

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

AUGUST 5, 2008

The August meeting of the Lenoir City Regional Planning Commission was called to order at 6:00 PM. Present were Ms. Ross, Mr. Wilkerson, Ms. Watson, Mr. Simpson, Ms. Dunn, Mr. Lingenfelter, Mr. White and Mr. Thomas.

Motion to approve the minutes of the June 3 2008 meeting was made by Ms. Watson, seconded by Mr. Lingenfelter and approved 8-0.

Agenda Item A: Request consideration of approval of rezoning approximately 2.43 acres of property located at 1200 W. Simpson Road (M & M Marine) from R-1, Low Density Residential District to C-3, Highway Commercial District, referenced by Tax Map 15, Parcel 365.00. Applicant: Bill Furlong, Owner: Bill Mellon [08-06-167-RZ-LE]

Mr. Bill Furlong, the real estate agent that has the property listed was present for the applicant. He stated the property had always had a commercial use, but when he was researching the property when he listed it he found the property was actually zoned R-1.

Mr. Simpson stated the road had never been accepted, and that issue has never been resolved.

Mr. Dale Hurst, City Administrator, stated he felt the city responsibility stops about 15' from the fence to the property.

Mr. Newman noted that parcel 366.00 which contains the road is owned by the city. The property is surrounded by commercial properties with access to that same road.

Mr. Simpson asked for a clarification of who has the responsibility for the road.

Mr. Furlong asked what if the road is not accepted and who had the responsibility to determine responsibility.

Mr. Hurst said the city streets superintendent, J.J. Cox would have that responsibility.

Mr. Furlong asked the request be postponed for one month until that determination could be.

Mr. Simpson made the motion to postpone, Mr. Wilkerson seconded, and motion was approved 8-0.

Agenda Item B: Request consideration of approval of site plan for 208 unit apartment complex located on 13.655 acres between Highway 321 and Highway 70, referenced by Tax Map 9, Parcel 97.00, Zoned R-2, Medium Density Residential District, 5th Legislative District. Owner: Pike Properties [08-07-170-SP-LE]

Mr. Buddy Sexton, and architect Mark Allen were present.

Mr. Newman described the property and location for the Board, noting that when the property was annexed into the city it was zoned R-2, and there was a concept plan presented for the property. The negotiations between the owner and Bowater proved unsuccessful for providing an easier access to the property, but the property will be accessed only to Hwy 321 with only a right in, right out access, and there will not be a median cut. The property is an unusual shape, and will contain 208

units in nine buildings. The property slopes towards Hwy 70, and the drainage will needs are addressed with a culverts and detention areas.

Mr. Allen told the board the apartments would be stick built, have hardy-board lapped siding and brick with aluminum insulated windows and asphalt shingles. They are three story units that are fully sprinklered.

Mr. Allen said they would not be getting into the creek, and the maintenance will stay exactly the same as it is except for the addition of culverts. The detention area can be fenced to keep children out of it. Some of the apartments can be made handicap accessible. He said that TDOT would not allow a median cut, but there will be accel and decel lanes, as the right of way was wide enough for that.

Mr. Simpson asked if these were low-income or subsidized units.

Mr. Sexton said these were not subsidized and they will charge market rents. They are financed by HUD, but there is no voucher system for these units.

Mr. Allen said the units would be similar to the addition that was just made to LondonTown Apartments in Knoxville.

Mr. Simpson asked about amenities.

Mr. Sexton said there would be a clubhouse, a pool, a mail gazebo, and a pool gazebo that would contain a grill and a sink, and also underground utilities.

Mr. Newman recommended approval subject to the comments that had been returned to the engineer.

Mr. Buddy Hall stated he lives next to this project and asked if tiles would be used in the creek.

Mr. Allen said they planned to use 2 36" tiles.

Mr. Hall asked how the developer planned to keep people from coming into his field and expressed concern about liability.

Mr. Sexton said he would have to depend on his management to keep people out and Mr. Newman said Mr. Hall should post "No Trespassing" signs.

Mr. Hall asked about a light buffer and a visual buffer.

Mr. Newman said there would be lighting for safety purposes, but no excessive lighting. There will be a fist growing evergreen buffer along the edge of the property.

Mr. Allen said they want minimal change to the property when Mr. Hall expressed concern about the lay of the land being raised and water being thrown onto his property.

Mr. Simpson asked that Mr. Hall's concerns be reflected in the minutes.

Mr. Simpson made the motion to approve based on Mr. Newman's recommendations and Mr. Hall's concerns being addressed. Ms. Watson seconded and motion was approved 8-0.

Agenda Item C: Request consideration of approval of site plan for 108 unit apartment complex located on 5.11 acres of property on Tom Lee Road, referenced by Tax Map 15, Parcel 194.00 and part of Parcel 182.00, Zoned R-2 Medium Density Residential District, Owners: Robert Robinette & Stefanie Vann Robinette [08-07-176-SP-LE]

Mr. Newman told the Board this item had been withdrawn for this month.

Agenda Item D: Request consideration of approval of revision to Section 11-408 C-3 Highway Commercial District , Lenoir City Zoning Ordinance, Permitted Uses, Section 1, adding H. Home Improvement Stores – Staff [08-07-168-RGZ-LE]

Mr. Newman told the Board that Lowe’s is considering locating a store in Lenoir City, and even though home improvement stores were allowed under the general retail classification, they had asked they be added as a specific allowed use.

Ms. Watson made the motion to approve, Mr. Wilkerson seconded, and motion was approved 8-0.

With no further business, the meeting was adjourned at approximately 7:30 PM

Signed

Dated