

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
AUGUST 6, 2008

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

Motion to approve the minutes of the July 2, 2008 meeting was made by Mr. McEachern, seconded by Mr. Garner and approved 7-0.

Agenda Item A: Request consideration of approval of final plat for Lighthouse Point, Phase III, 29 lots on 16.31 acres of property located off Corporate Park Drive, referenced by Tax Map 32, Parcel 2.00, Zoned R-2, High Density Residential District. Owner: JCG and Associates [08-07-173-SU-LO]

Mr. Joe Ferowich was present for the applicant.

Mr. Newman told the Board that the streets and utilities have been completed and utilities are in place. The project has been sold to a different development group.

Ms. Millsaps arrived at this time.

Mr. Lambert described the lots in Phase II and told the Board a few changes are required before the plat can be signed.

Mr. Newman advised Mr. Ferowich there was a fairly eroded ditch on Lot 37 that will need the drainage area on it repaired.

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

Agenda Item B: Request consideration of approval of site plan for Lighthouse Point Clubhouse located on 1.08 acres of property at 203 Lighthouse Blvd. referenced by Tax Map 32A, Group A, Parcel 1.01, Zoned R-2, High Density Residential District. Owner: JCG & Associates, LLC [08-07-169-SP-LO]

Mr. Lambert described the property and location of the clubhouse, noting there is already a paved area there. There will be a clubhouse, a pool, and two tennis courts. He also described the landscape plan.

Mr. Newman recommended approval of the plans.

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

Agenda Item C: Request consideration of approval of site plan for ORNL Federal Credit Union located on 1.65 acres of property on Hwy 72 at Sweetwater Creek, referenced by Tax Map 48, part of Parcel 41.00, Zoned C-2, Highway Business District. Owner: ORNL Federal Credit Union [08-07-177-SP-LO]

Mr. Mark Allen was present for the applicant.

Mr. Newman described the property and location for the Board, noting this is the 3rd commercial development in the commercial area of Sweetwater Creek. This parcel will front on W. Gamble Street and there is property left between this lot and the Hicks property.

Mr. Nathan Silvus questioned the street name, and Mr. Newman said that is the name that is on the recorded plat.

Mr. Allen showed a photo of the Magnolia Avenue ORNL branch and Mr. Newman described the materials as being brick, stone and hardy-board. There will be two driving entrances, 21 parking spaces are required and 34 are being provided, and there is common detention for the entire Sweetwater Creek site.

Mr. Garner noted he had seen water standing in the roads after a heavy rain.

Mr. Silvus said the grading for the shopping center had not been finished due to a lack of dirt. The front part of the property is stable and the draining functioning properly.

Mr. Newman recommended approval of the plat subject to submitted revisions.

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

Agenda Item D: Request consideration of approval of site plan for O'Reilly Auto Parts located at 1050 & 1054 Mulberry Street, referenced by Tax Map 40-M, Group A, Parcels 9.00 & 10.00, Zoned C-2, Highway Business District. Owner: O'Reilly Automotive, Inc [05-05-138-SP-LO]

No one was present for the applicant.

Mr. Newman described the property and location for the Board, noting there were houses that would be torn down and many nice trees will be gone. The building will be 6800 square feet on the back part of the property. There will be one entrance from Mulberry Street which will have to be permitted by TDOT. Parking will be to the front and the side. 34 spaces are required and there are 33 on the plan. There will be a landscape buffer between the building and the residential area. The property drains towards the railroad, and the water will be released to the grassy area to the front of the site and across highway 11. He showed the board the elevations of the building, noting that it is a typical steel building. He had requested a mix of materials, such as brick on the lower three feet of the building, but what was submitted was a metal with a knock-down type finish. The building can be all metal unless the Planning Commission requests it be otherwise. He recommended asking for a half brick building as part of the approval of the site plan.

Mr. Brewster and Mr. Brennan questioned no one being in attendance for the applicant since the Board has questions.

Mr. McEachern said he would also like to ask questions about stone or brick on the exterior.

Mr. Garner made the motion to table the item until the September meeting, Mr. McEachern seconded, and motion was approved 8-0.

Agenda Item E: Request consideration of approval of release of letter of credit for improvements to Lakeside Village in the amount of \$15,000.00. Owner: Rick Dover [06-10-241-SP-LO]

Mr. Newman noted that improvements to Lakeside Village had been completed and recommended release of the letter of credit. Mr. McEachern made the motion to approve, Mr. Brennan seconded, and motion was approved 7-0 with Mr. Brewster abstaining.

Agenda Item F: Request consideration of acceptance of streets in Sweetwater Creek Development: 530' of East Gamble Street, 1622' of West Gamble Street. 542' of Sweetwater Creek Blvd, and 1436' of Llewellyn Street [08-07-188-TR-LO]

Mr. Newman told the Board the plats had been approved, but the process to accept the streets had never been completed. The roads are complete but the formal process through City Council had not been completed.

Mr. Bill Fagg, Streets Superintendent was present, and he noted the street signs are all leaning, and those need to be repaired. He also noted there is a boulevard entrance with a median that will have to be maintained. The property between the frontage road will need maintained by someone, and the property owners on the other side of the highway maintain what is in front of their businesses.

Mr. Carey asked if there was way to require property owners to maintain that strip and Mr. Newman said it was just cooperation and incentive to have it looking nice.

Mr. Garner said the city was out of the frontage road business and asked if Gamble was a platted road.

Mr. Newman said it was, and it was built as a road to be turned over to the city.

Mr. Garner said the city was not required to take it.

Mr. Newman said it should be accepted as it was built with the intent to be accepted as a public street.

Mr. Newman asked Mr. Silvus if the road was paved to the property line.

Mr. Silvus said it stopped about 10-15' short due to the lay of the land.

Mr. Garner asked if a Letter of Credit could be required to finish that portion and Mr. Newman said it could.

Mr. Silvus said he would make a determination about the final distance.

Mr. Greenway asked about sinkhole problems and Mr. Newman said these roads were not included in that area. These have had extensive work done on them and they are in good condition.

Mr. Silvus noted the residential streets in the residential development had been built by Saddlebrook.

Mr. Garner stated that sinkholes can cause problems and again stated the city was not required to accept the streets. Developers come and go all the time and that could leave the city liable for any problems.

Mr. Fagg said the streets that are being considered have no problems.

Mr. Newman said that if the minimum standards of the Subdivision Regulations are met when the road is built, it is standard procedure to accept them as city streets. If the city is not going to follow through with that it will change development within the city.

Mr. Garner cited water problems that had been created by Community Bank.

Mr. Carey said it is this Board's responsibility to see that developers build things without problems.

Mr. Newman recommended acceptance of the streets with a letter of credit for the small unfinished portion.

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Mr. Brennan made the motion to accept on Mr. Newman's contingency, Mr. McEachern seconded, and motion was approved 8-0.

With no further business, the meeting was adjourned at approximately 1:45 PM

Signed

Dated