

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

JUNE 5, 2007

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

Motion to approve the minutes of the May 1, 2007 meeting was made by Ms. Ross, seconded by Mr. Ghormley and approved 6-0.

Request consideration of approval of rezoning approximately 2 acres of property located at 1601 Hwy 11 from R-1, Suburban-Residential District to C-2, General Commercial District, referenced by Tax Map 26B, Group A, Parcels 39.00, 40.00 & 41.00. Owner: David Blanton [07-05-102-RZ-CO(LEPR)]

No one was present for this item and it was postponed until the end of the meeting.

Request consideration of approval of rezoning approximately 1.339 acres of property located at the intersection of Old Highway 95 and Foothills Drive from R-1, Suburban-Residential District to C-2, General Commercial District, referenced by Tax Map 15, Parcel 216.00. Owner: Ross Family Trust [07-05-105-RZ-CO(LEPR)]

Mr. Voiter Kromon, European Car Specialists, stated he wished to use the property for an auto repair shop such as found in Europe, which would be a neighborhood service. He cannot afford property on Hwy 321 or on Kingston Pike. He already has his business in Loudon County, which consists of a repair shop, a body shop and a paint shop, but he only works on European import vehicles. He showed a map of the property noting what property could be utilized due to the TVA easement. He noted commercial businesses across the highway and this would be a nice spot for his business. The building would be concrete block walls (6000 SF), office space (3,000 SF). TVA will allow parking under the easement. This would be a better property than he currently using at Dixie Lee Junction as it only has 1400 SF. He also needs to add two employees. He stated he keeps everything clean and would be a good neighbor.

Mr. Newman described the property and location for the Board and noted the Land Use Plan does not support a commercial use in this location.

Mr. John Raynor spoke in support of the rezoning, noting that trees would be planted between Executive Meadows condos and the business. There would be a fence along the property. There is only one house next to the property with no windows, the expressway, and the condos. None of the parcels concerned will be directly next to the business. The lot is not useful for residential unless it is multi-family, and then the expressway would still be a problem.

Ms. Carol Ross Harris of Lenoir City stated that her family inherited the property which her parents bought in the 1950's. The interstate took part of the property, eminent domain took some of the property to provide Little Mountain Estates an entrance, and she is not sure when TVA established their easement. This is all of the property that is left of what her parents bought to build a home, and all the usable space is in one corner. They have been unable to sell the property for residential due to the noise. They did not buy this property to just resell it.

Mr. Paul Rogers presented a petition from Executive Meadows residents, Little Mountain Estates residents and the residents of Little Mountain vistas opposing the rezoning.

Board Member Eddie Simpson recused himself from the vote, as he is an adjoining property owner, but spoke in opposition of the rezoning citing home values.

Mr. Ghormley made the motion to deny the request, Ms. Watson seconded, and motion was denied 4-1 with Mr. Lingenfelter voting nay.

Request consideration of approval of rezoning approximately 2 acres of property located at 1601 Hwy 11 from R-1, Suburban-Residential District to C-2, General Commercial District, referenced by Tax Map 26B, Group A, Parcels 39.00, 40.00 & 41.00. Owner: David Blanton [07-05-102-RZ-CO(LEPR)]

No one was present for this item.

Mr. Newman described the property and location for the Board, noting the existing business is grandfathered in. The Land Use Plan supports a business use. He also noted that the access to the property is unusual, as the driveway ties into Huntsville Hollow Road. He recommended deferring any action due to the condition of the property, where a mess has been made with fill dirt. There needs to be a plat to clean up and revegetate the property. He recommended deferring a decision until the site is remediated.

Ms. Watson made the motion to defer, Mr. Lingenfelter seconded, and motion was approved 6-0.

Viewed Quality Growth Conference video about regional development in East Tennessee

With no further business, the meeting was adjourned at approximately 7:00 PM

Signed

Dated