

## MINUTES

### LOUDON REGIONAL PLANNING COMMISSION

MARCH 7, 2007

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

Motion to approve the minutes of the February 7, 2007 meeting was made by Mr. McEachern, seconded by Mr. Garner and approved 8-0.

**Agenda Item A: Request consideration of preliminary plat approval of 159 lot subdivision of 81.50 acres of property, Rarity Landings, Phase I, located on Poplar Springs Road, referenced by Tax Map 33, Parcel 80.00, Zoned R-1, Low Density Residential District. Owner: Tellico Lake Properties LLC [06-12-284-SU(P)-LO]**

Mr. Mike Ross and Mr. Russ Rackley were present for the applicant.

Mr. Newman noted for the Board that this item had been postponed from the last meeting to give the engineer and developer an opportunity to investigate the Notch in Hill right of way to determine if a 24' wide paved road could be constructed.

Mr. Rackley stated that from ditch to ditch the width varied from 18' to 30'. A 24' road would fit, but not all of the work that would have to be done on the shoulders could be done in the prescribed easement of the right of way. The landowner has been unresponsive, and there is a question about the rightful area they would be allowed to do the work in.

Mr. Carey noted that an 18' wide road is not very viable for this type of development.

Mr. Ross stated he is comfortable with an 18' wide road and doing the development. He will continue to explore other options and would like approval to go forward.

Mr. Rackley stated that if there was an 18' wide road already in place, this would not even be an issue. They have a long time-table and Phase I needs to be started.

Mr. McEachern asked how wide the main road in the development would be.

Mr. Ross stated it would be 24' wide.

Mr. McEachern said that it would be nice to have a 22-24' wide road into the project, but he hated to see a small stretch of county road stalling this project.

Mr. Brewster noted the Subdivision Regulations require an 18' wide road, and stated he felt the Commission could not demand otherwise.

Mr. Rackley stated he felt the ideal road would be 21-21 ½ feet wide, with 10' lanes and 6" shoulders. However if the road is 18' wide it meets the Subdivision Regulations. Being constrained to a wider width than permitted creates a roadblock.

Mr. Gammons asked if there would be guardrails.

Mr. Rackley said there would be guardrails where they were needed.

Mr. Ross stated he would agree to gate the entrance on the Poplar Springs end of the development until that end of the road was improved.

Mr. Brennan expressed concerns about clearing and burning on the property, and noted that residents of Tellico Village had expressed concerns.

Mr. Newman noted that this property is inside the city limits, and the city does not have a ban on burning.

Mr. Ross stated he was not prepared to address this issue, he would have to weigh the options and costs. The trees in Phase I have already been hauled off for pulpwood.

Mr. Newman stated that based on the situation with the road, he recommended approval subject to Notch-in-Hill Road being upgraded to a minimum of 18' wide, but that the developer would widen the road at every possible opportunity up to 24' wide, and also on the condition that there be no property owner ingress or egress to Poplar Springs Road until a road improvement plan for Poplar Springs Road has been approved by the Planning Commission.

Mr. Garner made the motion to approve the preliminary plat based on Mr. Newman's recommendations. Mr. McEachern seconded and motion was approved 8-0.

**Agenda Item B: Request consideration of final plat approval of 35 lots in Pod 3, Phase 3 in Tennessee National, Zoned Planned Development District (PDD), located in Matlock Bend, referenced by Tax Map 23, part of Parcel 1.00. Owner: Tennessee National LLC [07-02-41-SU(F)-LO]**

Mr. Ryan McMaster and Mr. Kevin Downs were present.

Mr. McMaster described this Pod as 35 lots on 25 acres, with the average lot size of 15,000 sq. ft. They are still working with the 911 office on the road names and addressing.

Mr. Newman recommended approval of the final plat subject to the addition of 911 addresses and street names, the correction of the subdivision name on the plat, and a letter of credit for completion of improvements.

Mr. McEachern made the motion to approve, Mr. Melton seconded, and motion was approved 8-0.

**Agenda Item C: Request consideration of final plat approval of 51 lots in Pod 8 in Tennessee National Residential Development, Zoned Planned Development District (PDD), located in Matlock Bend, referenced by Tax Map 23, part of Parcel 1.00. Owner: Tennessee National LLC [07-02-42-SU(F)-LO]**

Mr. McMaster described this property for the Board. They are still working with the 911 office on the road names and addressing.

Mr. Newman recommended approval of the final plat subject to the addition of 911 addresses and street names and a letter of credit for completion of improvements.

Mr. Brewster made the motion to approve, Mr. Gammons seconded, and motion was approved 8-0.

**Agenda Item D: Review site plan proposing new Highway 72 driveway access for Fort Loudoun Elementary and Middle School Complex. Owner: Loudon County Schools**

Mr. David Hemelright, Facilities Coordinator, was present for the applicant. He described the property and location for the Board, noting that there is currently no Hwy 72 access to the school property. He described the expansion of the school building and walkways, and the planned layout of the traffic flow through the property, citing statistics about anticipated traffic loads and describing sight distances on the highway. He explained that he must have permission from the Planning Commission before TDOT will allow him a curb cut on the state highway.

After discussion among Mr. McEachern, Mr. Brennan, Mr. Garner and Mr. Hemelright regarding anticipated traffic flows as perceived by parents dropping off students, and the need for a center turn lane on the highway, Mr. Hemelright noted he was only asking for the curb cut, not approval of a plan for the facility.

Mr. Garner asked if this item needed to be tabled until all of the involved parties could discuss the issue.

Mr. Newman told the board that a neighboring property owner is working on plans at this time to propose a multi-family development between the school and Steekee Road.

Mr. Garner asked what timeframe Mr. Hemelright was working with.

Mr. Hemelright said there was not a specific timeframe, but he would like to begin in about three months.

Mr. Brennan again cited sight distance and highway speeds and noted he felt the need for a turn lane or a traffic light. Mr. Brewster and Ms. Millsaps voice the same concerns.

Mr. Newman noted problems with restricting that entrance to only buses. He suggested postponing the item until the school board could have traffic engineers look at the situation and see what they would recommend.

Mr. Hemelright stated the plan could be postponed indefinitely, but what he needed was the curb cut.

Mr. Carey noted that once a curb cut was made, the Board would have no control over what was done.

Mr. Brennan noted he appreciated the good dialog, but understood the concerns of the Board, and suggested this be discussed at the March 15 school board meeting.

Mr. Hemelright withdrew the request at this time.

**Agenda Item E: Request discussion of Bonds vs. Letters of Credit for future improvements in Tennessee National.**

Mr. Kevin Downs explained that with their bank in Australia, the accountants had asked him to request that bonds be accepted in lieu of letter of credit.

Mr. Newman stated that the only problem with that is if bonds are accepted from Tennessee National, they would have to be accepted from anyone that asked. He recommended the request be denied.

Mr. Brennan made the motion to continue requiring Letters of Credit, Mr. Brewster seconded, and motion was approved 8-0.

**Agenda Item F: Information regarding Quality Growth Conference March 30, 2007 in Knoxville**  
Mr. Newman provided information to the Board and asked them to contact Ms. Hines to have their registrations sent in. Funds are available to pay for the registration.

With no addition additional comments from the Board or the audience, the meeting was adjourned at approximately 2 PM

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Signed

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Dated