

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

JANUARY 8, 2007

The January meeting of the Lenoir City Regional Planning Commission was called to order immediately following the Board of Zoning Appeals meeting. Present were Mr. Ghormley, Ms. Watson, Mr. Lingenfelter and Mr. Wilkerson. Ms. Ross arrived during the discussion of Item A.

Motion to approve the minutes of the December 6, 2007 meeting was made by Ms. Watson, seconded by Mr. Wilkerson and approved 4-0.

Agenda Item A: Request consideration of final plat approval of 3 lot re-subdivision of property located at Shaw Ferry Road and Town Creek Road, referenced by Tax Map 15, Parcels 95.00, 96.00, and 80.00, Zoned O-1, Office Professional District and R-1, Suburban Residential District, 2nd Legislative District. Owner: Independent Healthcare Properties [07-0-11-264-SU-CO(LOPR)]

Mr. Franklin Ferrell was present for the applicant.

Mr. Newman described the property and location for the Board, noting the property line that was being eliminated and how the property is being re-subdivided. He recommended approval of the request.

Ms. Watson made the motion to approve, Mr. Lingenfelter seconded, and motion was approved 5-0.

Agenda Item B: Request consideration of final plat approval of 3 lot subdivision of 8.87 acres of property located on Mountain View Road, referenced by Tax Map 20-A, Group C, Parcels 10.00, 11.00 & 12.00, Zoned R-1, Low Density Residential District, 2nd Legislative District. Owner: Jason Hart [07-11-262-SU-CO(LEPR)]

Mr. Hart and Mr. Ray Evans were present.

Mr. Newman described the property and location for the board, noting the property had belonged to the Evans family and was subdivided several years ago. Mr. Hart is the current owner that purchased all three of these lots. He plans to keep the largest lot for himself and sell the remaining two. The remaining two are smaller and more the size of the lots in Harrison Hills. The re-subdivision conforms to the subdivision regulations recommended approval.

Ms. Ross made the motion to approve, Mr. Lingenfelter seconded, and motion was approved 5-0.

Agenda Item C: Request consideration of approval of rezoning 11 acres of property located at the corner of McGhee Blvd and Kelly Lane from R-2, Medium Density Residential District to C-3, Highway Commercial District, referenced by Tax Map 20-D, Group H, Part of Parcel 3.00, 2nd Legislative District. Owner: Ingles Markets Inc. [07-11-258-RZ-LE]

Mr. Ben LaFrombis with Ingles Markets was present. He described the concept plan for replacement of the existing store, building the new center behind the current store before demolishing the existing center. The property behind the current center is part of a much larger track, but they are only purchasing 11 acres of that tract immediately adjacent to this center. It is currently zoned R-2, and they are requesting it be rezoned to C-3. He noted a significant grade change with a tree buffer between where they plan the store and the existing residences. If the property were to be used for residential, it would not be desirable housing being located behind a shopping center. He displayed the concept plan and showed the Board where the existing buildings were, the existing entrances, and the proposed building and entrances. Ingles will be the only tenant in the new center, doubling the size of their store from 45,000 square feet to 90,000 square feet. He stated this would be a good use of the land and would enhance area values.

Mr. Newman noted the Land Use Plan specifies multi-family residential, what is being proposed is an expansion of an existing use and compatible with the commercial that is already on Hwy 321. It would be appropriate to amend the Land Use Plan and he recommended approval of the rezoning to commercial.

Ms. Watson made the motion to approve, Mr. Wilkerson seconded, and motion was approved 5-0.

Agenda Item D: Request consideration of approval of annexation, zoning and plan of services for property located at Hwy 588 Hwy 70 W, referenced by Tax Map 9, Parcel 96.00, 5th Legislative District. Owner: Seigler Building and Development [07-12-270-AN-LE], and review concept plan for proposed 188 unit Lenoir City Apartment Complex on adjacent property.

Mr. Buddy Sexton and Mr. Chip Seigler were present.

