

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION MEETING
Monday, November 2, 2015

Members Present

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

Members Absent

Others Present

Ruth Viergutz Hawk, Staff
Greg Altum, Press
Mike Lowe, Surveyor
Brenda Jones
Lonnie Jones

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 September 14, 2015, minutes as submitted. Mayor Hawkins seconded the motion and the motion passed 5-0.

SUBDIVISION PLAT OF A PORTION OF PARCEL 041.00, TAX MAP 136, LOCATED ON THE SOUTHWEST CORNER OF HIGHWAY 68 AND MECCA PIKE, APPROXIMATELY 18.6 ACRES, TO CREATE A LOT FOR THE TOWN'S WATER TANK, AND A VARIANCE REQUEST FROM ARTICLE III. D. 10. PRIVATE OR PERMANENT VEHICULAR EASEMENTS, OF THE TELLICO PLAINS SUBDIVISION REGULATIONS (Darrell Murray Auction & Realty, Applicant)

Staff presented the plat. The Hamilton family is in the process of selling this land, but there was no record of the town owning the land on which the water tower is located. The family remembered giving the land to the Town. The purpose of this plat is to create a parcel for the water tank so that ownership of the lot can be legally transferred to the Town. The water tower lot is a landlocked parcel with an access easement to Mecca Pike. A general discussion followed.

Commissioner Atkins moved to approve a variance from the requirement that the access easement be improved to the town road construction standards at this time, a variance from the requirement the water tower lot have a subsurface sewage disposal system, and a variance from the requirement the water tower meet the minimum building setbacks, and to approve the plat with a fifty (50) foot access easement serving all four parcels with the condition that a plat note be added stating that no lot shall be further subdivided without the fifty (50) foot access easement being improved to the Tellico Plains road standards. Commissioner Johnson seconded the motion and the motion passed 5-0.

SUBDIVISION PLAT OF PARCEL 026.00, TAX MAP 135, LOCATED ON THE EAST SIDE OF GAMBLE GAP ROAD ON HENRY MAYFIELD ROAD, APPROXIMATELY 23 ACRES, TO SUBDIVIDE OUT A 2 ACRE TRACT, AND A VARIANCE REQUEST FROM ARTICLE III. D. 10. PRIVATE OR PERMANENT VEHICULAR EASEMENT, OF THE TELLICO PLAINS SUBDIVISION REGULATIONS (Brenda Jones, Applicant)

Staff presented the plat. Henry Mayfield Road is identified on the property deeds as a “public” road, but it is not a County maintained road. It is unclear who actually owns the road. The family has been maintaining the road. The applicant is wishing to subdivide out a two (2) acre tract from the 23 acres parent tract for a child. Staff distributed the County’s private maintained road requirements. A general discussion followed.

Mayor Hawkins moved to approve a variance on requirement to improve Henry Mayfield Road to Tellico Plains road standards and to approve the plat with the condition of having twenty-five (25) feet from the centerline of the road on both the parent tract and the two (2) acre tract and to develop a shared driveway maintenance agreement to ensure future maintenance of Henry Mayfield Road. The maintenance agreement needs to be recorded separately but be referenced on the plat in a plat note. Commissioner Atkins seconded the motion and the motion passed 5-0.

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

Staff presented the Major Road Plan. The hand drawn plan represented the decisions of past discussions.

Commissioner Harris moved to approve the Major Road Plan as presented. Mayor Hawkins seconded the motion and the motion passed 5-0.

Once the plan is converted to a GIS generated plan, staff will have Secretary Atkins sign the plan and record it at the Register of Deeds office.

FUTURE TRAINING OPPORTUNITIES

Staff reported that John Lamb, Blount County Planning Director, will present “Population at the Speed of Life – Health Considerations in Growth, Planning, and the Built Environment” on Thursday, January 14, 2015, at 6:00 p.m. at the Vonore Community Center.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

None

OTHER BUSINESS

Staff reported that Larry Hamilton re-purchased the family land on Quarry Creek Road, which is a private drive, and he may come to the planning commission about subdividing off this private drive.

Tellico Plains Regional Planning Commission
11/2/15
Page 3

ADJOURN

The meeting adjourned at 6:58 p.m.

Secretary

Date