



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Thursday, January 28, 2021

4:30 PM

Blount County Courthouse, Room 430

<https://zoom.us/join>
Webinar ID: 930 0164 4605

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

A statement regarding electronic meetings and Covid-19 was read into the record prior to the beginning of the meeting.

It was noted that Commissioner Harrison was present during roll call but due to electronic issues unable to hear her remarks; until the issue was corrected she was marked absent.

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

III. APPROVAL OF MINUTES:

[Draft - December 3, 2020, Minutes](#)

Attachments: [DRAFT BCPC 12-3-20 Minutes.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Jopling, to approve the December 3, 2020, minutes. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner McClellan

No: 0

Absent: 4 - Commissioner Harrison, Commissioner King, Commissioner Walker, and Commissioner Stucky

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:

[Site plan for retail store at 4636 Rocky Branch Road, Walland, TN, Map 060 and Parcel 069.00](#)

Attachments: [Staff Memo - Site Plan 4636 Rocky Branch Rd.pdf](#)
[Site Plan Plats - 4636 Rocky Branch Rd.pdf](#)

A motion was made by Commissioner Jopling, seconded by Commissioner Webb, to approve the site plan for 4636 Rocky Branch Road meeting all requirements. A roll call vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 8 - Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner McClellan

No: 0

Absent: 4 - Commissioner Harrison, Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[B1. Conor Cove Subdivision Lots 1-15 by Moses Investment Group off Old Niles Ferry Road: 14 lots: 9 lots off the existing county road and 5 served off two common driveway easements](#)

Attachments: [Item B1 - Staff Memo 1-28-21-Conor Cove - Preliminary.pdf](#)
[Item B1 2021-01-28 PC Plat - Conor Cove Lots 1-15 Preliminary Plat.pdf](#)

(Commissioner Harrison present for meeting.) A motion was made by Commissioner Gamble, seconded by Commissioner Hodge, to approve the preliminary plat for Conor Cove Subdivision, Lots 1-15 subject to completion of all outstanding items:

Outstanding items to be completed:

1. The locations of the proposed common driveways at these locations shall be evaluated for sight distance safety by the County Engineer as a condition of preliminary plat approval.

2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit (as applicable), revised construction plans, preconstruction meeting and construction of all improvements including

common driveways, drainage facilities and all utilities.

3. Supply copy of property owner's documentation to staff for review inclusive of the sight distance easement, maintenance of common driveways and ownership of detention lot 15 as required.

4. Preliminary Plat fee.

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

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

No: 0

Absent: 3 - Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

B2. Griffitt's Mill at Mint Road Phase 3 by County Meadows Corporation off Chota Road: 41 lots to be served off new county road sections with cluster development.

Attachments: [Item B2 Staff Memo 1-28-21- Griffitts Mill Phase 3 Preliminary Plat.pdf](#)
[Item B2 2021-01-28 PC Plat - Griffitts Mill Phase 3 Preliminary Plat.pdf](#)

A motion was made by Commissioner Hodge, seconded by Commissioner Robbins, to approve the preliminary plat for Griffitt's Mill at Mint Road Phase 3 subject to staff recommendation; motion amended by Commissioner Hodge and seconded by Commissioner Robbins to include the variance to new regulations for common area ownership and maintenance:

Outstanding Items to be completed:

1. Consideration of variance by the Planning Commission regarding the new regulations for common area ownership and maintenance. The developer shall supply a copy of a Property Owner's Association to include all the lots in Phase 3 that drain to the existing drainage facilities for the maintenance of all common elements including drainage facilities and open space.

2. A revised preliminary plat prior to scheduling a preconstruction meeting to staff indicating the proposed drainage basins in new numbered lots on the Phase 3 preliminary plat as per the project engineering plan. The Phase 3 lots draining to these new detention lots shall have maintenance and ownership of lots as required by Section 5.03.4 of the subdivision regulations.

3. Electric and water utility plans to be supplied prior to scheduling a preconstruction meeting (see developer Notice above).

4. Developer to supply legal documentation regarding the management and operation of the on-site sanitary sewer system inclusive of which utility provider is going to operate the system and ownership of the sewer facilities.

5. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit (as applicable), revised construction plans, preconstruction meeting and construction of all improvements including roads, drainage facilities and all utilities.

6. Preliminary plat fee.

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

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

No: 0

Absent: 3 - Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

B3. Ronald Moffett Property Subdivision by Ronald Moffett off Salem Road: 4 lots: 1 served off the county road and 3 served off a common driveway easement.

Attachments: [Item B3 Staff Memo 1-28-21-Ronald Moffett Property Preliminary Plat.pdf](#)
[Item B3 2021-01-28 PC Plat - Ronald Moffett Property Preliminary Plat.pdf](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Hodge, to approve the Ronald Moffett Property Subdivision subject to completion of outstanding items:

Outstanding items to be completed:

1. Proposed common driveway at this location subject to review and recommendations of the County Engineer for sight distance safety.

