

## MINUTES

### LENOIR CITY REGIONAL PLANNING COMMISSION

MARCH 6, 2007

The March meeting of the Lenoir City Regional Planning Commission was called to order immediately following the BZA meeting. Present were Mr. Harris, Mr. Lingenfelter, Ms. Ross, Mr. Simpson, Mr. Ghormley and Mr. Wilkerson. Ms. Watson was absent.

Motion to approve the minutes of the February 6, 2007 meeting was made by Ms. Ross, seconded by Mr. Ghormley and approved 6-0.

**Agenda Item A: Request consideration of approval of rezoning approximately 9.33 acres of property located at 1208 Town Creek Road connecting to Shaw Ferry Road, from R-1, Suburban Residential District to C-2, General Commercial District, referenced by Tax Map 15, Parcels 80.00, 95.00 & 96.00, 2nd Legislative District. Applicant: Independent Healthcare Properties LLC [07-01-24-RZ-CO(LEPR)]**

Mr. Newman described the property and location for the Board. He noted it was in the planning region for Lenoir City, therefore a recommendation from this Board was also needed when the recommendations went to County Commission.

Mr. Greg Vital, Mr. Dean Rodder and Ms. Becky Browder were present for the applicant. Mr. Vital described the assisted living center and Alzheimer's facility that was planned, noting the name would be MorningPoint of Lenoir City. There are three parcels involved and they will be accessed from two different points. They will have to wait for sewer upgrades to the area before building.

Mr. Simpson asked if they had considered annexation for the property.

Mr. Vital stated that they may ask for annexation after the facility is complete and may request annexation after they are finished with the project.

Mr. Newman told the Board that in the county, this type of development is typically permitted in the R-1 district through a Special Exception. He would prefer they pursue the Special Exception since this property is located in a residential area, and there is no direct access to Hwy 321. The Land Use Plan recommended residential use in the area, and multi-family is a residential use. If for some reason this property were sold with a C-2 zoning, there would be no restrictions on the range of other commercial uses that could be developed. The applicant may want to re-evaluate their request, as the county has approved Special Exceptions for their proposed usage in the past.

Mr. Vital stated they had considered having medical offices on the bluff behind the hospital.

Mr. Newman said that a P-1 Zoning would allow this use.

Mr. Vital asked if they could back up and change the request and Mr. Newman said they would need to re-submit the request for the next meeting.

Mr. Vital withdrew this request and will re-submit.

**Agenda Item B: 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, 2<sup>nd</sup> Legislative District. Owner: Jack Sartin [07-02-26-RZ-CO(LEPR)]**

No one was present for this item.

Mr. Newman described the property and location for the Board, noting the Land Use Plan supports commercial use in this area. He does not know of any immediate plans for the property, but he did note that C-2 did not include use for a salvage yard. He recommended approval of the request.

Mr. Simpson made the motion to approve, Mr. Ghormley seconded, and motion was approved 6-0.

**Agenda Item C: Request consideration of approval of annexation, zoning and plan of services for 5.36 acres of property located at 6068 Hwy 70E, referenced by Tax Map 10, Parcel 167.00 Owner: Tony Hale [07-02-36-AN-LE]**

Mr. Hale was present. He told the Board he had acquired the property between the Creekwood and Rockingham developments. He wants to add this property to the Creekwood project as R-4, with an entrance from Creekwood, and no access from Hwy 70

Mr. Simpson made the motion to approve, Mr. Lingenfelter seconded, and motion was approved 6-0.

Mr. Simpson asked if Mr. Hale would be interested in annexing Rockingham, and Mr. Hale said that there were too many property owners in the development at this point, and that at the time Rockingham was developed it was not contiguous to the city limits.

**Agenda Item D: Request consideration of final plat approval of The Masters, Phase 2, a 13 lot development on Oak Chase Boulevard, referenced by Tax Map 6, Parcel 74.00 & Part of Parcel 75.00 and Tax Map 6L, Group B, Parcel 9.00, Zoned R-1, Suburban Residential District, 5th Legislative District. Owner: Daryl Weldon [06-07-146-SU-(F)-CO(LEPR)]**

The applicant was not present.

Mr. Reynolds described the property and location for the Board. He also described the walkway system that is planned, and three lots that need their square footage increased to meet the 7500 sq. ft. minimum.

Mr. Newman recommended approval contingent on a \$10,000 letter of credit to secure the right-of-way reseeding and construction of the walking trail.

Mr. Ghormley made the motion to approve, Ms. Ross seconded, and motion was approved 6-0.

**Agenda Item E: Request release of \$28,000 letter of credit for the completion of wearing surface in Harrison Glen Subdivision, Unit I. Owner: Mallard Bay Properties [04-03-63-SU-LO]**

Mr. Newman noted that the wearing surface is complete, and additional letters of credit were still being held for additional improvements. He recommended release of this letter of credit.

Mr. Wilkerson made the motion to release, Mr. Simpson seconded, and motion was approved 6-0.

**Agenda Item F: Information regarding Quality Growth Conference March 30, 2007 in Knoxville**

Mr. Newman gave information to the Board about the conference, noting the registration deadline is March 16, 2007

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

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Signed

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Dated