

## MINUTES

### LOUDON REGIONAL PLANNING COMMISSION

APRIL 4, 2007

The April 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. Greenway, Mr. Garner, Mr. Brewster and Ms. Millsaps. Absent was Mr. Gammons.

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

Mr. McEachern made the motion to add items pertaining to the Loudon and Philadelphia Floodplain Ordinances. Mr. Brennan seconded and these items will be heard at the end of the meeting.

**Request consideration of preliminary plat approval of 56 lot subdivision, Hope Haven, located on 18.6 acres of property on Roberts Road, referenced by Tax Map 49, Parcel 8.00, Zoned R-2, High Density Residential District, Owner: Habitat for Humanity [07-03-58-SU-LO]**

Present for Habitat for Humanity was Shauna Oden, Jim Bogus, Dave Sponseller, Jeanne Darnell and Tom Walters. Ms. Oden described an overview of the project for the Board, noting they wanted to carry the flavor of Loudon into their development. Their plan has altered slightly from June, when the property was rezoned, due to their working with architects and engineers on their plans. They want to have more of a neighborhood atmosphere instead of a subdivision atmosphere, utilizing large front porches, parking to the rear of the homes, and a park in the center of the development. She noted that their number of applications this year was up to 45 from the usual 10-15, with many of those coming from Philadelphia and Loudon.

Mr. Newman described the property and location for the Board, noting the proximity to the school property. He described the road plan, the topography, the detention areas and the neighborhood vs. subdivision applications. Those applications will require variances from the Board for reduction in road widths from 24' to 20' with 8' wide grass shoulders where there will be no on-street parking, a variance to not require curbing, and explained the "low-impact development" concept explaining the stormwater drainage system as not concentrating the water in a drainage system, but carrying it into a grass swale about 8' wide to allow absorption into the ground on the way to the detention area. There are also 5' wide proposed sidewalks on both sides of the proposed roads. Utilities are available to the property at the edge of the school property. He did not that two fire hydrants would be required and there is only one shown on the plans.

Mr. Newman then summarized for the Board the inconsistencies from the Subdivision Regulations: No curbing; reduction of pavement width from 24' to 20' with the creation of wider shoulders, which will make the road appear wider; one intersection is not a 90 degree turn, and although the subdivision regulations will allow a 60 degree turn, this one is 48 degrees; gravel alleys, but the subdivision regulations do not specify paving, and in discussion with the city about taking over alleys no one has voiced any objections; and the curve in the road at the back of the subdivision should have a 100 degree radius and this one is 73 degrees.

Mr. Tom Walters noted that the overhead utilities would be placed in the alleys, and they will work with the city about garbage pick-up from the alleys also.

Mr. Brennan asked if allowing these variances would come back to haunt the Board at a later date.

Mr. Newman said that the road width and curbing could be offset with the graded shoulders. A 10' traffic lane is adequate for this type of development. There will be a sidewalk and pad in the back of the houses for parking.

Ms Oden said they would be building the development in phases, and they usually build 8-10 homes a year.

Mr. Melton asked how they would enforce cars not parking on the roads and in the grass swales.

Ms. Oden said that part of their program is education and how adherence to the guidelines works. They will talk to homeowners if there is a problem, but for the most part their homeowners take pride in their homes and the appearances.

Mr. Newman said that conceptually the community can be a success, and the variances requested are not unreasonable with this type of neighborhood. He did recommend taking out one lot that is adjacent to the green space area. If that lot is retained, then a fence around the perimeter of the common area would be recommended.

Ms. Oden said they had also had some issues with that particular lot and have discussed removing it.

Mr. Newman asked if there would be sidewalks to the front doors, and Ms. Oden said they have not reached a decision on that yet.

Mr. Reynolds noted that in walkable neighborhoods sidewalks to the front door off the sidewalk were usually recommended.

Mr. Newman recommended approval of the plat with the removal of lot 43 from the common area and subject to the approval of the variance requests..

Mr. Brewster made the motion to approve the plat with the removal of Lot 43 from the common area, and with the requested variances for the width of the road, no curbing, the utilization of the alleyways and sidewalks and the variances for the road angles. Mr. Garner seconded, and motion was approved 8-0.

**Request consideration of concept plan for 54 unit condominium development, Cobblestone Crossing, located on 19.58 acres of property at Roberts Road and Steekee Road, referenced by Tax Map 41, Parcel 53.00, Zoned R-2, High Density Residential District. Owner: Apex Building Group [07-03-59-SU(F)-LO]**

Mr. Pat Patterson, Mr. James Furlong, Mr. Craig Furlong and Ms. Doris Ann Farmer were present.

Mr. Newman described the property and location for the Board, and noted this is a concept plan only, as the engineer has not submitted grading plans, sewer plans, storm water control plans and calculations. The potential buyers wanted to see if the concept plan was acceptable to the RPC before proceeding any further. He also noted that a large of the amount of the property is unusable because of the TVA powerline that is along Hwy 72, which will be used for detention. This will be a private road, and street widths and construction conform to the city regulations. It will be a duplex and a four-plex concept with a gross density of 2.7 units per acre. The R-2 zoning allows for more density on the property than is being proposed, but this will be a condominium development on a single tract of property, where owners would buy the footprint of the building. There will be a homeowners association and a walking trail. There is a traffic issue at the intersection of Roberts road and Steekee Road, but part of any recommendation he would make would include the owners be responsible for building a turn lane on Steekee Road. He also recommended a sidewalk along the front of the property facing Roberts Road.

