

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
THURSDAY, AUGUST 28, 2008 - 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, Bruce McClellan, Bill Proffitt, Bob Ramsey, and Ed Stucky.

**Staff:** John Lamb, Director of Planning; Douglas Hancock, Planner; Roger Fields, Building Commissioner; Marlene Hodge, 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 24, 2008 minutes.
- IV. Public Hearings:
  - 1. Rezoning request at 2733 E. Broadway, from S-suburbanizing to C-commercial.
- V. Site Plans: None
- VI. Hearings:
  - A. Concept Plans: None.
  - B. Preliminary Plats – Major Subdivisions:
    - 1. Amburn Builders LLC Property off Peach Orchard Road by Amburn Builders LLC – 4 lots.
    - 2. Variance request to road grade for John C. Adler Subdivision off Flats Road by John Adler.
  - C. Final Plats – Major Subdivisions:
    - 1. Homestead West Phase 2A off East Millers Cove by Naterra Land – 20 lots.
  - D. Preliminary and Final Plats – Major Subdivisions: None
  - E. Preliminary and Final Plats – Minor Subdivisions:
    - 1. Jerry Cardin Property off Ratledge Road.

VII. Miscellaneous Items:

1. Variance request to allow combination of substandard lots of record resulting in substandard Lot 28R of Lookmont Section Top of the World along Smokerock Circle by Ronald Campbell.
2. Variance request to setbacks for the re-plat of Lot 116 Mt. Luke Subdivision off Laurel Road.
3. Variance request for encroachment into the right-of-way, CM Best Property off Ramsey Road.
4. Possible amendment to Section 9.10-A, Permitted uses. The addition of motorcycle safety training facilities.

VIII. Long Range Planning:

1. Review and discussion on amendments to TCA planning statutes in Public Chapter 1150 approved by the State Legislature effective June 13, 2008.
2. Discussion of acceleration, deceleration, and turn lanes for subdivisions.
3. Discussion regarding access off of major highways.
4. Discussion of cluster development and open space requirements.
5. Discussion on Green Infrastructure and Planning.
6. Staff reports and looking ahead.

IX. Reports of Officers and Committees:

X. Unfinished Business:

XI. Other New Business:

XII. Adjournment: