

MINUTES
TELLICO PLAINS PLANNING COMMISSION MEETING
Monday, May 8, 2017

Members Present

Mitch Millsaps, Chair
Patrick Hawkins, Mayor
Larry Harris, Alderman

Members Absent

Mike Atkins, Secretary
Chad Johnson

Others Present

Ruth Viergutz Hawk, Staff
Greg Altum, Press
Jeff Holman
Jerry Gourley

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Millsaps called the meeting to order at 6:00 p.m. Mayor Hawkins moved to approve the February 13, 2017, minutes as submitted. Commissioner Harris seconded the motion and the motion passed 3-0.

RESUBDIVISION OF PARCEL 002.00, MONROE COUNTY TAX MAP 136, LOCATED ON TELLICO INDUSTRY ROAD OFF WINDY HILL DRIVE AND BANK STREET NEAR THE ELEMENTARY AND JUNIOR HIGH SCHOOLS, LOCATED IN THE PLANNING REGION, TO SUBDIVIDE AN EXISTING HOUSE FROM THE 50.74 ACRE FARM, AND DISCUSSION OF ROAD ACCESS (Jeff Holman, Applicant)

Staff presented the plat. Currently there is no defined right-of-way or easement for Tellico Industry Road. The “road” appears to be an implied easement across Parcel 005.00, Tax Map 136, which is owned by Tellico International LLC. The farm, Parcel 002.00, is located in the planning region, but Parcel 005.00 is located within the Town’s corporate limits. Staff researched the deeds of Parcel 005.00 to determine if there were any defined easements at the “road” location, but it did not appear that there was one. Mayor Hawkins was not aware of the Town ever maintaining Tellico Industry Road as a public road. It appears that the farm initially owned land to Bank Street, but that over the years property was sold off and with the exception of the implied easement, there is no other road access.

Windy Hill Drive also crosses Parcel 005.00 and connects with Tellico Industry Road to create a looped road. There are approximately ten properties that access Bank Street via Tellico Industry Road or Windy Hill Drive. Both roads have been used for many years as access to these properties. The deed for 327 Windy Hill Drive references a 30 foot right-of-way for Windy Hill Drive, but that is the first lot and none of the other deeds reference any right-of-way for Windy Hill Drive.

Staff expressed concern of approving a subdivision off an access that does not have a defined easement across private property. A general discussion followed.

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Commissioner Harris moved to grant a variance on the minimum road construction standards for Tellico Industry Road for the resubdivision of Parcel 002.00, Monroe County Tax Map 136, pending a formalized easement for Tellico Industry Road crossing Tellico International LLC (Parcel 005.00) being finalized and recorded. Mayor Hawkins seconded the motion and the motion passed unanimously.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

None

OTHER BUSINESS

None

ADJOURNMENT

Commissioner Harris moved to adjourn and Mayor Hawkins seconded the motion. The meeting adjourned at 6:42 p.m.

Secretary

Date