

**MINUTES**  
**LOUDON REGIONAL PLANNING COMMISSION**  
**FEBRUARY 6, 2008**

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

Motion to approve the minutes of the January 9, 2008 meeting was made by Mr. Brewster, seconded by Mr. Garner and approved 8-0.

**Agenda Item A: Request consideration of final plat approval of Lighthouse Point, Phase II, a 3 lot subdivision of .625 acres of property located on Matlock Bend Road, referenced by Tax Map 32, part of Parcel 2.00, Zoned R-2, High Density Residential District. Owner: Lighthouse Tennessee, LLC [08-01-17-SU-LO]**

Mr. Chris Creekmore was present.

Mr. Newman described the property and location for the Board, noting when the original plat for Phase I was recorded, these three lots had been left out. There will still be one more phase of the development. The plat conforms to the subdivision regulations, and he recommended approval.

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

**Agenda Item B: Request consideration of site plan approval for The Sanctuary at Tennessee National, a 110 unit condominium development on 17 acres in Pod 5 of Tennessee National. Applicant: Mid TN Development [08-01-06-SP-LO]**

Mr. Newman told the Board that representatives from Tennessee National had been before the BZA before with a concept plan for a condominium project. Since they were requesting height variances, the BZA had wanted to wait and see what the actual development would be before granting any variances. If this site plan is approved it will also require variances be approved by the BZA. The developer is proposing a 110 unit condominium project with 5 buildings consisting of three and four stories. The road has been approved, but still needs to be built by Tennessee National. The site is 17 acres and overlooks the 17<sup>th</sup> tee. There are powerlines behind the buildings.

Mr. Chad Hulette of Tennessee National said their goal is to offer various products with different price points for a diverse market.

Mr. Wayne Goff, the developer of this project, noted the land was difficult to work with because of the TVA drainage easement and the powerline easements. He built 2200 units in the last 10 years, all geared towards the vacation market. He described the architecture of the buildings and also noted the golf cart garages.

Mr. Garner questioned the fire departments ability to fight a fire in the structures, noting the department's ladder truck stayed downtown, which would increase the response time. He stated he felt the fire chief needed to review the plans.

Mr. Goff said the buildings would be fully sprinklered with a standpipe on each floor. The mechanical engineer has sent the information to the fire chief.

Mr. Garner questioned the 65' high roof.

Mr. Brewster stated his concern was rescue from a window height.

Mr. Newman noted that state regulations require driveways all the way around the structures for access. The fire chief has stated they have the necessary equipment in the event of an emergency. He further noted the variance that will need approval by the BZA is the height issue and also the parking, since the standard is 2 spaces per unit this plan falls about 35 short.

Mr. Goff said they use 1.5 spaces per unit, since they only average 40% occupancy. Even at times events were being held they have never been more than 60% full.

Mr. Newman said the ordinance is intended to address leased, fully occupied units. This is not intended to be a full time residence community.

Mr. Goff added there would also be no short-term rentals. Their goal is to perhaps have a few retirees for short term stays, but this is designed to be a vacation complex.

Mr. Newman noted that for full approval of the site plan the BZA must approve the height and parking variances. Since Mr. Goff is familiar with the parking needs his developments have, if there is a parking problem, Tennessee National would have to address it.

Mr. David Howard, the architect, noted the property is tightly squeezed between the powerline and drainage easements, and noted they also have a heavy landscape plan in place.

Mr. Gammons asked if the site plan could be approved subject to the approval of the variance by the BZA.

Mr. Garner said he wanted to hear from the fire chief regarding the height.

Mr. Gammons made the motion to approve the site plan subject to Chief Brubaker's answer regarding the response times and equipment, and also subject to approval of the two variances by the BZA. Mr. Garner seconded and motion was approved 8-0.

**Agenda Item C: Request consideration of approval of reduction of letter of credit for Lakeside Village from \$50,000 to \$15,000. Owner: Family Pride, LLC [06-10-241-SP-LO]**

Mr. Newman recommended approval of the reduction.

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

**Agenda Item D: Request consideration of release of letter of credit for Loudon Driving Range on Maremont Parkway. Owner: Eulah Huff [04-08-206-SP-LO]**

Mr. Newman noted the owners had recently finished paving the driveway and he recommended release of the letter of credit.

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

At this point the meeting recessed for the BZA meeting and re-adjourned. Mr. Brewster left prior to the re-adjournment.

**Agenda Item E: Discuss and review proposed amendments to Section 11-604 Signs, Billboards and Other Advertising Structures – Staff**

Mr. Newman noted that information had been sent out to the Board and comments from the Board solicited. Those comments were sent out with this agenda packet. He suggested the Board set a workshop time and break up the components of the Sign Ordinance over the next several months.

After discussion it was agreed the Board would hold a workshop Wednesday, February 27<sup>th</sup> at noon to discuss.

With no 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