

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
DECEMBER 5, 2007

The December meeting of the Loudon Regional Planning Commission was called to order at 12:30 PM. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Greenway, Mr. Garner, Mr. Gammons, and Mr. Brewster. Absent were Mr. Melton and Ms. Millsaps.

Motion to approve the minutes of the November 7, 2007 meeting was made by Mr. McEachern, seconded by Mr. Gammons and approved 7-0.

Agenda Item A: Request consideration of final plat approval of Rivers Edge II, 16 lots on 18.49 acres of property located on River Road, referenced by Tax Map 40, Parcel 44.00, Zoned R-1-S Single Family Residential District. Owner: Wilkinson Land Development [07-11-227-SU(F)-LO]

Mr. Wilkinson was present.

Mr. Newman described the property and location for the board, the preliminary plat approval, and the considerable amount of construction work that had been completed. The road is in, as are the utilities, but there is no pavement or curb yet. This phase consists of 16 lots and two lots that were replatted from Phase I. He recommended a letter of credit for completion of the project of \$120,000. He recommended approval subject to a plat note regarding removal of trees from the property and the letter of credit.

Mr. McEachern made the motion to approve, Mr. Brewster seconded, noting he had initially been opposed to this project, but complimenting the developer on the work thus far. Motion was approved 7-0.

Additional Public Comments

Mr. Bob Falhaver with AEI told the Board that Mr. Rick Kirby has a buyer for his property that is between Carding Machine Road and River Road. The buyer would like some feedback from the RPC regarding a concept plan for the property.

Mr. Newman said this is not on the agenda, and the Board should not vote to add it, as no action can be taken. He had told Mr. Falhaver it could be discussed in the Public Comments section of the meeting. One of the concept plans would require rezoning to R-2, which the Land Use Plan does not support, which would require a change to the Land Use Plan also.

Mr. Falhaver displayed two concept plans for the Board, one showing a concept under R-1 zoning and one under R-2 zoning which would include more open space.

Mr. McEachern asked who would be maintaining the open space.

Mr. Falhaver stated it would be dedicated to the city or the homeowners association would maintain it.

Mr. Garner said the city would not be interested in taking responsibility for it.

Mr. Newman said Mr. Falhaver was just interested in this point of getting a feel for what the Board may think of each plan. Both plans would involve approximately the same number of lots.

Mr. Falhaver described the property as 136 acres, and this proposal is for 77 acres of it, with a road bisecting the property. Their plans for the other side of the road depends on the success of the first project.

Mr. Rick Kirby described the property location for the board.

Mr. Falhaver noted the houses were only 1200-1300 square feet and would fit better on a smaller lot. This would allow park space and green space for the community.

Mr. Greenway questioned the hillside and the runoff. Mr. Falhaver said they would reduce the runoff with road swales.

Mr. McEachern noted the spring fed lake with a drain that is located on the property.

Mr. Kirby noted the property had good retention areas already.

Mr. Brennan asked how the property could be graded and would they do a gradual slope or stepped lots.

Mr. Falhaver said there would not be a severe grade change.

Mr. Brewster asked the price range of the planned houses.

Mr. Mark Bunch of Knoxville, speaking for the developers, said they would have two different price ranges. The south end of the project would be tax credit housing which they would build and rent at a state mandated level, then eventually sell.

Mr. McEachern asked how they could have homeowner fees renting to low-income families.

Mr. Garner expressed concern about providing city services.

Mr. Carey expressed concern about the price range of the homes.

Mr. Kirby said the developer would be the home builder.

Mr. Bunch said that with the Watts Bar project beginning and bringing in a large employment base, and the need for affordable housing, they see a need for this type of housing in the area.

When asked about how the second section of the property would be developed, Mr. Bunch said they would just have to see how the first development went.

Mr. Newman again reminded the Board that the Land Use Plan does not support an R-2 zoning in this area and the Land Use Plan would have to be amended. He suggested the developers construct attached housing which would allow more useable green space.

Mr. Bunch explained that tax credits create equity for the developer and help get the taxes down. A person has to have a job or an income and have no criminal background. The family income has to be no more than 50-60% of the area median income.

Mr. Brennan asked if the housing authority would have oversight of this and Mr. Carey said they would not.

Mr. Greenway said he felt larger lots would fit better with the existing development.

There was discussion among the Board regarding government housing issues.

Mr. Newman noted issues that need to be brought before the Board: access, rezoning, development of the property, and the product used on the property. He would recommend a master plan for the entire property be brought before the Board.

Mr. Falhaver asked for opinions from Board members, and several expressed support or lack of it depending on aspects of what may be brought back before them.

Announcements and/or comments from the Board/Commission

Mr. Brennan expressed feelings of being uncomfortable with the discussion being held without benefit of it being on an agenda or being posted on the property.

Mr. Newman said that the Board had no formal authority to approve a concept plan, which is why he did not have it as an agenda item for action to be taken.

Mr. Brennan requested that if there is further discussion on the item that it be an agenda item.

With no further comments from the Board or the audience the meeting was adjourned at approximately 2 PM

Signed

Dated

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