

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

APRIL 3, 2007

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

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

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 and Ms. Becky Browder were present for the applicant.

Mr. Newman described the request for the Board, noting that the item had been withdrawn by the applicant at the March meeting due to a misunderstanding in how the property would be used and an inconsistency with the Land Use Plan. Mr. Newman recommended approval of the request for the O-1 zoning on this parcel, noting the two parcels on Shaw Ferry Road would have a Special Exception application filed for use as an Assisted Living facility. He also noted a site plan would be submitted and the proposed entrance would need to be reconfigured.

Mr. Simpson made the motion to recommend the approval of the request, Mr. Wilkerson seconded, and motion was approved 6-0.

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, 2nd Legislative District. Owner: Gail Farris [07-03-52-RZ-CO]
Mr. Richard LeMay was present for the applicant.

Mr. Newman noted this property was in the county, but was located in the Lenoir City Planning Region. There was a concept plan displayed for the Board, and Mr. Newman noted that the area is

predominately single family residential on 5 acre or larger tracts, with horse boarding facilities nearby. The Land Use Plan proposes Medium Density Residential use for most of the area.

Mr. LeMay stated that they targeted density on this property is 4.8 units per acre, with attached townhomes.

Mr. Newman noted that while the land use plan supports higher density development in the area, there are other factors which must be considered. A medium density use will significantly change the character of the area. Town Creek Road is not adequate to support the significant increase in traffic that would occur from medium density residential development in the area. Sewer service is not presently available because of the line replacement required along Town Creek. Sewer is required for the requested zoning. Because of all these issues, Mr. Newman recommended the request be denied. Reapplication could be scheduled in six months when the status of the public sewer could be re-evaluated.

Mr. LeMay asked if the rezoning could be approved on the condition that sewer be made available.

Mr. Newman stated he also had concerns with the density, and would only recommend 2.5 units per acre. The PUD requirements include sewer, and he recommended the applicant reapply in 6 months. If Ms. Farris wishes to go forward, she can always withdraw the request before County Commission hears it.

Mr. Wilkerson made the motion to deny the request, Ms. Ross seconded, and motion to deny was approved 6-0.

Agenda Item C: Review road construction plans for Town Creek right of way road improvement plan connecting Hwy 321 to Old Hwy 95 [07-03-62-TR-LE]

Mr. Newman described the property and location for the Board, noting that Dr. Overholt is the primary property holder, but he has sold 53.5 acres to Mimms Enterprises in Atlanta.

Mr. Harold Cannon, Mr. Steve Drummond of Cannon and Cannon Engineers were present to describe the proposed road plan for the property to connect Hwy 95 and Hwy 321. He described the 4 11' side lanes, a 3' bicycle lane and a 26' wide curb to curb median, showing where each of the roads tie into the highways. There are traffic signals planned at two locations on Hwy 321 and one signal at DOC Blvd and the Town Creek Parkway to help with school traffic. There will be no non-signalized median cuts, and access will be limited to key points. Kingston Street will be modified with turn lanes, and a new lane will be created on Hwy 321 for first turns. There will be 7' sidewalks on both sides of major streets. The design speed is 45 MPH, but 35 MPH on each end due to horizontal restrictions.

Mr. Simpson asked about the access road to the school, and Mr. Cannon noted the school is doing a master plan for expansion and office circulation, and they are waiting for that to be finalized by the school board.

Mr. Cannon also noted that they and Mimms are working with LCUB regarding the sewer, and they should have a schedule for all the construction by June.

Mr. Newman noted that the sewer improvements could not be done easily without this project. He recommenced approval of the road alignment and cross sections.

Ms. Watson made the motion to approve the road alignment, cross section with the contingency for the Lenoir City Middle school connector to be added from DOC Blvd. to the middle school. Mr. Wilkerson seconded and motion was approved 6-0.

Agenda Item D: Review proposed site plan for The Market at Town Creek, referenced by Tax Map 16, Parcel 84.00, consisting of 53.5 acres of property, Zoned C-3, Highway Commercial District. Owner: Mimms Enterprises, Inc. [07-03-50-SP-LE]

Mr. Newman described the property and location for the Board, noting it is part of the property purchased by Dr. Overholt from the Eldridge family. Part of this property contains a segment of the Town Creek Parkway. The property contains two major intersections with Hwy 321, at the hospital entrance and the Wal-Mart entrance near ORNL Credit Union, both of which will be signalized intersections. There will also be a right in/right out lane for the retail section of the property fronting on Hwy 321.

The representative for Mimms Development stated that they are almost ready to move forward with the project with approval by the RPC and Corps of Engineers. There will be a large grocery store, another large box retailer, and some small retail stores in the project. They are currently in the process of marketing the small retail areas at this time. They are coordinating with LCUB and Cannon & Cannon on all utilities. They are also working with TVA to elevate one of their towers.

Mr. Newman noted there is no action required on this item.

Agenda Item E: Request consideration of release of letter of credit in the amount of \$18,000 for completion of road improvements in The Links at Avalon [03-09-222-SU(F)-CO]

Mr. Newman told the Board the wearing surface is complete for this project and recommended release of the letter of credit.

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

Agenda Item F: Discussion of workshop request by Mayor Brookshire prior to May 1st RPC meeting.

After consultation among staff and members, it was decided to hold the requested workshop April 19th at 5:00 PM. A public hearing notice will be published in the newspaper and reminders will be sent out to the Board.

**Mr. Simpson made the motion the following item be added to the agenda:
Discussion of street lights in Harrison Glen.**

Ms. Ross seconded the motion, and item was added to the agenda after a vote of 6-0.

Mr. Simpson stated he had been contacted about the lack of working street lights in this development.

Mr. Newman stated he had talked to Mayor Brookshire on the previous day, and he would suggest the RPC advise the developer that no more building permits may be issued in the development until the issue is remedied. He noted that some of the lights work, but in the undeveloped portions of Harrison Glen. The developer is aware the problem needs fixed.

Mr. Simpson made the motion that the contractor be informed that the RPC has made the recommendation to the Mayor that Ms. Bogus issue no more permits until the streetlights in the developed area are installed and working. Mr. Wilkerson seconded, and motion was approved 6-0.

Mr. Newman said he would write the letter to the Mayor advising him of the RPC's action.

With no further comments from the Board, the meeting was adjourned at approximately 8:00 PM

Signed

Dated