BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
JANUARY 25, 2018
5:30 P.M.

The Blount County Planning Commission met in regular session on Thursday, January 25, 2018, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, Jeff Headrick – Highway Superintendent, Jeff Hatcher – Highway Department, and Marlene Hodge – Administrative Assistant.

Commissioners Present: Dave Bennett, Brad Bowers, Shawn Carter Sr., Geneva Harrison, Tom Hodge, Bruce McClellan, and Ed Stucky – Chairman. Commissioner(s) Absent: Andy Allen, Ron French, Roy Gamble, Darrell Tipton – Vice Chairman, and Clifford Walker.

The minutes for the October 26, 2017, regular meeting were unanimously approved. (November and December meetings were cancelled due to lack of business items.)

ADDITION TO AGENDA:

Motion was made by Commissioner Bennett, seconded by Commissioner Harrison to add to the agenda election of officers. Motion received unanimous approval.

PUBLIC HEARINGS: None

PUBLIC INPUT ON ITEMS ON THE AGENDA

No one spoke and the public input was closed.

SITE PLANS:

7304 Old Railroad Bed Road, reconstruction of bath house facility for Punkin Center Campground:

In 2006 the applicant was granted approval to expand the operation through the addition of additional cabins, office space, and relocating bathrooms. Since then, the bathhouse was destroyed by fire.

The new construction must be evaluated by the Planning Commission since the campground is a nonconforming use in the Rural District 1 (R-1) Zone subject to Section 6.1 of the zoning regulations, and the bathhouse is not being replaced within the same footprint of the structure that was destroyed.

There is a reasonable amount of space on the 10+ acre tract on which the facility is located to accommodate the new bath house facility. The site plan indicates that the addition will meet the applicable setback standards of the district and will be built outside the FEMA flood hazard area.

Environmental Health and Stormwater have already reviewed and approved the building permit for the addition with no specific concerns given the location and the small scope and scale of the additional construction.

Staff recommended approval of the site plan subject to issuance of all applicable permits.

Commissioner Bennett made a motion to approve the site for the reconstruction of the bathhouse facility for Punkin Center Campground, seconded by Commissioner Harrison. Motion received unanimous approval.

ELECITON OF OFFICERS:

Commissioner McClellan made a motion, seconded by Commissioner Bennett to nominate Commissioner Stucky as Chairman and Darrell Tipton as Vice-Chairman. Commissioner Harrison moved that nomination cease. Motion received unanimous approval.

Motion was made and seconded to nominate Thomas Lloyd as Secretary and Doug Hancock as Co-Secretary. Motion received unanimous approval.

HEARINGS

Final Plats – Major Subdivisions:

Valley Vista Lots 4-16 off of Clover Hill Ridge Road by Pankratz Construction: 12 lots: 4 lots with county road frontage and 8 lots served by two common driveway easements and 1 detention pond lot:

The preliminary plat was approved in May 2017; the final plat for Lots 1-3 has been recorded.

The property is located in the R-1 zone and none of the parcel is located in the floodplain. This final plat is a proposed 12 lot subdivision containing 11.4 acres off of Clover Hill Ridge Road. Lots 4, 5, 10, and 15 have frontage along the county road. Lots 6-9 and 11-14 will be served by two common driveway easements. Sight distance has been evaluated and improvements have been made as specified during preliminary plat. The proposed subdivision has been reviewed inclusive of subdivision regulations for small lots served by common driveway easements with public water, underground electric and individual septic systems.

The Environmental Health Department has reviewed the preliminary and final soil map and has indicated the plat is and ready for final certification with minor adjustment to accommodate the drainage facilities.

Outstanding items to be completed:

1. Completion of final punch list items supplied to owner and final staff inspection of all improvements prior to releasing the final plat. (This item is completed.)

2. Signature plats including utilities.

3. Copy of notarized POA documents (to staff) to be recorded with final plat. (Documents have been received along with certification from the project engineer for the detention facilities.)

Commissioner Harrison made a motion to approve the final plat for Valley Vista, Lots 4-16; seconded by Commissioner Bennett. Motion received unanimous approval.

Preliminary and Final Plats – Major Subdivisions:

Re-subdivision of Lot 1 Watershaw Subdivision Concept Plan by Chris and Randall Evans off of Disco Loop Road and Watershaw Drive: 7 lots with county road frontage:

A concept plan was reviewed for the re-subdivision of Lot 1 Watershaw in April 2017. No action was required by the Planning Commission. This property is located in the R-1 Zone and none of the property lies in the floodplain.

