



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes

### Planning Commission

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Thursday, February 28, 2019

5:30 PM

Blount County Courthouse, Room 430

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#### I. CALL TO ORDER: Chairman

#### II. ROLL CALL: Secretary

**Present** 9 - Commissioner Geneva Harrison, Commissioner Steve Mikels, Commissioner Brian Robbins, Commissioner Jeff Jopling, Commissioner Roy Gamble, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Bruce McClellan, and Commissioner Ed Stucky

**Absent** 3 - Commissioner Scott King, Commissioner Linda Webb, and Commissioner Clifford Walker

#### III. APPROVAL OF MINUTES:

**A motion was made by Harrison, seconded by Gamble, that the January 24, 2019 minutes be approved. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

**Chairman asked to amend agenda by withdrawing Farmington View Phase 3 from agenda per Developer's request.**

[1. Farmington View Phase 3 off Miser Station Road by Farmington View LLC: 80 lots off of new county roads.](#)

**Attachments:** [C1 - Farmington View Phase 3](#)

**A motion was made by Commissioner Robbins, seconded by Commissioner McClellan, that final plat for Farmington View Phase 3 be withdrawn at the request of the Developer without prejudice. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

#### IV. PUBLIC HEARINGS:

[Public hearing and recommendation on request to amend the zoning map from R-1 \(Rural District 1\) to S \(Suburbanizing\) for the remainder of an 85.5 acre tract of land at 561 Grey Acres Lane, Friendsville \(Tax Map 055 Parcel 067.00\).](#)

**Attachments:** [Rezoning - 561 Grey Acres Ln](#)

The Chairman opened the public hearing; no one spoke and the hearing was closed. A motion was made by Commissioner Tipton, seconded by Commissioner Hodge, that the rezoning request for 561 Grey Acres Lane 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:** 8 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

**Did Not Vote:** 1 - Commissioner McClellan

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

#### VI. SITE PLAN:

[A. Additions to Maryville Top Shop, 110 Garrett Lane, Maryville](#)

**Attachments:** [Site Plan - 110 Garrett Lane - Maryville Top Shop](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Robbins, that the site plan for the additions to 110 Garrett Lane be approved subject to issuance of all applicable permits from the County. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

[B. Site plan review for concrete batch plant, 1919 Airbase Road, Louisville.](#)

**Attachments:** [Site Plan - 1919 Airbase Rd](#)

A motion was made by Commissioner Robbins, seconded by Commissioner Jopling, that the site plan for 1919 Airbase Road be approved subject to final review and approval from the FAA (Airport Authority) and subject to issuance of all applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

## **VII. HEARINGS:**

**A. Concept Plans: None**

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

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

1. Farmington View Phase 3 off Miser Station Road by Farmington View LLC - Item Removed

[2. Walters Property off of Davis Ford Road by Walters, McCowan and Fisher: 8 lots with county road frontage.](#)

**Attachments:** [C2 - Walters Property - Davis Ford Rd](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Gamble, that the final plat for Walters Property be approved subject to staff recommendation:

Outstanding items to be completed:

1. The lot owners shall contact the Highway Department at 982-4652 prior to any construction for new driveway entrances.
2. Signature plats including utilities. Water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility.
3. \$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 Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

**3. Winnbrook Subdivision off Dunlap Hollow Road and Marble Hill Road by Winnbrook Development LLC: 6 lots along two county roads.**

**Attachments:** [C3 - Winnbrook SD-Dunlap Hollow Rd](#)

**A motion was made by Commissioner Hodge, seconded by Commissioner Robbins, that the final plat for Winnbrook Subdivision be approved subject to staff recommendation:**

**Outstanding items to be completed:**

**1. The lot owners shall contact the Highway Department at 982-4652 prior to any construction for new driveway entrances.**

**2. Signature plats including utilities. Water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility. (Both utilities have signed the plats, electricity is available but water will be available at a later date.)**

**3. \$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 Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

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

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

1. Oliver Williams Property off Temple Road by Oliver Williams and Sue Cable: 2 lots and a remainder greater than 5 acres along the country road.

**Attachments:** [E1 - Oliver Williams Property - Temple Rd](#)

A motion was made by Commissioner Mikels, seconded by Commissioner Jopling, that the Oliver Williams Property be approved subject to completion of outstanding items:

Outstanding items to be completed:

1. The owner shall contact the Driveway Inspector 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. (Trees have been cut down and the owner has been in touch with the highway driveway inspector; there will be no driveway restrictions added to the final plat.)

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:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

## VIII. MISCELLANEOUS ITEMS:

A. Tanner Caylor Property off of Camelot Drive. Request to add additional lot to existing common driveway easement.

**Attachments:** [Misc A - Tanner Caylor Property](#)

A motion was made by Commissioner Mikels, seconded by Commissioner Robbins, to approve the subdivision of the Tanner Caylor Property with variance to the number of lots off an easement and completion of outstanding items.

Outstanding item to be completed:

1. Submission of a plat with certifications including Environmental Health Department Approval and a common driveway note added to plat.

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

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

**B. Re-plat of lots 2 and 3 Panorama Estates By Rickey Robinson: Variance to minimum lot size.**

**Attachments:** [Misc B - Replat Lots 2-3 Panorama Estates](#)

**A motion was made by Commissioner Tipton, seconded by Commissioner McClellan, that the re-plat of Lots 2 and 3 Panorama Estates be denied due to lack of improving substandard lots. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:**

**Yes:** 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

**No:** 0

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

**C. Discussion of proposed amendment to Section 4.03.6 Certifications for Minor and One-Lot Subdivisions and Section 5.03.2(u) Waiver of Features of Final Plat for Minor and One-Lot Subdivisions.**

**Attachments:** [Misc 3 - Proposed Amendment](#)

**A motion was made by Commissioner Tipton, seconded by Commissioner Harrison, that staff move forward on the Subdivision Amendment to Section 4.03.6 Certifications for Minor and One Lot Subdivisions and Section 5.03.2(u) Waiver of Features of Final Plat for Minor and One-Lot Subdivisions. An electronic vote was taken. The Chairman declared the motion to have passed.**

**Yes:** 8 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner Stucky

**No:** 1 - Commissioner McClellan

**Absent:** 3 - Commissioner King, Commissioner Webb, and Commissioner Walker

**Abstain:** 0

**IX. LONG RANGE PLANNING:**

**A. 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.**