



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Thursday, September 26, 2019

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 7 - Commissioner Geneva Harrison, Commissioner Steve Mikels, Commissioner Jeff Jopling, Commissioner Darrell Tipton, Commissioner Tom Hodge, Commissioner Bruce McClellan, and Commissioner Ed Stucky

Absent 5 - Commissioner Scott King, Commissioner Brian Robbins, Commissioner Linda Webb, Commissioner Roy Gamble, and Commissioner Clifford Walker

III. APPROVAL OF MINUTES: August 22, 2019

A motion was made by Commissioner McClellan, seconded by Commissioner Joplin that the August 22, 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: 7 - Commissioner Harrison, Commissioner Mikels, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

No: 0

Absent: 5 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Gamble, and Commissioner Walker

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:

[1. South Blount Utility District Office Space and Storage Facility, 324 Partnership Pkwy.](#)

Attachments: [Site Plan 1 - 324 Partnership Pkwy - BI Utility District Ofc Bldg](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Hodge, that the site plan for 324 Partnership Pkwy be approved subject to all applicable TDEC and County permits regarding stormwater, erosion, and grading. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 6 - Commissioner Mikels, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

No: 0

Absent: 6 - Commissioner Harrison, Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Gamble, and Commissioner Walker

Abstain: 0

2. Commercial spec buildings, 712 William Blount Drive

Attachments: [Site Plan 2 - 712 William Blount Dr](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Harrison, that the site plan for 712 William Blount Drive be approved subject to all applicable TDEC and County permits regarding stormwater, erosion, and grading. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Commissioner Harrison, Commissioner Mikels, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

No: 0

Absent: 5 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Gamble, and Commissioner Walker

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

1. Farm of the Smokies Lots 1 - 44 by SBL Investment Properties LLC off Nails Creek Road: 39 lots off of proposed new county roads, 3 off the existing road and 2 common area lots.

Attachments: [B1 - Farm of the Smokies - Preliminary](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Hodge, that the preliminary plat for Farm of the Smokies, Lots 1-44, 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 engineering plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.

2. The proposed Lots 1 and 42 shall have driveway access only off of the new road and not off of Nails Creek Road and lot 43 will have restricted driveway access and noted as such on the final plat. A sight distance easement shall be required on the final plat along Nails Creek Road.

3. Copy of Property Owner's Association 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: 7 - Commissioner Harrison, Commissioner Mikels, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

No: 0

Absent: 5 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Gamble, and Commissioner Walker

Abstain: 0

2. Springview Subdivision Lots 1-16 by Charles Helton and Tim Ivens off South Springview Road: 16 lots, 9 off the existing road and 6 served off two common driveways with a detention area lot.

Attachments: [B2 - Springview Subdivision - Preliminary](#)

A motion was made by Commissioner Hodge, seconded by Commissioner McClellan, that the preliminary plat for Springview Subdivision, Lots 1-16, 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 engineering plans, preconstruction meeting and construction of all improvements including common driveways, drainage and utilities.
2. The proposed lot 4 - 7 shall have driveway access only off of the new common driveways and not off of South Springview Road and noted as such on the final plat.
3. Copy of Property Owner's Association 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: 7 - Commissioner Harrison, Commissioner Mikels, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

No: 0

Absent: 5 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Gamble, and Commissioner Walker

Abstain: 0

C. Final Plats - Major Subdivisions:

1. Franklin Meadows by Sam Franklin & Son LLC off of Nine Mile Road: 30 lots off of proposed new county roads.

Attachments: [C1 - Franklin Meadows - Final](#)

A motion was made by Commissioner Jopling, seconded by Commissioner Hodge, that the final plat for Franklin Meadows be approved subject to completion of all outstanding items:

Outstanding items to be completed:

1. Completion of all drainage 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 the ownership of the detention lots.
4. Signature plats including electric and water certifications or a surety posted to each utility that electric and water 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: 7 - Commissioner Harrison, Commissioner Mikels, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

No: 0

Absent: 5 - Commissioner King, Commissioner Robbins, Commissioner Webb, Commissioner Gamble, and Commissioner Walker

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions: None

VIII. MISCELLANEOUS ITEMS:

1. Election of Officers

A motion was made by Commissioner McClellan, seconded by Commissioner Harrison, for Ed Stucky - Chairman, Darrell Tipton - Vice Chairman, and Secretary - Thomas Lloyd and Doug Hancock. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 7 - Commissioner Harrison, Commissioner Mikels, Commissioner Jopling, Commissioner Tipton, Commissioner Hodge, Commissioner McClellan, and Commissioner Stucky

No: 0

Absent: 5 - Commissioner King, Commissioner Robbins, Commissioner Webb,
Commissioner Gamble, and Commissioner Walker

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

Superintendent Jeff Headrick noted that due to the holidays the November and December meetings will be combined. Once a date has been confirmed notification will be sent out.

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.