance of the common driveway and sight distance easement along Nine Mile Road (See Sight Distance Easement in above staff analysis).
4. All certifications on the final plat including all utilities.
5. Environmental Health Department fees and final plat fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 0

C2. Final Plat: Pinebrooke Point, Phase 2 Lots 4-5 by K LH Properties off Nine Mile Road: 2 lots along the county road and a remainder greater than five acres.

Attachments: [C2 - Staff Memo - Pinebrook Point Phase 2-Lots 4-5 - 12-3-20.pdf](#)
[C2 - Pinebrooke Pointe Phase 2 Lots 4-5 Final Plat - 12-3-20.pdf](#)

A motion was made by Commissioner McClellan, seconded by Walker, that the final plat for Pinebrooke Point, Phase 2 Lots 4-5 be approved subject to completion of all outstanding items:

Outstanding items to be completed:

1. A sight distance easement is required on the final plat for lots 4 and 5.
2. Addendum to the Property Owners Association for Phase 2, Lots 4 and 5 to include these lots for maintenance for the required sight distance easement for staff review.
3. Signature plats with all certifications including environmental health department, electric and water.
4. Environmental Health Department review fee and Platting fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 0

C3. Final Plat: Aston Park Phase 1, Lot 1-29 off of Eleanor Davis Road by Ellabelle LLC: 29 lots served by proposed new county road and a drainage lot with common area.

Attachments: [C3 - Staff Memo - Aston Park Phase 1 - 12-3-20.pdf](#)
[C3 - Aston Park Phase 1 Lots 1-29 Final Plat - 12-3-20.pdf](#)

The Highway Superintendent spoke regarding the progress of the subdivision. A motion was made by Commissioner Walker, seconded by Commissioner Harrison, to approve the final plat for Aston Park Phase 1, Lot 1-29 subject to completion of outstanding items and the City of Mayville approval of utilities; motion modified to also include the renewal of the preliminary plat:

Phase 1 - Outstanding items to be completed:

1. Renewal of preliminary plat for Aston Park.
2. Completion of all on-site construction as identified in this staff analysis. Maintenance and repair of all erosion control measures. Stabilization of the entire site with seed and straw is required and shall be inspected and approved prior to releasing the final plat.
3. Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Supervisor for review.
4. Updated final certification (and as-builts) from project engineer for road and drainage facilities once all on-site construction is completed, inspected and approved by the county.
5. Report on status of repaving of Eleanor Davis Road.
6. Final plat needs to have a number on the common area lot.
7. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lots for Aston Park Phase 1 shall be recorded with the final plat. Staff has not received this item for review.
8. Signature plats including all utility certifications, or a surety posted to each utility that electric, water and sewer, cable and telephone is available to each lot.
9. Final plat fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions:

D1. Preliminary and Final Plat: Dominion Downs, Unit 7 off Yearling Lane and Keeneland Drive by Dominion Downs LLC: 3 lots and 2 common areas off existing county road sections.

Attachments: [D1 - Staff Memo - Dominion Downs Unit 7 - 12-3-20.pdf](#)

[D1 - Dominion Downs Unit 7 Preliminary-Final Plat - 12-3-20.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, that the preliminary and final plat for Dominion Downs, Unit 7, be approved subject to completion of all outstanding items:

Outstanding items to be completed:

1. Certification letter from project engineer that proposed lots 195-197 were accommodated in original drainage plan.
2. Addendum to Property Owners Association for staff review to comply with previous POA documents for maintenance responsibility towards drainage facilities and common area as previously approved by the City.
3. Addition of shared driveway easement on plat if lots are to have a shared driveway.
4. Signature plats with all certifications including sanitary sewer, electric and water utilities and a preliminary and final lot platting fee.

Report be approved with conditions. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 1 - Commissioner Tipton

D2. Preliminary and Final Plat: Resubdivision of the James and Deborah Rooks Property off Alfred McCammon Road: 4 lots, 2 with County road frontage and 2 served by a common driveway easement.

Attachments: [D2 - Staff Memo - Rooks Property - 12-3-20.pdf](#)

[D2 - Rooks Property Preliminary-Final Plat - 12-3-20.pdf](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Gamble, that the preliminary and final plat for the resubdivision of the James and Deborah Rooks Property be approved subject to completion of all outstanding items:

Outstanding items to be completed:

1. Owner to supply copy of maintenance agreement to staff for review for common driveway maintenance.
2. Signature plats including all certifications including electric and water utilities.
3. Environmental Health Department fees and Planning Department fees for preliminary and final plat.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 1 - Commissioner McClellan

E. Preliminary and Final Plats - Minor Subdivisions:

VIII. MISCELLANEOUS ITEMS:

1. Lots 7R and 9R Settlers Point off Settlers View Road: Variance request to minimum lot size.

Attachments: [Misc 1 - Staff Memo - Lots 7R 9R Settlers Point - 12-3-20.pdf](#)

[Misc 1 - Final Plat Lot 7R 9R Settlers Point - Variance Request - 12-3-20.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Walker, to approve the variance request to minimum lot size and final plat for Lots 7R and 9R Settlers Point subject to completion of all outstanding items:

Outstanding items to be completed:

1. Consideration of variance(s) to minimum lot sizes requested to the Blount County Planning Commission.
2. Addition of required Environmental Health Department Certification for existing lots with existing residences and the Standard Septic Note to plat.
3. Signature plats with all required certifications including the Laurel Valley Property Owners Association Inc. on the Certificate of Private Streets and signature by proper representative of the Laurel Valley Property Owners Association Inc. on plat.
4. Environmental Health Department review fee, platting fee and variance request fee.

A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner King, Commissioner Mikels, Commissioner Robbins, and Commissioner Webb

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

Staff discussed the educational training.

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 item was closed.

XIV. ADJOURNMENT.

DRAFT