

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
THURSDAY, AUGUST 24, 2006 - 5:30 P.M.
Blount County Courthouse Commission Room**

Planning Commission Members: Chairman, Ed Stucky, Rick Brownlie, Joe Everett, Gary Farmer, Steve Gray, Tom Hodge, Bob Kidd, Bruce McClellan, Carl McDonald, Kenneth Melton, Bill Proffitt, and Jim Scully.

Staff: John Lamb, Director of Planning; Douglas Hancock, Planner; Roger Fields, Building Commissioner; Gaye Hasty, administrative assistant; Gary Ferguson, Director, Environmental Health Department; Tony Abbott and Ron Sharp, Blount County Highway Department; Justin Teague, Stormwater Administrator.

AGENDA

- I. Call to Order: Chairman
- II. Roll Call: Secretary
- III. Approval of Minutes: July 27, 2006 minutes and special called meeting held July 31, 2006.
- IV. Public Hearings:
 1. Public Hearing on request for re-zoning from R-1 – Rural District 1 to RAC – rural Arterial Commercial for property located at 6128 Highway 411 South, being parcel 1.02 of Tax Map 110, being a trough lot of 470 feet of depth from Hwy 411 South to Old Niles Ferry Road, and vote on recommendation for same.
- V. Hearings:
 - A. Concept Plans: None.
 1. Plante Property off Carr’s Creek Road.
 - B. Preliminary Plats – Major Subdivisions:
 1. Smoky Hills Subdivision, Unit 2 off Burnett Station Road – 15 lots.
 2. Apostolic Place Subdivision off William Blount Drive (previously William Blount Drive at County Farm Road Subdivision) – proposed residential lots, a commercial tract and two future church locations off of a proposed new county road.
 - B. Final Plats – Major Subdivisions:
 1. Kinzel Springs Phase 6C off Long Branch Road - 7 lots.
 - D. Preliminary and Final Plats – Major Subdivisions: None.

E. Preliminary and Final Plats – Minor Subdivisions:

1. Breeden Re-plat off Lee Shirley Road – 4 lots.
2. Cardin Property off Ratledge Road – 5 lots.
3. Cummings Property off Allegheny Loop Road – 2 lots.

VI. Miscellaneous Items/ Site Plans:

A. Miscellaneous Items:

1. Re-Subdivision of Top of the World Business Property Lots 1, 2, and 3 off Flats Road.
2. Re-Plat of lots 30 and 31 of Wyndsong Subdivision off Houston Springs Road.
3. Re-Plat of Serenity Cove I and II by David Johnson off Parks Ferry Road.
4. Determination of subdivision capability at end of Charles Young Way for Barbara Law property.
5. Determination of subdivision capability off of Ownby Road straddling R-2 and R-1 zones for Wright and Johnson (Ownby) properties.
6. Determination of feasibility of transferring a small portion of land from Swartz to Lynn off of Flats Road in Top of the World Campers Paradise Unit 8.

A. Site Plans:

1. Site plan for Stacy Arp at 631 William Blount Drive.
2. Site plan for Stacy Arp at 703 William Blount Drive.

VII. Long Range Planning and Zoning:

1. Discussion of design standards for commercial uses.
2. Discussion of possible alternatives to addressing front setback requirements in steeply sloping land.
3. School growth trends presentation..
4. Staff reports.

VIII. Reports of Officers and Committees:

IX. Unfinished Business:

X. Other New Business:

XI. Adjournment: