

**MINUTES**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**March 3, 2016**  
**6:00 PM**

**Members Present**

Bill Howe, Chair  
Sam Stamey, Vice-Chair  
Kyle Holder, Secretary  
Bill Shadden, County Commission  
Doyle Cardin  
Brent Cofer  
Gary Hamilton

**Members Absent**

Allen Cansler  
Kenny Hamilton

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
James Lee

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Howe called the meeting to order at 6:05 p.m. Commissioner Shadden moved to approve the January 7, 2016, minutes as submitted. Commissioner Cofer seconded the motion and the motion passed 6-0, with Commissioner Cardin having not yet arrived.

**SUBDIVISION PLAT OF PARCEL 034.00, MONROE COUNTY TAX MAP 081, LOCATED ON THE EAST SIDE OF GRIFFITH BRANCH ROAD, 13 ACRES, TO CREATE 2 OR 3 LOTS, AND A VARIANCE REQUEST FROM ARTICLE III. C.4 OF THE MONROE COUNTY SUBDIVISION REGULATIONS, ON THE MINIMUM BUILDING SETBACK REQUIREMENTS (James Lee/Steven Austin Sloan/Gary Lee Sloan, Applicants)**

Staff and James Lee presented the plat with the variance request from the requirement that the existing residence (single-wide mobile home) meet the minimum side yard setback requirement of 12 feet. Staff distributed a copy of Article III.C.4. of the regulations and an aerial photo of the property. Lee distributed the Variance sections from the *Monroe County Subdivision Regulations* and the *Madisonville Subdivision Regulations* and the two plat options.

The first plat option created three lots with the two residences on separate parcels and a 50 foot wide strip between the two lots as being part of the 10.79 acre parcel located behind the residences. This option does not require a variance, but there was a question on the septic system, which may serve both residences, possibly being partially located within the 50 foot strip. The second option created two lots with the two residences on a single parcel and a 50 foot wide strip for the 10.78 acre parcel behind the residences located adjacent to the single-wide mobile home. This option showed an encroachment of 3.9 feet of the mobile home onto the 50 foot wide strip of land that is part of the 10.78 acre rear lot.

Mr. Lee stated that he felt moving the mobile home was an unnecessary hardship and stated that if the commission were to follow the second plat option and grant a variance, he was willing to put a restriction on the rear parcel that it could only be subdivided into two lots. A general discussion followed.

Commissioner Cardin moved to approve the variance request from the 12 foot minimum side yard building setback from the new property line with the stipulation that if the mobile home is ever moved, any replacement structure must comply with the minimum setback requirements and that the maximum

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subdivision of the back 10.78 acre parcel would be into two lots (second plat option). Commissioner Stamey seconded the motion and the motion passed 7-0.

**DISCUSSION OF SUBDIVISION PLAT CERTIFICATIONS**

Staff presented a Fort Loudoun Electric Cooperative certification. The intent of the certification is to ensure that electricity is actually provided to all proposed lots in a subdivision. The presence of an electrical line does not necessarily mean adequate service is available. Staff is proposing a similar certification for all the electric providers and for water and sewer providers. Staff will talk with the various utility providers and prepare certifications to present to the commission.

**REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL**

Staff reported that Secretary Holder signed off on three two-lot subdivision plats. One plat was on Ballplay School Road (Tax Map 094, Parcels 055.00 & 055.04), a second was on Creek Road (Tax Map 174, Parcel 031.00), and a third was in Laurel Lakes subdivision (Tax Map 115G GR A, Parcels 008.00 & 026.00).

**FUTURE TRAINING OPPORTUNITIES**

On March 29, 2016, at 6:00 p.m. at the Farragut Town Hall, TDOT and the East Tennessee Development District will do a presentation entitled “Linking Land Use and Transportation.” There will also be a one-day conference on April 28, 2016, sponsored by East Tennessee Quality Growth at the Alcoa Airport Hilton Hotel, entitled “Connecting Competitive Communities.” If anyone is interested in attending the conference, let staff know.

**OTHER BUSINESS**

Staff reported that a cell tower is being constructed at 155 Kefauver Lane, adjacent to the Walmart, just outside the corporate limits of Madisonville.

Staff reported that East Tennessee Quality Growth has revived the National Geographic Geotourism website. The website is well suited for rural communities and Monroe County has taken advantage of this advertising venue. The website is geared to identifying tourist destinations in rural areas. The address is [www.tennesseevalleygeotourism.org](http://www.tennesseevalleygeotourism.org).

**ADJOURN**

Commissioner Shadden moved to adjourn and the meeting adjourned at 6:46 p.m.

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Secretary

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Date