This is a proposed 7 lot subdivision containing 9.4 acres off Disco Loop Road and Watershaw Drive. Lot 1R-2 has frontage off both roads, Lot 1R-1 off of Watershaw Drive, and the other five lots will all have frontage along Disco Loop Road.

The proposed lots meet the minimum lot size requirements. Sight distance for the road frontage lots has been evaluated with Planning and Highway Department staff. Due to the lot design and the limitations to the number of lots off of Watershaw Drive, a variance is indicated to add to the number of lots to have access off of Watershaw Drive.

The Highway Department and Planning staff recommended that Lot 1R2 have driveway access off of Watershaw Drive and this lot not have any driveway access off of Disco Loop Road for safety purposes.

A soil map has not been supplied and is being reviewed with the understanding that lot lines may be modified or lots combined on the final plat to be recorded prior to certification by the Environmental Health Department.

The proposed re-subdivision was reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and individual septic systems.

Outstanding items to be completed:

1. Variance consideration by the Planning Commission for the number of lots off of Watershaw Drive.

2. Signature plats including water and electric.

3. All previous notes for Watershaw Subdivision shall be added to plat.

Staff discussed in detail the history to current subdivision of Watershaw Subdivision. It was noted that the parcel needs to be changed form 030.06 to 034.05 in the title section of the plat; this item will be corrected on the plat.

Commissioner McClellan made a motion to approve the variance to the number of lots off Watershaw Drive and the preliminary and final plat for Re-subdivision of Lot 1 of Watershaw Subdivision subject to completion of outstanding items; seconded by Commissioner Harrison. Motion received unanimous approval.

LONG RANGE PLANNING

Discussion and possible action to amend Zoning Resolution Section 9.11 Planned Rural Resort District:
Staff was recently asked by Commissioner Allen to draft a revision to Section 9.11 Planned Rural Resort District, removing the specific location requirements that were included in the original text. The modification would allow the County more flexibility when considering areas for inclusion into the District. Following is a draft of the proposed amendment:

> **Section 9.11 Planned Rural Resort District**. In consideration of the substantial importance of tourism in the County, it is the intent of this district to allow low to moderate density mixed-use planned developments that combine resort type residential and recreational uses along with resort oriented accommodations and commercial uses ~~in the rural gateway area to the Great Smoky Mountains National Park,~~ consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, et seq), and consistent with plans adopted by Blount County. Resort oriented commercial uses include~~s~~ production of resort-related food, beverage, and alcohol items for retail, agricultural, and wholesale trade. ~~The rural gateway area to the Great Smoky Mountains National Park is defined as that area past Walland Gap and extending toward Townsend and the entrance to the Great Smoky Mountains National Park. For initial application, the area is limited to land adjacent to or directly accessible from West Millers Cove Road containing R-1 zoned land and any adjacent R-2 zoned land integral to a planned concept.~~ The minimum area for application of the zone shall be 40 acres under one concept for development, and shall be either under one ownership, under partnership, under lease or contract or agreement for integrated use and development. This section does not amend the Zoning Map, nor zone, nor rezone any land to Planned Rural Resort District, but only identifies limits ~~to location~~ for any land that may in the future be zoned as such.

Staff discussed the amendment which would open up the zoning to parts of the County then previously subject to; each property will be subject to review and still have to come before the Planning Commission and County Commission.

Commissioner Bennett made a motion to forward the amendment to PRRD to County Commission with a favorable recommendation as modified to set public hearing; seconded by Commissioner Carter. Motion received unanimous approval.

Discussion and possible action to amend Subdivision Regulations Section 7.01.7 Sidewalks:

Recommendation is to remove Section 7.01.7 entirely and replace it with new Section 7.01.1 Sidewalks. The major change will put in standards as to what the sidewalk would look like, how it should be constructed in the right-of-way and proposed by the developer, and approved with recommendation of the Blount County Highway Superintendent. (A copy of the proposed amendment is attached.)

Highway Superintendent discussed the changes and explained that this is an effort to standardize what is being seen throughout the cities and counties and to make developments within the county, if they so desire, to use a sidewalk. This will consist of a curb, two foot grass strip, the sidewalk, and then the remaining lot.

Staff recommended the change to the subdivision regulations and noted that this does not make sidewalks mandatory installation by developers.

Commissioner McClellan made a motion to set a public hearing for the amendment to the subdivision regulations for Section 7.01.7; seconded by Commissioner Harrison. (Public Hearing will be set according to the 30 day notice.) Motion received unanimous approval.

Staff Reports: Members were reminded to fill out their Statement of Disclosure forms by January 31.

PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

No one spoke to this item.

ADJOURNMENT:

There being no further business to conduct, the Chairman declared the meeting adjourned.

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Secretary