

MINUTES

LOUDON COUNTY REGIONAL PLANNING COMMISSION

MARCH 20, 2007

The March meeting of the Loudon County Regional Planning Commission was called to order at 5:30 PM. Present were Mr. Harrison, Mr. McEachern, Mr. Harris, Mr. Hemelright, Ms. Terry, Ms. McNew, Mr. Brown, Mr. Brooks, Mr. Luttrell, and Mr. Parr. Absent was Mr. Henderson.

Motion to approve the minutes of the March 20, 2007 meeting was made by Mr. McEachern, seconded by Mr. Luttrell and approved 10-0.

Agenda Item A: Request consideration of approval of rezoning approximately 2.2 acres of property located at 3901 Hwy 11 E, from R-1, Suburban Residential District to C-2, General Commercial District, referenced by Tax Map 15M, Group D, Parcel 31.00, 2nd Legislative District. Owner: Jack Sartin [07-02-26-RZ-CO(LEPR)]

Mr. Sartin was not present.

Mr. Newman described the property and location for the Board, noting the rezoning would allow for the construction of a commercial building on the property. The request is consistent with the Land Use Plan and he recommended approval of the request.

Mr. Hemelright asked what type of business was planned for the property.

County Commissioner Wayne Gardin stated that Mr. Sartin planned to use the building to store antique cars and later to expand his business.

Mr. Newman noted that a junkyard would not be a permitted use and the junkyard could not be expanded to this property without special exception approval from the BZA.

Mr. Hemelright made the motion to approve, Mr. Luttrell seconded, and motion was approved 10-0.

Agenda Item B: Request consideration of approval of rezoning approximately 20.18 acres of property located at 10616 East Coast Tellico Parkway from A-1, Agriculture-Forestry District to R-1, Suburban Residential District, referenced by Tax Map 78, Parcel 3.00, 3rd Legislative District. Owner: Laurel Properties [07-02-40-RZ-CO]

Mr. Dan Brewer of Laurel Properties was present for the applicant.

Mr. Newman explained that this request had been heard in January 2006, the Planning Commission recommended approval and the request was turned down by the County Commission. Application can be made after denial after a six month period. He cited concerns of the residents of Foothills Pointe during the previous application, and noted the applicant has modified the concept plan based on feedback from Foothills Pointe. He pointed out that East Coast Tellico Parkway is a major collector road, which was built by TVA as part of the Tellico development. TASS has upgraded the water and sanitary sewer service, which will facilitate development.

Mr. Brewer explained that they felt this was a good opportunity to develop the property under the cluster option in the R-1 District. The property lends itself to smaller lots with leftover green space. They described the plan to screen the development from the front, and also other green space throughout the development. They have also discussed selective trimming with TVA on the water edge of the property. They plan mid to upscale homes, and will achieve a 40% or greater green space area counting the TVA area.

Mr. Roger Moore, owner of parcel 8.00, stated his property is right behind the development, and no one has talked to him or his neighbors. He is concerned about his tax rate, and he and his neighbors use their property for agriculture and farming. The developers have not talked to them, but they have talked to Foothills Pointe, which is across the road. All of the surrounding property is agricultural and he is not in favor of the rezoning.

Mr. Brewer said that some of the neighbors have cut hay off of the property for the last two years, and he feels he has a good relationship with them.

Mr. Brooks made the motion to approve the rezoning, Mr. Harris seconded, and motion was approved 10-0.

Agenda Item C: Request consideration of approval of rezoning approximately 11.15 acres of property located at 3911 Ritchey Road from A-2, Rural Residential District to R-1, Suburban Residential District, referenced by Tax Map 58, Parcel 97.00, 7th Legislative District. Owner: National Recreation Properties, Inc. [07-03-45-RZ-CO]

Ms. Teri Fox was present for the applicant, Ms. Lynn Delano.

Mr. Newman described the property and location for the Board.

Ms. Fox stated Ms. Delano is purchasing the property from NRPI. Ms. Delano is from Florida, is a single mother with two children, a developer in Florida, and that she would be bringing jobs to the area. She plans 17-18 Greek style homes in the \$250-300,000 price range.

Mr. Newman asked if there was a concept plan for the property.

Ms. Fox said there was not, but that Ms. Delano had been in meetings with contractors and discussing materials, but she did not have a concept plan.

Mr. Newman stated that the request is consistent with the land use plan, but as a general rule a concept plan is needed and that County Commission would want to see a concept plan. He recommended postponement of the item until April.

Mr. Hemelright made the motion to postpone, Mr. Luttrell seconded, and motion was approved 10-0.

Agenda Item D: Request consideration of preliminary plat approval for 80 lot subdivision, Blakeley Park, located on Beals Chapel Road, referenced by Tax Map 16, part of Parcel 214.00, Zoned R-1/PUD, Suburban Residential District with Planned Unit Development Overlay of 2.5 units per acre, 6th Legislative District. Owner: Buddy White [06-12-278-SU(P)-CO]

Mr. Newman noted that the applicant was not present and recommended postponement of this item. Mr. Harris made the motion to postpone, Mr. Hemelright seconded, and motion was approved 10-0.

Agenda Item E: Request consideration of final plat approval of 52 unit Meadow Walk Villas II on 13.57 acres of property located on Hwy 11, referenced by Tax Map 11, Parcels 26.01 and 27.00, Zoned R-1/PUD, Suburban Residential District with Planned Unit Development Overlay of 3.0 units per acre. Owner: Loudon Hills, LLC [06-02-42-SU(F)-CO]

Mr. Reynolds described the property and location for the Board, noting this development will share a turn lane with Garnet Hill, the development across Hwy 11. Utilities on the site are complete, but there is still road work being done. A letter of credit would be required to cover the rest of that work. There is also a separate letter of credit for the construction of the Hwy 11 turn lane.

Mr. Newman recommended approval subject to all certifications being signed and a letter of credit for the completion of the road work.

Mr. Luttrell made the motion to approve, Mr. Hemelright seconded, and motion was approved 10-0.

Agenda Item F: Request consideration of approval of release of letter of credit in the amount of \$52,000 for Jackson Crossing [06-02-35-SU(F)-CO]

Mr. Doug Berry of Blue Ridge Development was present.

Mr. Newman recommended approval of release of this letter of credit, noting there are still Letters of Credit on further phases of the development.

Mr. Brooks made the motion to approve, Mr. Brown seconded, and motion was approved 10-0.

Agenda Item G: Request consideration of approval of release of letter of credit in the amount of \$10,000 for Derby Chase [03-02-28-SU(F)-CO]

Mr. Newman told the Board that all the work was completed on this development, and recommended approval of the release of the letter of credit.

Mr. McEachern made the motion to approve, Mr. Hemelright seconded, and motion was approved 10-0.

Agenda Item H: Quality Growth Conference March 30, 2007 in Knoxville

Mr. Newman reminded the Commissioners of the conference and let them know it was not too late to sign up.

Building Commissioner's Report

33 permits issued for the month of February with an estimated value of \$3,566,817.00 and fees of \$13,840.00.

Additional public comments

None

Announcements and/or comments from the Board/Commission

Mr. Hemelright complimented Mr. Cox on the professionalism of his building Inspectors and told the other Commissioners they should take the opportunity to meet them.

Mr. Cox invited any of the Commissioners to visit the office and spend time seeing how the office operates.

With no further comments from the Board or Commission, the meeting was adjourned at approximately 7 PM.

Signed

Dated