



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Planning Commission

Monday, December 6, 2021

5:30 PM

Blount County Courthouse, Room 430

I. CALL TO ORDER: Chairman

II. ROLL CALL: Secretary

Present 10 - Commissioner Geneva Harrison, Commissioner Tom Hodge, Commissioner Jeff Jopling, Commissioner Scott King, Commissioner Bruce McClellan, Commissioner Steve Mikels, Commissioner Ed Stucky, Commissioner Darrell Tipton, Commissioner Clifford Walker, and Commissioner Linda Webb

Absent 2 - Commissioner Roy Gamble, and Commissioner Brian Robbins

III. APPROVAL OF MINUTES:

A motion was made by Commissioner Harrison, seconded by Commissioner King, to approve the minutes for the October 28, 2021, meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Harrison, Hodge, Jopling, King, McClellan, Mikels, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 2 - Gamble, and Robbins

Abstain: 0

[Draft - BCPC October 28, 2021, Meeting Minutes](#)

Attachments: [Draft - BCPC Minutes 10-28-21](#)

IV. PUBLIC HEARINGS: None

V. PUBLIC INPUT ON ITEMS ON THE AGENDA.

Diane Barrett, Candy Keller, Kevin McNiell, James Hammontree, Tandy Collins, Frank Acs, Thomas Wilson, David Schuster, and Shirley Rupert spoke their concerns regarding cluster development, lot sizes, stormwater and flooding issues, infrastructure issues, and preserving the County and the land. Demonstration was given regarding cluster development and water issues. Members were asked not to approve Best Farms Subdivision or larger developments.

Drew Staten and Derick Jones, representatives of the Best Farms Subdivision, spoke regarding the changes in the revised plat, improvement to the drainage issues; the turn lanes and road widening projects will be at the cost of the

developer. Both are available to answer questions.

No one else spoke and the item was closed.

VI. SITE PLAN: None

VII. HEARINGS:

A. Concept Plans: None

B. Preliminary Plats - Major Subdivisions:

[1. Best Farms Subdivision \(revised\) off Best Road and Newbury Lane](#)

Attachments: [B1 12-6-21 Staff Memo - Best Farms](#)

[B1 12-6-21 Plat - Revised Best Farms Subdivision Preliminary Plat](#)

Chairman reported that this is a revision of the previously denied preliminary plat for Best Farms Subdivision which is now in litigation.

Staff reported on the 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 10 days prior to preconstruction meeting, preconstruction meeting and on-site construction of all improvements including road, drainage and utilities are the full responsibility of the developer.

2. Copy of Property Owner's Association for Best Farms Subdivision documentation to be supplied to staff for review prior to final plat and Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review prior to final plat.

3. Preliminary plat review fee.

A motion was made by Commissioner Tipton, seconded by Commissioner Mikels, that the preliminary plat for Best Farms Subdivision (revised) be postponed until the January 2022 meeting and put under Agenda Item Unfinished Business to allow the County Attorney to be present and advise Commission on pending litigation. Commissioner McClellan asked that the developer thoroughly review the FAA regulations / restrictions around an airport since some of the lots may adjacent or in-line with the runway. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 10 - Harrison, Hodge, Jopling, King, McClellan, Mikels, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 2 - Gamble, and Robbins

Abstain: 0

C. Final Plats - Major Subdivisions:**1. McCall Property Phase II Lot 7-10 off Nine Mile Road.**

Attachments: [Item C1 Staff Memo 12-6-21 - McCall Property Phase II Final Plat](#)
[Item C1 Plat 12-6-21 - McCall Property Phase II Final Plat](#)

A motion was made by Commissioner McClellan, seconded by Commissioner Webb, that the final plat for the McCall Property Phase III, Lot 7-10 be approved subject to completion of outstanding items:

Outstanding items to be completed:

1. Supply copy of property owner's documentation to staff for review.
2. Signature plats including Environmental Health Department and utilities.
3. Environmental Health Department and Planning Fees.

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

Yes: 10 - Harrison, Hodge, Jopling, King, McClellan, Mikels, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 2 - Gamble, and Robbins

Abstain: 0

D. Preliminary and Final Plats - Major Subdivisions: None**E. Preliminary and Final Plats - Minor Subdivisions: None****VIII. MISCELLANEOUS ITEMS:****1. Resubdivision of Lots 42, 43, 44, 45, and 84 River Run Subdivision off of River Run Drive and Creekstone Circle.**

Attachments: [Misc 1 Staff Memo 12-6-21 - ReSD Lots 42-45 and 84 River Run SD](#)
[Misc 1 Plat 12-6-21 - Resubdivision of Lots 42-45 and 84 River Run SD](#)

A motion was made by Commissioner King, seconded by Commissioner Walker, to approve the resubdivision of Lots 42, 43, 44, 45, and 84 River Run Subdivision subject to completion of all outstanding items. The note on the previous plats that shall be added to the proposed new plat shall be as follows as shown on Map File 1377A note 4: "It is the owner's responsibility to secure professional services to address potential drainage and/or structural stability issues prior to commencing construction in and/or around areas with natural depression with closed contours." All other previous map file notes shall be referenced on the future plat and a new notes referencing the acknowledgement information of the homeowners association for the resubdivision of lot 42, 43, 44, 45, and 84.

Outstanding items to be completed:

1. Consideration of plat by the Planning Commission with notes as identified in the staff analysis and showing the closed depression.
2. Signature plats with all required certifications, environmental health department review fee and platting fee.

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

Yes: 10 - Harrison, Hodge, Jopling, King, McClellan, Mikels, Stucky, Tipton, Walker, and Webb

No: 0

Absent: 2 - Gamble, and Robbins

Abstain: 0

IX. LONG RANGE PLANNING:**1. Staff Reports.**

No reports.

X. REPORTS OF OFFICERS AND COMMITTEES:**XI. UNFINISHED BUSINESS:****XII. OTHER NEW BUSINESS:****XIII. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.**

Kevin McNeill spoke regarding Pate Farms and sewer easement.

No one else spoke and the item was closed.

XIV. ADJOURNMENT.