



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Thursday, May 23, 2019

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Rollcall

Rollcall

- Present** 8 - Commissioner Brian Robbins, Commissioner Linda Webb, Commissioner Jeff Jopling, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Bruce McClellan, Commissioner Ed Stucky, and Commissioner Clifford Walker
- Absent** 4 - Commissioner Geneva Harrison, Commissioner Scott King, Commissioner Steve Mikels, and Commissioner Roy Gamble

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Walker, seconded by Commissioner McClellan, to approve the April 25, 2019, Planning Commission Minutes. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

- Yes:** 8 - Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker
- No:** 0
- Absent:** 4 - Commissioner Harrison, Commissioner King, Commissioner Mikels, and Commissioner Gamble
- Abstain:** 0

IV. PUBLIC HEARINGS:

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

VI. SITE PLAN:

[1. Site plan review for accessory equipment storage structure at 1503 Old Mt. Tabor Road, Maryville.](#)

Attachments: [Site Plan - 1503 Old Mt Tablor Rd](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Robbins, that the site plan for the accessory equipment storage structure at 1503 Old Mt. Tabor Road be approved 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: 8 - Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner Harrison, Commissioner King, Commissioner Mikels, and Commissioner Gamble

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[VJ Long Estate Property by Sam Franklin & Son LLC off Nine Mile Road.](#)

Attachments: [B 1 - V J Long Estate - Preliminary](#)

A motion was made by Commissioner Walker, seconded by Commissioner Tipton, that the preliminary plat for V J Long Estate Property be approved subject to staff recommendations:

Outstanding Items to Be Completed:

1. All instructions in this staff analysis including pre-construction meeting, SWPPP permit, revised engineering plans and construction of all improvements including road, drainage and utilities.
2. The proposed lot 1 and 30 shall have driveway access only off of the new road and not off of Nine Mile Road and noted as such on the final plat. A sight distance easement shall be required on the final plat along Nine Mile Road.
3. Copy of POA documentation to be supplied to staff for review prior to final plat submission.

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

Yes: 8 - Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner Harrison, Commissioner King, Commissioner Mikels, and Commissioner Gamble

Abstain: 0

C. Final Plats - Major Subdivisions:

[Walker Island Property by the Vance Walker Estate](#)

Attachments: [C 1 - Walker Island - Final Plat](#)

A motion was made by Commissioner Walker, seconded by Commissioner Webb, that the final plat for Walker Island Property be approved subject to staff recommendations and completion of outstanding items:

Outstanding items to be completed:

1. Final erosion controls are in progress and will be inspected upon notification of completion. Erosion controls must stay in place until vegetation is reestablished on all disturbed areas and on individual lots during home construction.
2. Maintenance agreement must be recorded with final plat.
3. Signature plats 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: 7 - Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner Harrison, Commissioner King, Commissioner Mikels, and Commissioner Gamble

Abstain: 1 - Commissioner McClellan

D. Preliminary and Final Plats - Major Subdivisions:

[Replat of Lots 34, 35, and 36 W. M. Fair Farm by Leonard Galyon.](#)

Attachments: [E 1 - W. M Fair Farm Replat Lots 34-35-36 Preliminary-Final](#)

A motion was made by Commissioner Jopling, seconded by Commissioner Walker, that the preliminary and final plat for W. M. Fair Farm be approved subject to staff recommendation and completion of outstanding items:

Outstanding items to be completed:

1. Sight distance improvements including the removal of some vegetation shall be completed prior to releasing the final plat. Driveway restrictions will be placed on the plat for two of the lots.
2. Signature plats with driveway access, 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: 8 - Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, Commissioner Stucky, and Commissioner Walker

No: 0

Absent: 4 - Commissioner Harrison, Commissioner King, Commissioner Mikels, and Commissioner Gamble

Abstain: 0

E. Preliminary and Final Plats - Minor Subdivisions: None

VIII. MISCELLANEOUS ITEMS: None

IX. LONG RANGE PLANNING:

1. Staff Reports.

Members were reminded that a public hearing is scheduled for next month to amend the subdivision regulations.

X. REPORTS OF OFFICERS AND COMMITTEES:

XI. UNFINISHED BUSINESS:

XII. OTHER NEW BUSINESS:

XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.

Mike Millsaps voiced concerns regarding changes to the noise ordinance.

XIV. ADJOURNMENT.