

MINUTES
TELLICO PLAINS REGIONAL PLANNING COMMISSION MEETING
Monday, June 13, 2016

Members Present

Mitch Millsaps, Chair
Mike Atkins, Secretary
Chad Johnson

Members Absent

Patrick Hawkins, Mayor
Larry Harris, Alderman

Others Present

Ruth Viergutz Hawk, Staff
Greg Altum, Press
Marvin Carl Williams

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Millsaps called the meeting to order at 6:04 p.m. Commissioner Atkins moved to approve the April 11, 2016, minutes as submitted. Commissioner Johnson seconded the motion and the motion passed 3-0.

RESUBDIVISION OF PARCEL 062.00, MONROE COUNTY TAX MAP 136, LOCATED WITHIN THE PLANNING REGION ON THE WEST SIDE OF HIGHWAY 360/BALLPLAY ROAD AT SMOKEY RUN ROAD, 4.71 ACRES, TO DIVIDE THE PARCEL INTO TWO LOTS AND A VARIANCE REQUEST FROM REQUIREMENT TO DEDICATE ADDITIONAL RIGHT-OF-WAY, ARTICLE III. D.4., TELLICO PLAINS SUBDIVISION REGULATIONS (Marvin Carl Williams, Applicant)

Staff presented the request. Per the Tellico Plains Major Road Plan, Highway 360 is classified as a Minor Arterial. Per the *Tellico Plains Subdivision Regulation*, the right-of-way for arterial roads is 80'-150'. This, however, is potentially being changed to a 60' right-of-way or 30' from centerline as part of the proposed subdivision regulations amendment. Because this amendment to the subdivision regulations has not yet been approved and finalized, a variance from the 80' right-of-way or 40' from centerline requirement must be obtained from the planning commission. A general discussion followed.

Commissioner Johnson moved to approve the variance request with 30' of right-of-way from the centerline of Ballplay Road to the front property line vs. the 40' requirement and for the plat to comply with all other requirements. Commissioner Atkins seconded the motion and the motion passed unanimously.

PUBLIC HEARING ON AN AMENDMENT TO THE TELLICO PLAINS SUBDIVISION REGULATIONS, ARTICLES I., II., AND III., TO CLARIFY JURISDICTIONAL AREA, FINAL PLAT CERTIFICATIONS, THE STANDARD UTILITY AND DRAINAGE EASEMENT, AND MINIMUM STREET RIGHT-OF-WAY WIDTHS

Staff reviewed the proposed amendments to the regulations enumerated in Resolution PC 2016-001. In summary the changes are:

- Adding the planning region area to the planning commission's area of jurisdiction;
- Adding the *Tennessee Code Annotated* references for authority of adoption;

- Adding the provision that allows the planning commission secretary to sign off on 2-lot subdivision plats;
- Amending submittal process and deadlines;
- Adding final plat certifications for existing septic systems, reserve area for subsurface sewage disposals, private permanent easements and private streets, street names, and electric service availability;
- Amending the final plat certification for existing water lines, sewer lines, and fire hydrants;
- Amending minimum street right-of-way widths, eliminating the option for sewer lines to be located under paved streets, and amending minimum street surface widths; and
- Clarifying the width of the standard utility and drainage easement.

Commissioner Atkins moved to approve Resolution PC 2016-001. Commissioner Johnson seconded the motion and the motion passed unanimously.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

None

OTHER BUSINESS

By consensus the commission agreed there would be no meeting in July unless something was submitted.

ADJOURNMENT

The meeting adjourned at 6:41 p.m.

Secretary

Date