

## MINUTES

### LENOIR CITY REGIONAL PLANNING COMMISSION

AUGUST 7, 2007

The Lenoir City Regional Planning Commission was called to order at 6:00 PM. Present were Mr. Ghormley, Ms. Watson, Mr. Lingenfelter, Mr. Simpson, and Mr. Wilkerson. Absent were Ms. Ross and Mr. Grindstaff.

**Agenda Item A: Request consideration of approval to rezone property located at 2010 Beals Chapel Road containing approximately 16.65 acres, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 16, Parcel 377.00, from R-1/F-1, Suburban Residential District and Floodplain District, to R-1/PUD 3.0/F-1 Suburban Residential District with Planned Unit Development Overlay District at 3.0 units per acre/F-1 Floodplain District Owner: Lillian Hodge [07-06-140-RZ-CO(LEPR)]**

Mr. Richard LeMay was present for the applicant.

Mr. Newman explained that the request was for a PUD overlay to allow development at 3 units per acre. The F-1 area will remain as it is. This request and the Item B request are combined on the concept plan that was submitted, as the property adjoins a section that has already been rezoned with a 3.0 overlay.

Mr. Lemay noted that the topography of the land is steep, and if developed without the property being discussed, it would require a significant cut. They have found that the rest of the family is willing to sell, and they would like to combine the projects.

Mr. Newman noted that the Land Use plan supports residential development. There is sewer and water available. There are issues with Beals Chapel Road and the railroad underpass and alignment. He had previously recommended a density of 2.0 on the previous request because of these issues, but County Commission approved the 3.0 unit density. Because of the same concerns as he had on the previous rezoning, he recommended a density of 2.0 on this property, also.

Mr. Wayne Gardin, Loudon County Commissioner, spoke in favor of the 3.0 unit density in this rezoning. He stated he had taken care of the problems with the proposed alignment on the railroad underpass, and there are also five ways in and out of this site. He further stated that the width of the underpass is 24' and within 10 days the utilities will be relocated and the Road Commissioner will be starting on the road realignment.

Mr. Wilkerson asked if the developer would help the county pay for the realignment of the road.

Mr. Gardin stated it was not going to take much money, probably between \$5000 and \$10,000 dollars. He stated that the County Mayor had pledged support with whatever it takes to get this done.

Mr. Simpson said he saw no purpose in recommending 2.0 density on this property when the adjoining property was rezoned to 3.0 density.

Mr. Lingenfelter made the motion to approve as requested, Mr. Simpson seconded, and motion was approved 5-0.

**Agenda Item B: Request consideration of approval to rezone property located on Beals Chapel Road containing approximately 67.24 acres, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 16, Parcel 214.00 & part of Parcel 234.00, from R-1/F-1, Suburban Residential District and Floodplain District, to R-1/PUD 3.0/F-1 Suburban Residential District with Planned Unit Development Overlay District at 3.0 units per acre/F-1 Floodplain District  
Owner: James White [07-06-141-RZ-CO(LEPR)]**

Mr. Richard LeMay was present for the applicant.

Mr. Newman described the property and location for the Board. He stated that based on previous plans submitted, this would encompass what is left of the golf course. He noted that the entrance to the golf course currently receives limited usage, and the addition of the development on the first nine holes combined with the units already approved will add approximately 302 units to the entire area, which is a significant amount of additional traffic. He recommended postponing the request until a traffic impact study could be conducted.

Mr. LeMay stated the reason the 3.0 density was being requested was because there is a significant floodway through the property. After looking at the plans again, Mr. White would like to request 2.0 units per acre. He noted that holes 10-18 were scheduled to be subdivided first, then a portion of the condominiums behind holes 1-9, and it could be several years before this section is started.

Mr. Newman said he would recommend a traffic impact study be conducted at the time of preliminary plat submittal.

Mr. Simpson made the motion to approve the request at 2.0 units per acre contingent on a traffic study being conducted at the time the preliminary plat is submitted. Mr. Lingenfelter seconded and motion was approved 5-0.

With no further business, the meeting was adjourned at approximately 7:15 PM

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Signed

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Dated