

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
THURSDAY, OCTOBER 26, 2006 - 5:30 P.M.  
Blount County Courthouse Commission Room**

**Planning Commission Members:** Chairman, Ed Stucky, Ernest Blankenship, Rick Brownlie, Tonya Burchfield, Gary Farmer, Brad Harrison, Scott Helton, Tom Hodge, Holden Lail, Bruce McClellan, 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: September 28, 2006 minutes.
- IV. Election of Officers.
- V. Public Hearings:
  1. Request by Greenleaf Properties Development LLC for rezoning from R-1-Rural District 1 to S-Suburbanizing District for property located at Helton Road across from intersection with John Helton Road, Tax Map 48 Parcel 27.00.
  2. Request by William and Alda Bricky Trustee through their agent Fox Ridge LLC for rezoning from R-2-Rural District 2 to R-1-Rural District 1 for property located at 608 Wears Valley Road, Tax Map 97, part of Parcel 34.01.
  3. Request by James and Judy Keith for rezoning from S-Suburbanizing to C-Commercial for property at 3132 Highway 411 South, Tax Map 78, Parcel 84.01.
  4. Request by Mark and Pam Brooks for rezoning from S-Suburbanizing to C-Commercial for property at 3334 Highway 411 South, Tax Map 78, Parcel 167.00.
  5. Request by Mike Bennett of B & B Investment LLC for rezoning from S-Suburbanizing to C-Commercial for property located at 2526 South Carver Road corner to Hwy 321, Tax Map 56, Parcel 22.04.
- VI. Hearings:

- A. Concept Plans: None.
- B. Preliminary Plats – Major Subdivisions:
  - 1. Highland Springs Unit 2 off of Doc Norton Road – 29 lots.
- B. Final Plats – Major Subdivisions:
  - 1. Porter Estates off Baumgardner Road – 4 large tracts.
- B. Preliminary and Final Plats – Major Subdivisions:
  - 1. Peach Tree Trail off Peach Orchard Road – 5 lots.
- B. Preliminary and Final Plats – Minor Subdivisions:
  - 1. Adams Property off Rudd Hollow Road – 3 lots.
  - 2. D. A. Best Property off S. Union Grove Road – 3 lots.
  - 3. Logan’s View off Hutton Ridge Road – 4 lots.

VII. Miscellaneous Items/ Site Plans:

- A. Miscellaneous Items:
  - 1. James Cantrell Property off Ronjo Drive, variance request to minimum lot sizes.
  - 2. Appeal by Rick Everett regarding Dunlap Hollow Subdivision.
  - 3. Set meeting dates in November and December considering holiday schedule.
- A. Site Plans: None.

VIII. Long Range Planning and Zoning:

- 1. Discussion of possible alternatives to addressing front setback requirements in steeply sloping land.
- 2. Discussion of side setbacks for residential lots.
- 3. Discussion of provisions for adequate school infrastructure Section 6.01(2) (c).
- 4. Staff reports.

IX. Reports of Officers and Committees:

- X. Unfinished Business:
- XI. Other New Business:
- XII. Adjournment:

