



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Planning Commission

Thursday, January 23, 2020

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

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

Absent 4 - Commissioner Scott King, Commissioner Steve Mikels, Commissioner Linda Webb, and Commissioner Roy Gamble

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Walker, seconded by Commissioner Jopling, to approve the December 9, 2019, meeting minutes. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

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

Abstain: 0

[Approval of Minutes: December 9, 2019](#)

Attachments: [Draft - BCPC Minutes 12-9-2019](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

No one spoke and the item was closed.

VI. SITE PLAN:

A. Offices for Alcoa/Maryville/Blount County Landfill at 159 Sparks Road.**Attachments:** [Site Plan 1 -159 Sparks Road](#)

A motion was made by Commissioner Robbins, seconded by Commissioner Walker, that the site plan for 123 Sparks Road be approved subject to any and all applicable state and county permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

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

Abstain: 0

B. Manor in the Foothills pool and clubhouse at 3105 Farmhouse Road.**Attachments:** [Site Plan 2 - Manor in the Foothills](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Walker, that the site plan for clubhouse and pool at Manor in the Foothills Subdivision be approved subject to any and all applicable state and county permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

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

Abstain: 1 - Commissioner Tipton

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

1. Grace's Way Subdivision by Randy Speed off Forest Hill Road: 20 lots off of proposed new county road and a common area lot for detention.

Attachments: [B1 - Graces Way](#)

A motion was made by Commissioner Tipton, seconded by Commissioner Walker, that the preliminary plat for Grace's Way Subdivision 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 road, drainage and utilities.
2. The proposed lot 1 and 19 shall have driveway access only off of the new road and not off of Forest Hill Road and noted as such on the final plat. A sight distance easement shall be required on the final plat along Forest Hill Road.
3. Copy of Property Owner's Association documentation to be supplied to staff for review prior to final plat.

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

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

No: 0

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

Abstain: 0

2. New Towne Industrial Park by MRDKP LLC off of National Drive: 7 lots and a common area drainage lot off of proposed new private road.

Attachments: [B2 - New Towne Industrial Park](#)

A motion was made by Commissioner Walker, seconded by Commissioner Hodge, that the preliminary plat for New Towne Industrial Park be approved with completion of outstanding items:

Outstanding Items to Be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, WQMP, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.

2. Copy of Property Owner's Association documentation to be supplied to staff for review prior to final plat.

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

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

No: 0

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

Abstain: 0

C. Final Plats - Major Subdivisions:

1. Adley's Place Subdivision Phase 1 by Nick Hodge off Baumgardner Road and Mint Road: 7 lots and a remainder off two county roads.

Attachments: C1 - Adleys Place Subdivision Phase 1

A motion was made by Commissioner Jopling, seconded by Commissioner Robbins, that the final plat for Adley's Place Subdivision be approved subject to completion of all outstanding items:

Outstanding items to be completed:

1. Completion of all on-site improvements and site stabilization as listed in staff analysis and final inspection by staff.

2. A Property Owner's Association shall be required for the maintenance of the sight distance easements.

3. 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.

4. Final plat fee.

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

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

No: 0

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

Abstain: 0

2. Hawkins Property off Marble Hill Road by Natalie Hawkins: 3 lots. 1 lot with county road frontage and 2 lots served by a common driveway easement across Graham and Chumley property.

Attachments: [C2 - Hawkins Property - Marble Hill](#)

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

Outstanding items to be completed:

1. Completion of all on-site (driveway and ditch) improvements and site stabilization as listed in staff analysis and final inspection by staff.
2. Notarized maintenance agreement for the maintenance of the common driveway to be recorded with final plat.
3. 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.
4. Final plat fee.

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

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

No: 0

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

Abstain: 0

3. Manor in the Foothills Phase 1, Unit 1C and Unit 1D Final Plat off of Best Road by Primos Land Company LLC: 40 lots served by proposed new county roads and a drainage lot with common area.

Attachments: [C3 - Manor in the Foothills Phase 1 Unit1C - Unit 1D](#)

A motion was made by Commissioner Walker, seconded by Commissioner Hodge, to approve the final plat for Manor in the Foothills Phase 1, Unit 1C and Unit 1D subject to completion of all outstanding items:

Phase 1 Unit 1C - Outstanding items to be completed:

1. Final certification (and as-builts) from project engineer for road and drainage facilities.
2. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lot for Unit 1C shall be recorded with the final plat.
3. 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.
4. Final plat/lot fee.

Phase 1 Unit 1D - Outstanding items to be completed:

1. Completion of all on-site 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. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lot for Unit 1D shall be recorded with the final plat.
4. 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.
5. Final plat/lot fee.

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

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

No: 0

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

Abstain: 1 - Commissioner Tipton

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

[1. Edna Johnson and John Johnson Property off Boat Gunnel Road: 3 lots along the county road.](#)

Attachments: [E1 - Edna Johnson - John Johnson Property](#)

A motion was made by Commissioner Jopling, seconded by Commissioner Walker, the the preliminary and final for Edna Johnson and John Johnson Property be approved subject to completion with outstanding items:

Outstanding items to be completed:

1. Driveway access notes and removal of vegetation may be required pending site inspection for sight distance.

2. Signature plats with all certifications and a preliminary and final lot platting fee.

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

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

No: 0

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

Abstain: 0

[2. KLV Property Phase II by KLV LLC: 4 lots along Bert Garner Lane.](#)

Attachments: [E2 - KLV Property Phase II](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Robbins, to approve the preliminary and final for KLV Property Phase II subject to completion of all outstanding items:

Outstanding items to be completed:

1. Signature plats with all certifications and a preliminary and final lot platting fee.

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

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

No: 0

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

Abstain: 0

VIII. MISCELLANEOUS ITEMS:

IX. LONG RANGE PLANNING:

1. Staff Reports.

Members were reminded that the deadline to submit the "Statement of Disclosure" is January 31.

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.