

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION MEETING
Tellico Plains Community Center
Monday, August 10, 2015
6:00 P.M.

Members Present

Mitch Millsaps, Chairman
Mike Atkins, Secretary
Larry Harris, Alderman
Chad Johnson

Members Absent

Patrick Hawkins, Mayor

Others Present

Ruth Viergutz Hawk, Staff
Greg Altum, Press

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Millsaps called the meeting to order at 6:00 p.m. Commissioner Atkins moved to approve the May 11, 2015, minutes as submitted. Commissioner Harris seconded the motion and the motion passed 4-0.

ELECTION OF OFFICERS

Commissioner Harris moved to continue with the same officers, Mitch Millsaps serving as chair and Mike Atkins serving as secretary. Commissioner Johnson seconded the motion and the motion passed 4-0.

DISCUSSION OF UPDATING THE TELLICO PLAINS MAJOR ROAD PLAN TO INCLUDE ROADS LOCATED IN THE TELLICO PLAINS PLANNING REGION AREA

Staff distributed a draft list of all proposed arterial, collector, and historic downtown streets. It was agreed that the historic downtown streets bound by Scott Street, Harrison Street, School Street, Dogwood Street, Bryan Hill Drive, and Veterans Memorial Drive would be classified as Historic Downtown Streets with forty (40) foot right-of-way requirements and five (5) foot building setback requirements. It was also agreed that Fairview Road and Scott Mansion Road would be classified as Minor Arterials. Staff will prepare a draft map to present at the next meeting.

No action was taken.

DISCUSSION OF TELLICO PLAINS SUBDIVISION REGULATIONS AND EXISTING SEPTIC SYSTEM APPROVAL

Staff stated that currently the regulations require the environmental specialist to sign off on all plats certifying that each parcel has been approved for a septic system and a reserve area in the event of failure. Common practice when there is an existing residence and septic system, however, is that property owners just certify that the septic system is functioning. No additional septic reserve area is required. Staff expressed two concerns with this current practice. First, it

is not provided for in the regulations. Second, in the event of a failure of the older septic system, there may not be an area on the newly created parcel that can accommodate a new septic system. A general discussion followed.

By consensus it was agreed that such a certification is acceptable, but a reserve area for a septic system should be provided. As staff reviews the Subdivision Regulations for other possible amendments, this revision will be included.

FUTURE TRAINING OPPORTUNITIES

Staff reported that the following training will be available:

- 6:00 p.m., Thursday, September 24, 2015, TDEC Training Center, 761 Emory Valley Road, Oak Ridge: TDEC Staff, “Addressing Stormwater and Drainage Issues”
- 6:00 p.m., Tuesday, September 29, 2015, Jefferson City Fire Hall/City Hall Complex, Highway 92, Jefferson City: TDEC Staff, “Addressing Stormwater and Drainage Issues”
- 6:00 p.m., Thursday, October 29, 2015, at Farragut Town Hall: Dan Hawk, “Private Property Rights”

John Lamb, Blount County Planning Director, has also offered to do an encore presentation of the “Population at the Speed of Life – Health Considerations in Growth, Planning, and the Built Environment”. The commission expressed interest in having Mr. Lamb come again. The presentation will be held in the Vonore Community Center and all the planning commissioners in the county will be invited. Staff will coordinate the date of the presentation.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

None

OTHER BUSINESS

Staff reported that she posts the planning commission agendas and minutes on the planning website and that the website use is continuing to increase.

ADJOURN

The meeting adjourned at 7:17 p.m.

Secretary

Date