

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
THURSDAY, JULY 26, 2007 - 5:30 P.M.
Blount County Courthouse Commission Room**

Planning Commission Members: Chairman, Jim Scully, Ernest Blankenship, Rick Brownlie, Tonya Burchfield, Gary Farmer, Brad Harrison, Scott Helton, Tom Hodge, Holden Lail, Bruce McClellan, Bill Proffitt, and Ed Stucky.

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: June 28, 2007 minutes.
- IV. Public Hearings and action to recommend on rezoning requests:
 - 1. Rezoning from R-1 Rural District 1 to RAC-Rural Arterial Commercial at 6102 Highway 411 South, Tax Map 110 Parcel 001.00.
 - 2. Discussion and possible action regarding special exceptions with limitations in the R-1 zone.
- I. Site Plans:
 - 1. Donald Walker at 2541 East Broadway - proposed drug store and retail store.
 - 2. Manuel Cornejo at 2700 E. Broadway – expansion of existing business.
- VI. Hearings:
 - A. Concept Plans: None.
 - B. Preliminary Plats – Major Subdivisions:
 - 1. Montclair Subdivision off Pineview Road - 21 lots.
 - 2. Sparks Mountain View Hideaway off Laurel Road – 17 lots.
 - 3. Homestead West Subdivision, Phase 2A.

 - B. Final Plats – Major Subdivisions:

1. Overlook at Montvale, Phase 1 off Happy Valley Rd – 24 lots.
2. Re-subdivision of Sheets Property off Clendenen Road – 4 lots.

D Preliminary and Final Plats – Major Subdivisions:

1. Re-plat of Lot 24 Ghormley Estates off Hitson Road - 4 lots.

E. Preliminary and Final Plats – Minor Subdivisions: None.

VI. Miscellaneous Items:

1. Extension of Preliminary Plat for River Ford Subdivision.

VIII. Long Range Planning:

1. Proposed amendment deleting Section 6.04(a)(1) of the subdivision regulations concerning added dimensions to corner lots.
2. Proposed amendment to zoning regulations Section 9.2.F concerning minimum lot size and density in the R-1 Rural District 1 zone where it overlaps with the Urban Growth Boundary of Maryville and Alcoa, allowing 12,000 square foot lots or 3 dwelling units per gross acre when serviced by city sewer.
3. Proposed amendment to reserved Section 4.03.5 of the subdivision regulations concerning lot line adjustments for existing standard lots without full plat (formerly Order of Standardization).

IX. Reports of Officers and Committees:

X. Unfinished Business:

XI. Other New Business:

XII. Adjournment: