

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
TUESDAY, NOVEMBER 21, 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: October 26, 2006 minutes.
- IV. Public Hearings:
  - 1. 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.
  - 2. Request by Carmon Sellers for rezoning from R-2 Rural District 2 to R-1 Rural District 1 for property at 914 Wears Valley Road, Tax Map 85, Parcel 63.01.
- V. Hearings:
  - A. Concept Plans: None.
  - B. Preliminary Plats – Major Subdivisions:
    - 1. Danes Crossing Subdivision off Oris Miller Road – 5 lots
    - 2. Highland Springs Unit 2 off of Doc Norton Road – 29 lots.
    - 3. Re-subdivision of Lot 1DR Liberty Valley Acres off Cannon Road – 4 lots.
  - B. Final Plats – Major Subdivisions:
    - 1. Dunlap Hollow Subdivision off Dunlap Hollow Road – 4 lots.
    - 2. Shady Creek off Williamson Chapel Road – 10 lots.
  - B. Preliminary and Final Plats – Major Subdivisions: None.

C. Preliminary and Final Plats – Minor Subdivisions:

1. Adams Property off Rudd Hollow Road – 3 lots.
2. Wyngate Subdivision, Phase 2 off Walker Road – 4 lots.

VI. Miscellaneous Items/ Site Plans:

A. Miscellaneous Items: None.

B. Site Plans:

1. Ellejoy Market and Deli at 2356 Ellejoy Road.
2. Water's Equipment Company, Inc. at 842 Pleasant Hill Road.

VII. Long Range Planning and Zoning:

1. Recommendation on amendment to zoning regulations concerning front setback requirements in steeply sloping land.
2. Recommendation on amendment to zoning regulations concerning side setbacks for residential lots.
3. Consideration of plans by South Blount Utility District for water line extensions and improvements.
4. Presentation of 2006-2007 School Capacity Report from the Blount County School Board.
5. Discussion on comprehensive planning process.
6. Information on prospective regional growth summit in Spring of 2007.
7. Staff reports.

VIII. Reports of Officers and Committees:

IX. Unfinished Business:

X. Other New Business:

XI. Adjournment: