

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
NOVEMBER 19, 2018
5:30 P.M.**

The Blount County Planning Commission met in regular session on Monday, November 19, 2018, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, Jeff Headrick – Highway Superintendent, Chico Messer – Assistant Highway Superintendent & Engineer, and Marlene Hodge – Administrative Assistant.

Commissioners Present: Roy Gamble, Geneva Harrison, Tom Hodge, Jeff Jopling, Bruce McClellan, Steve Mikels, Brian Robbins, Darrell Tipton – Vice Chairman, Linda Webb. Commissioner(s) Absent: Scott King, Ed Stucky – Chairman, and Clifford Walker.

The minutes for the October 25, 2018, regular meeting were unanimously approved.

PUBLIC HEARINGS:

Public hearing and possible action on request to amend the zoning map from R-1 (Rural District 1) to PRRD (Planned Rural Resort District) for multiple tracts of land totaling approximately 77.5 acres at and adjacent to 4452 Lowes Ferry Road, Louisville, TN (Tax map 033 parcels 001.00, 001.02, 001.04, 001.15, and 001.21):

Applicant requested rezoning from Rural District 1 (R-1) to Planned Rural Resort District (PRRD) for multiple tracts as specified above for the expressed purpose of establishing an event venue/resort facility with food service and overnight accommodations.

A detailed narrative of plans along with a traffic impact study was provided by the applicant. The traffic study was reviewed by the County Engineer. It was noted that a successful rezoning would *conceptually* approve the proposed master plan and the uses proposed. All uses and customary accessory structures (with some residential exceptions) would be subject to formal site plan review and approval by the Planning Commission. If rezoning is approved by County Commission a formal engineered site plan prior to the applicant's commencement of any of the listed used in Section 9.11 and not otherwise exempt for review would have to be approved by the Planning Commission. All construction, development, and/or commercial use would be subject to issuance of all applicable state and local permits and inspections.

All notifications and signage for the public hearing were posted as required.

Vice-Chairman Tipton explained the process of the public hearing and that by law this item cannot be delayed. The Planning Commission is required to evaluate the items, make a decision, and forward a recommendation to the County Commission. Once the recommendation is forwarded to the County Commission another public

hearing will be held; County Commission will meet and vote to approve or deny the rezoning.

One person spoke in favor of the rezoning and approximately 24 people spoke against the rezoning. The majority of concerns against the rezoning were: preservation of the rural setting; restrictions listed in deeds; impact on quality of life and properties; traffic impact especially on the narrow, hazardous roads; road conditions and the deterioration due to heavy equipment and increase in traffic; concerns of commercial use on the property; emergency response concerns; alcohol use and DUI's; waterfront and garbage concerns; public safety concerns; noise from the events; rezoning not appropriate for the area; and rezoning notification/signage not large enough.

Derick Jones, Project Engineer of Sterling Engineering, reiterated that this is a concept plan; the meeting tonight is for rezoning. If rezoning is approved a site plan will deal with the layout, storm drainage, etc. and will be reviewed as required by the regulations.

Owner Ben White and his attorney Ben Mullins spoke regarding the request for rezoning and plans for the property; this property meets the requirements for the PRRD rezoning and concept site plans can change and roads can be improved.

No one else spoke and the public hearing was closed.

Members and staff discussed in detail the PRRD zone, concerns of the public, the rezoning process, and inquired about the roads. Highway Superintendent spoke in regards to the roads and at this time cannot support the rezoning. Based on the findings in the traffic study and from the Highway Engineer and staff, Old Lowes Ferry Road does not meet the standards of an 18 foot road width and a two foot shoulder.

Commissioner McClellan made a recommendation for denial to County Commission on the rezoning from R-1 to PRRD at Lowes Ferry Road; seconded by Commissioner Harrison. Roll call vote was taken; the vote was 8 yes to deny and 1 abstained. Voting for denial were Commissioners Gamble, Harrison, Hodge, Joplin, McClellan, Mikels, Robbins, and Tipton. Commissioner Webb is against the rezoning but due to a perceived conflict of interest abstained. Motion approved.

PUBLIC INPUT ON ITEMS ON THE AGENDA:

No one spoke and the public input was closed.

HEARINGS

Preliminary Plats – Major Subdivisions:

Applewood Subdivision off of Montvale Road and Arthur Walker Road by Applewood LLC: 13 lots served by existing county roads:

This is a preliminary plat for a 13 lot subdivision containing 2.7 acres located in the Suburbanizing (S) zone and none of the property lies in the floodplain. Lots 1-6, 8, 9, and 10 have road frontage while Lots 7 and 11-13 are served by two shared driveway easements. All of the lots in Phase 1 (Lots 1 - 6 and Lot 9) all contain homes; the undivided portion of the parcel (lots 7 – 8 and 10 – 13) is vacant.

The preliminary plat was originally approved by the City of Maryville Regional Planning Commission in December 2013, the site plan was approved in June 2014, and the final plat for Phase 1 in April 2015. Since that time the City has dissolved its regional planning authority in the county and the continuation of the platting process returns to the County. Staff has previously been advised by legal counsel that plats that have been approved by the City of Maryville, where the developer has made some or all improvements, have a vested right to continue through to final plat. In this case the preliminary plat has lapsed and the common drive has not been completed. However the utilities, utility easements and drainage have been completed for the entire development in compliance with the previously approved preliminary. The owner is seeking renewal of preliminary plat. The owner shall construct the common drive as per the comments in the staff analysis and return with a final plat for that phase at a later time.

The proposed Applewood Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, sanitary sewer and electric.

Outstanding items to be completed:

1. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, construction of utilities, drainage improvements, and stabilization of site. Preconstruction meeting to occur after staff has been supplied with TDOT driveway connection permit and application.
2. Supply copy of maintenance agreement to staff for review.

Members and staff discussed the plat.

Commissioner Harrison made a motion to approve the preliminary plat for Applewood Subdivision subjection to completion of outstanding items and staff recommendations; seconded by Commissioner Robbins. Motion received unanimous approval.

Kaye's View Lots 5R and 7-12 off of Six Mile Road by Roger Boring: 5 lots; 4 served off of a shared common driveway easement and 1 with county road frontage:

This is a proposed 5 lot subdivision containing 7.6 acres located in the Rural District 1 (R-1) zone; none of the parcel is located in the floodplain. Lot 8 has road frontage and Lots 7 and 9-11 are served exclusively by a common driveway easement across the flag-stem of Lot 8. Six Mile Road is a state route and a driveway connection permit is required by the state. Preconstruction meeting will occur after the state has approved the proposed driveway access for this subdivision.

The proposed subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, underground electric and individual septic systems.

Outstanding items to be completed:

1. Project engineer to supply confirmation of the constructed drainage basin to accommodate new lots prior to preconstruction meeting. (This item is completed.)
2. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site. Preconstruction meeting to occur after staff has been supplied with TDOT driveway connection permit and application.
3. Supply copy of maintenance agreement to staff for review.

Motion was made and seconded to approve the preliminary plat for Kaye's View Lots 5R and 7-12 subject to staff recommendations. Motion received unanimous approval.

Final Plats – Major Subdivisions:

Lots 7, 8 and 10 Applewood Subdivision off of Montvale Road and Arthur Walker Road by Applewood LLC 3 lots; 2 road frontage lots and 1 served exclusively off of an easement:

This final plat for Lots 7, 8, and 10 is a 3 lot subdivision containing 2.7 acres in the Suburbanizing (S) zone; none of the property is located in the floodplain. Lots 8 and 10 have road frontage while lot 7 is served by an easement across Lot 8. A future common driveway is to be installed on Lot 10 and the lot will be subdivided later into four lots.

All of the lots are served by sanitary sewer which has been installed to serve all of the lots.

The proposed Applewood Subdivision Lots 7, 8 and 10 was reviewed inclusive of subdivision regulations for small lots served by an easement to one lot, 2 lots with road frontage with public water, sanitary sewer and electric.

Outstanding items to be completed:

1. Supply copy of maintenance agreement to staff for review, signature plats and a \$20.00 per lot platting fee.

Staff discussed the plat and flag lots.

Commissioner McClellan made a motion to approve the final plat for Applewood Subdivision, Lots 7, 8, and 10 subject to staff recommendation; seconded by Commissioner Gamble. Motion received unanimous approval.

Preliminary and Final Plats – Minor Subdivisions:

Taylor Lynch Estate off Disco Loop Road; 2 lots and a remainder greater than 5 acres along the county road:

This is a 2 lot preliminary and final plat that contains 7.9 acres with a remainder greater than 5 acres and is located in the Rural District 1 (R-1) Zone. Both lots have direct road frontage along the county road. Sight distance at this location has been evaluated. Lot 1 will have a driveway restriction noted on the final plat.

The proposed preliminary and final plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric and individual septic systems.

Outstanding items to be completed:

1. The lot owners shall contact the Highway Department at 982-4652 prior to any construction for new driveway entrances.
2. Signature plats including driveway restriction note on plat and a \$20.00 per lot platting fee.

Commissioner Gamble made a motion to approve preliminary and final plat for Taylor Lynch Estate subject to staff recommendation; seconded by Commissioner Mikels. Motion approved with Commissioner McClellan abstaining.

LONG RANGE PLANNING:

Staff Reports:

Due to the Christmas holidays, the Planning Commission will meet on December 17th if needed.

PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

Kathleen Puckett encouraged members to revisit Resolution 18-03-013 PRRD Zoning and consider amending it to specified areas; this will continue to be an issue. Commissioner Mikels recommended that members review and amend the PRRD zone.

Commissioner McClellan discussed the “cluster mailboxes” in subdivisions. The Post Office will have the final say; staff will be meeting local municipalities and the post master to discuss the issue before bringing back information to the members.

No one else spoke and the public input was closed.

ADJOURNMENT:

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

Secretary