2. 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 and utilities.

3. Supply copy of maintenance agreement documentation to staff for review inclusive of the maintenance of common driveway.

4. Preliminary plat fee.

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

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

No: 0

Absent: 3 - Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

B4. Muskatevc Property Subdivision (Revised Plat) by Mark and Marsha Muskatevc off Tuckaleechee Pike: 9 lots: 5 lots off the existing county road and 4 served off a common driveway easement.

Attachments: [Item B4 Staff Memo 1-28-21-Muskatevc Property REVISED Preliminary.pdf](#)
[Item B4 2021-01-28 PC Plat - Muskatevc Property REVISED Preliminary.pdf](#)

Previously a preliminary plat was approved for nine lots of the Muskatevc Property Subdivision then was revised and approved for eight lots; the current request is for nine lots. Due to the addition of the ninth lot off the easement, Commissioner McClellan made a motion to deny the preliminary plat, seconded by Commissioner Harrison. A roll call vote was taken. The Chairman declared the motion to deny to have passed by the following vote:

Yes: 8 - Commissioner Harrison, Commissioner Mikels, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner McClellan

No: 1 - Commissioner Robbins

Absent: 3 - Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

C. Final Plats - Major Subdivisions:

C1. Grace's Way Subdivision Lots 1-21 by Foothills Excavating LLC off Forest Hill Road: 21 lots: 1 lot served off Forest Hill Road and a detention lot. 19 lots served off the new county road section with 2 of those lots served by a common driveway easement.

Attachments: [Item C1 Staff Memo 1-28-21-Grace's Way SD Final Plat.pdf](#)
[Item C1 2021-01028 PC Plat - Grace's Way SD Final Plat.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Mikels, to approve the final plat for Grace's Way Subdivision Lots 1-21 subject to completion of all staff recommendations:

Phase 1 - Outstanding items to be completed:

1. 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.

2. Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review.

3. 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.

4. Final plat to indicate lot 20 to have driveway access off Forest Hill Road. Lots 1 and 19 to have access only off new road only. Additionally, a sight distance easement shall be placed on the plat along the front of lots 1, 19, 20 and 21 to be maintained by the property owner's association as well.

5. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the detention lot 21 for Grace's Way, sight distance easement as noted in item 4 and common driveway maintenance for lots 9-11.

6. Signature plats including all utility certifications, or a surety posted to each utility that electric, water and sewer is available to each lot.

7. Final plat fee.

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

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

No: 0

Absent: 3 - Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions: None

VIII. MISCELLANEOUS ITEMS:

[1. Lot 5R Fairlight Subdivision off Ace Gap Road by Ron and Sue Hamilton: Variance request to minimum lot size.](#)

Attachments: [Item Misc 1 - Staff Memo 1-28-21-Lot 5R Fairlight SD - Variance.pdf](#)
[Item Misc 1 2021-01-28 PC Plat - Final Plat Lot 5R Fairlight SD - Variance Request.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Gamble, to approve the variance request to lot size and the plat for Lot 5R Fairlight Subdivision subject to adding the distances on the front and rear of the plat and completion of all outstanding items:

Outstanding items to be completed:

1. Consideration of variance to minimum lot size requested to the Blount County Planning Commission.

2. Signature plats with all required certifications.

3. Add the Laurel Valley Property Owners Association Inc. 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: 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner McClellan

No: 0

Absent: 3 - Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

2. Proposed Pump Station for South Blount County Utility District off Clover Hill Road by Mincy: Variance requests to lot for a utility purpose.

Attachments: [Item Misc 2 Staff Memo 1-28-21-Pump Station Clover Hill Road - Variance Request.pdf](#)
[Item Misc 2 2021-01-28 PC Plat - Pump Station Clover Hill Road - Variance Request.pdf](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Hodge, to approve a blanket variance to lot size, setbacks, environmental health department evaluation, and utility requirements for a standard lot, and completion of all outstanding items for the proposed Pump Station for South Blount County Utility District:

Outstanding items to be completed:

1. Consideration of variance requests.

2. Signature plats.

3. 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: 9 - Commissioner Harrison, Commissioner Mikels, Commissioner Robbins, Commissioner Webb, Commissioner Jopling, Commissioner Gamble, Commissioner Tipton, Commissioner Hodge, and Commissioner McClellan

No: 0

Absent: 3 - Commissioner King, Commissioner Walker, and Commissioner Stucky

Abstain: 0

IX. LONG RANGE PLANNING:

1. Staff Reports.

Staff stated that they are looking at amending the subdivision regulations in the future and will add the recommendation to have plats dealing with substations to be done administratively.

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.