

AGENDA

LENOIR CITY REGIONAL PLANNING COMMISSION

JULY 10, 2007

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

Motion to approve the minutes of the June 5, 2007 meeting was made by Ms. Ross, seconded by Ms. Watson and approved 7-0.

Agenda Item A: Request consideration of approval of plans for Town Creek Parkway, referenced by Tax Map 15, Parcel 200.00. Owner: MZEE, LLC [07-06-133-TR-LE]

Mr. Harold Cannon of Cannon and Cannon Engineers was present for the owner.

Mr. Newman noted that the preliminary alignment of the parkway had been approved, and this review is a formality of the construction plans for the roadway.

Mr. Cannon asked that Board members move to the large table at the front of the room to review the large layout of plans. He described the streets, the bike lanes and the detention areas. He also noted that this parkway will have limited access points and there will be no non-signalized access points. He also described the grades and elevations of the property.

Ms. Ross made the motion to approve, Ms. Watson seconded, and the plans were approved 7-0.

Agenda Item B: Request consideration of final plat approval of Carrington, a 106 lot subdivision (104 residential, 2 common property) located on Town Creek Road, referenced by Tax Map 10, Parcel 166.00, Zoned R-4, Residential District, Owner: Tony Hale and Ed Loy [06-07-138-SU(F)-LE]

Mr. Tony Hale was present.

Mr. Reynolds described the property and location for the Board, noting there had been only slight changes from the preliminary plat. There are some technical revisions that need to be finished on the plat, and an \$83,000.00 letter of credit would be required before the plat could be signed. The road has been graded and utilities have been installed.

Mr. Simpson made the motion to approve, Mr. Lingenfelter seconded, and motion was approved 7-0.

Agenda Item C: Discussion of the Norfolk Southern letter.

Mr. Newman explained that he had sent a letter to Norfolk Southern regarding the carworks site in Lenoir City. Since that letter was written, the EPA and TDEC have agreed to other alternatives to capping the site, and environmental firms have been contacted by Norfolk Southern to research other options for the property.

Mr. Simpson told the Board that Norfolk-Southern had obtained a restraining order to prevent the city from taking core samples to see what was actually on the site.

Mr. Newman noted that there would not be anything in the near future for the Board to consider regarding this property.

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

Signed

Dated