Mr. Patterson stated that would require fill work and offered to put it on the inside of the development.

Mr. Newman said that it needs to be on the outside edge of the development, between the berm and the street to the school property.

Mr. Patterson described the plans to the Board of having gated community, 1600-1800 sq. ft. units, 2 or three bedrooms and two bath, each with a 2 car garage. The roof pitch will be 8:12, and they plan on having other amenities for the residents.

Mr. Newman noted that no action was needed by the board at this time, and the preliminary plat should be on the May agenda.

Mr. Patterson asked if they would be required to build a turn lane and Mr. Newman said they would be.

**Request consideration of final plat approval of 6 lot subdivision, Woody Subdivision, located on Littleton Drive, referenced by Tax Map 41, Parcels 128.00 & 129.00, Zoned R-1, Low Density Residential District. Owner: Raymond Woody [07-02-43-SU-CO(LOPR)]**

Mr. Woody was present.

Mr. Reynolds told the Board that Mr. Woody planned to make 6 parcels out of two parcels, and one house will remain on the newly created Lot 6. The lot sizes are larger than required, and there is one pond and naturally drainage on the property. Four lots are being created.

Mr. Newman recommended approval of the plat.

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

**Request consideration of site plan approval for addition to Astec Underground, 9600 Corporate Park Drive, referenced by Tax Map 40, Parcel 2.00, Zoned M-1, Light Industrial District. Applicant: Curt Myers, General Contractor [07-03-51-SP-LO]**

Mr. Myers was present. He stated that Astec planned to build a 45 x 80 warehouse building on the back part of their property on an existing slab. It will be for steel storage and 70' from an existing hydrant.

Mr. Newman noted there will be no new impervious area and recommended approval.

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

**Request consideration of release of letter of credit for Roberson Estates in the amount of \$15,000. Owner: Ed Collis [06-01-09-SU(F)-LO]**

Mr. Collis was not present. Mr. Newman stated he had spoken to him and recommended postponement of this item until the May meeting due to some issues with the roads.

Mr. Brennan made the motion to postpone, Mr. Greenway seconded, and motion was approved 8-0.

**Request consideration of acceptance of Cedar Park Drive as a public street, located in Cedar Grove subdivision [07-03-544-TR-LO]**

Mr. Newman noted that the applicant had withdrawn the request at this time.

**Request consideration of acceptance of Commercial Park Drive as a public street, located at Centre 75 Business Park [07-03-55-TR-LO]**

Mr. Newman noted that this was a housekeeping item, as the road had been built to be accepted as a city street

Mr. Brown said that the street may meet standards, but the property had not been built out, and they should not recommend acceptance until the development is built out.

Mr. Newman noted that Centre 75 is already jointly owned by the City and the County.

Mr. Brown expressed concerns that if the City accepted the streets that they would no longer receive any maintenance money from the county. He asked that pat Phillips explain the funding contract to the Board. He made the motion to table the item until further explanation could be obtained. Me. Melton seconded, and motion was approved 8-0.

**Request consideration of acceptance of Centre Park Drive as a public street, located in Centre 75 Business Park [07-03-54-TR-LO]**

Mr. Brown expressed concerns on this street also that if the City accepted the streets that they would no longer receive any maintenance money from the county. He asked that pat Phillips explain the funding contract to the Board. He made the motion to table the item until further explanation could be obtained. Me. Melton seconded, and motion was approved 8-0.

**Request consideration of acceptance of Huntington Park Drive as a public street, located in Huntington Business Park [07-03-56-TR-LO]**

Mr. Newman noted this was a privately developed business park.

Mr. Branam noted that without frontage on a public street, he should be refusing to issue building permits.

Mr. McEachern noted that the developer had received indications when the road was built that it would be accepted.

Mr. Carey said he saw no reason to accept a street until a building permit was requested.

Mr. Newman noted this had been platted as a public right of way.

Mr. McEachern stated he felt they were obliged to go ahead and accept the street. It should not be denied just to keep the city from having to cut the grass on the right of way.

Mr. Newman stated that streets are normally accepted when they are completed.

Mr. McEachern made the motion to accept Huntington Park Drive as a public street, Mr. Garner seconded, and motion was approved 8-0.

**Request consideration of approval of amendment to Loudon Floodplain Ordinance [06-10-217-RGZ-LO]**

Mr. Newman explained that the original ordinance had been done using the date of the preliminary maps, not the final maps. This will amend the accepted dated to May 16, 2007

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

**Request consideration of approval of amendment go Philadelphia Floodplain Resolution [07-01-10-RGZ-LO(PHIL)]**

Mr. Newman explained that the original ordinance had been done using the date of the preliminary maps, not the final maps. This will amend the accepted dated to May 16, 2007

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

**Additional Comments**

Mr. Carey discussed the Quality Growth Conference that some of the members attended.

With no further comments from the Board of the audience, the meeting was adjourned at approximately 2:25 PM.

With no further business, the meeting was adjourned at approximately 2:25 PM

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Signed

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Dated