Mr. Newman noted the Board had a copy of the Plan of Services and Annexation ordinance for Parcel 96.00. The owners propose to develop the adjacent property for a multi-family use. If Parcel 96.00 is annexed and rezoned, it will be incorporated as part of the multi-family project. The proposed plan of services is consistent with the items required by Lenoir City and LCUB. The rezoning request is consistent with the adjacent properties. The concept plan is not part of this item as an approval item, but the owners want feedback from the Planning Commission before they go further with engineered plans for the property.

Mr. Sexton said that they had originally planned homes on the property, but after discussions with Mr. Newman they hired a research firm and found that for 2000 homes built in the area, only 69 rental units had been built. With 23% of the population renting homes, they decided to do a nice multi-family rental complex. They are aware of the sewer problems with LCUB and those are being addressed with upgrades that the developers will pay for. Other developers have agreed to participate with them on those upgrades. By the time they are ready for the sewer service the upgrades will be complete.

Mr. Newman further described the concept plan for the development to the Board, noting the developers will be negotiating an easement with Bowater for their access to Hwy 321. The road through the property will not be a public road, and the units will be a mix of 1, 2, and 3 bedroom units. Although this is only a concept plan, it meets the zoning regulations, density requirements, and parking requirements for this type of use.

Ms. Ross asked if there would ultimately be a traffic light at the intersection on Hwy 321. Mr. Newman said that would be determined by traffic counts and TDOT.

Mr. Wilkerson expressed concern about what he considered an “automatic R-2 Zoning” on annexed properties.

Mr. Newman explained that the property owner requests the type of zoning they would prefer, and in this instance it was R-2, the same as the adjoining property.

Ms. Ross made the motion to approve the annexation and plan of services, Ms. Watson seconded, and motion was approved 5-0.

Agenda Item E: Request consideration of approval of release of letter of credit for improvements to Allenbrook, Phase 4, in the amount of \$50,000 for completion of road improvements.

Mr. Newman noted that the developer has completed this road segment and he recommended release of the letter of credit.

Ms. Ross made the motion to approve, Mr. Wilkerson seconded, and motion was approved 5-0.

Agenda Item F: Request consideration of approval of release of letter of credit for improvements to Stone Harbour, Phase I, in the amount of \$98,217 for completion of road improvements.

Mr. Newman made the recommendation to reduce this letter of credit to \$25,000, as the landscape berm across the front of the property along Lakeview Drive has still not been completed.

Mr. Wilkerson made the motion to reduce the letter of Credit to \$25,000, Ms. Ross seconded, and motion was approved 5-0/

Agenda Item G: Request consideration of approval of reduction of letter of credit from \$147,000 for Harrison Glen Unit 2 for road surface, erosion control, left turn lane and curb backfill.

Mr. Newman said all the work has been completed except the left turn lane. The developer is prepared to build that, but with other road improvements that are being made to Harrison Road now work has been started on this part yet. He recommended the Letter of Credit be reduced to \$100,000.

Ms. Watson made the motion to approve the reduction, Mr. Lingenfelter seconded, and motion was approved 5-0.

Agenda Item H: Request consideration of approval of reduction of letter of credit from \$23,000 for Harrison Glen Unit 3 for road surface and landscaping.

Mr. Newman told the Board the landscape berm between Unit 3 and Harrison road was required, but had not been done. He recommended no reduction of this letter of credit.

Ms. Ross made the motion to not reduce this letter of credit, Mr. Lingenfelter seconded, and motion was approved 5-0.

Announcements and/or comments from the Board/Commission

Mr. Wilkerson asked about a turn lane for Carrington from Town Creek Road.

Mr. Newman said he would check the plans, but he did not recall one being required. He did think that an acceleration/deceleration lane had been required at the entrance.

Ms. Ross asked if the Mimms Group had finished the work at Town Creek Road and if it was ready to be reopened.

Mr. Newman said he would check with Dale Hurst about the status of that road.

With no further business, the meeting was adjourned at approximately 7:10 PM

Signed

Dated