

## MINUTES

### LOUDON COUNTY REGIONAL PLANNING COMMISSION

APRIL 17, 2007

The April 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, Mr. Brown, Mr. Brooks, Mr. Luttrell, Mr. Parr and Mr. Henderson. Absent was Ms. McNew.

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

**Agenda Item A: Request consideration of approval of rezoning approximately 5.2 acres of property located at 1208 Town Creek Road, from R-1, Suburban Residential District to O-1, Office Professional District, referenced by Tax Map 15, Parcels 80.00, 2nd Legislative District. Applicant: Independent Healthcare Properties LLC [07-01-24-RZ-CO(LEPR)]**

Mr. Greg Vital was present for Independent Healthcare Properties.

Mr. Newman described the property and location for the Board, noting that adjoining property will be on the BZA agenda with a request for assisted living usage. He also noted that this property is within the Lenoir City Planning Region, and the Lenoir City RPC had recommended approval of the rezoning request.

Mr. Vital described the proposed project for the Board, noting that at some future time they would possibly build an office building for use along with the assisted living center if it is approved. That is why they are requesting O-1 zoning on this parcel.

Mr. Newman recommended approval of the request.

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

**Agenda Item B: Request consideration of approval of rezoning approximately 8.73 acres of property located at 4225 Town Creek Road E from R-1, Suburban Residential District to R-1/PUD, Suburban Residential District with Planned Unit Development Overlay of 5.0 units per acre, referenced by Tax Map 10, Parcel 245.00, 2<sup>nd</sup> Legislative District. Owner: Gail Farris [07-03-52-RZ-CO(LEPR)]**

Mr. Newman told the Board this item had been withdrawn by the applicant.

**Agenda Item C: Request consideration of approval of rezoning approximately 7.87 acres of property located at 14424 and 14574 Hwy 70 E, from R-1, Suburban Residential District to R-1/PUD, Suburban Residential District with Planned Unit Development Overlay District of 7.6 units per acre, referenced by Tax Map 7, Parcels 83.00 & 84.00, 5<sup>th</sup> Legislative District. Owner: Pinnacle Management [07-04-70-RZ-CO]**

Mr. Newman described the property and location for the Board. He explained for the Board that the applicant had already been granted a Special Exception in 2005 for an assisted living complex on the front portion of the property. When the Special Exception was applied for, the developer did indicate they would be submitting development plans for the rear portion of the property. He described the individual living units on the rear portion of the property, the road layout, the entrance and the left turn lane that will be installed on Hwy 70. There will also be 2800 square feet of administrative offices for the assisted living

center at the completion of the project. Future proposed additions to the assisted living facility were shown in yellow on the displayed plan. Planned are a total of 70 beds in the assisted living center and 30 individual living units on the rear of the property. The 7.6 unit density requested does not include the assisted living facility.

Mr. Chris Sharp, Civil Engineer, explained the traffic study had been done in association with the requirement for the left turn lane, but the traffic study was also done for the information regarding the traffic impact. He also noted state permits will be obtained in regards to the stream that runs through the property.

Mr. Luttrell asked how many stories the assisted living center would be, and Mr. Sharp displayed a color rendering of the one story building.

Mr. Gary Keckley, co-developer and architect, also noted that the portion of the development on the rear of the property will also share the common area of the assisted living building.

Mr. Newman noted that the density of this development is higher than typically approved, and asked the traffic engineer to speak to this.

Mr. Don Moore noted that the daily volume will be slightly higher than with a single family development, and there will be some peak time usage, but there is more "internal capture" with the development with the residents going to the assisted living area for the common events. He expected a 20% overall reduction from a normal single family development, due to the assisted living facility. There is also a left turn lane and a second right-in, right-out driveway that will help spread out the volume.

Mr. Sharp also noted there is additional storage area in the left turn lane than would be required.

Mr. McEachern asked if the PUD Zoning would stay in place if the project was not developed or if the Board could attach the zoning to an assisted living or senior usage only.

Mr. Newman said the zoning change would go with the property, but the Board could attach a condition to it.

Mr. McEachern made the motion to approve the zoning request, attaching the provision that the zoning only applies if the property is developed as a senior living community. Mr. Hemelright seconded, and motion was approved 10-0.

**Agenda Item D: Request consideration of preliminary plat approval for 78 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, 6<sup>th</sup> Legislative District. Owner: Buddy White [06-12-278-SU(P)-CO]**

Mr. Richard LeMay was present for the applicant.

Mr. Newman noted this item had been on the March agenda and had been postponed because the applicant was not present. He described the property and location for the Board, noting that with the 2.5 per acre density, there could be 100 homesites, but there are only 78 being requested. Sanitary sewer and public water are available. Dedication of 1.4 acres of open space are required and 2.5 are being shown, mostly around the cell tower that is located on the property. Still required are the grading plan and storm water calculations, and he also requested the landscape berm be continued to Lot 1, with the walking trail being brought to the sidewalk. He recommended approval of the preliminary plat.

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

**Agenda Item E: Request consideration of approval of amendment to Loudon County Flood Damage Prevention Resolution [06-10-214-RGZ-CO]**

Mr. Newman explained that the reason for this amendment concerned the effective dates of the maps, which was not available at the time the resolution was passed.

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

**Agenda Item F: Request consideration of approval of amendment to Greenback Floodplain Ordinance**

**[06-10-219-RGZ-GB]**

Mr. Newman explained that the reason for this amendment concerned the effective dates of the maps, which was not available at the time the ordinance was passed.

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

**Building Commissioner's Report**

59 permits issued for the month of March with an estimated value of \$5,704,896.00 and fees of \$22,355.00.

**Additional public comments**

None

**Announcements and/or comments from the Board/Commission**

Mr. Parr and Mr. Hemelright both commented on the East Tennessee Quality Growth Conference they attended.

With no further business, the meeting was adjourned at approximately 6:20 PM

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Signed

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Dated