

**MINUTES**  
**TELLICO PLAINS REGIONAL PLANNING COMMISSION**  
**September 11, 2023**

<i>Members Present</i>	<i>Members Absent</i>	<i>Others Present</i>
Cynthia McDaniel	Mike Atkins, Chairman	Laura Smith, Planner
Chad Johnson	Marilyn Parker, Mayor	Greg Altum, The Buzz
Larry Harris		Christian Medders
		David Glover
		Lisa Janke
		Brad Secord

CALL TO ORDER AND APPROVAL OF MINUTES

Chad Johnson called the meeting to order at 6:00 p.m. The minutes of the August 14, 2023, meeting were unanimously approved on a motion by Cynthia McDaniel seconded by Larry Harris. The minutes of the July 10, 2023, meeting will be forwarded to commissioners by Ms. McDaniel and presented at the next meeting.

REZONING REQUEST FROM M-1, INDUSTRIAL DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT, TELLICO INDUSTRY RD. AND WINDY HILL DR., APPLICANT, CHRISTIAN MEDDERS, SURVEYOR, PROPERTY OWNER, JANKE FAMILY TENN INVESTMENT SERVICES, TAX MAP 136.00, PART OF PARCEL 005.00, APPROX. 2.08 ACRES

Surveyor, Christian Medders was present with others with Janke Family Tenn Investment Services. Part of the parcel is used for industry with approximately 2.08 acres of vacant property that is proposed for a 4-lot subdivision. The vacant property is bounded by Windy Hill Drive and Tellico Industry Rd. The Major Road Plan does not show Windy Hill Dr. as a city street and the surveyor states that City verified it was. There was a discussion about Windy Hill Dr., which is 40' wide and Tellico Industry Rd. which survey shows as being on the Janke property. Mr. Medders stated that they were only asking for the rezoning at this time and verification of the roads and improvements would be submitted with the subdivision plat.

ACTION

Mr. Johnson moved to recommend rezoning of a portion of the parcel from M-1 to R-1 up to the centerline of Tellico Industry Rd. Property owner, Frances Brannon stated her concerns with drainage and a culvert and described Windy Hill Dr. as not being a completed road that goes straight up and stops. Ms. McDaniel then seconded the motion which was approved unanimously.

REVIEW AND DISCUSSION OF ROAD LIST

Ms. Smith presented a list and map of city roads compiled by using the Tennessee roadway information. Commissioners will review the list and discuss possible adoption as an official road list.

ACTION

Mr. Johnson moved to table the item which was seconded by Ms. McDaniel and approved

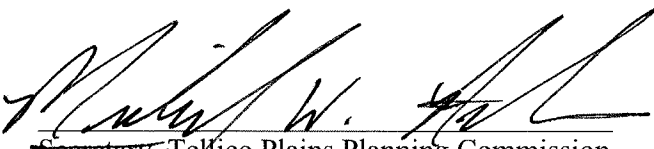
unanimously.

REVIEW OF SUBDIVISION PLAT AND SITE PLAN CHECKLISTS

Ms. Smith presented examples of checklists for subdivision plats, rezonings, variance requests and site plans that could help property owners and developers with submitting items to the Planning Commission and Board of Zoning Appeals. The commissioners agreed that they should be put on the website.

ADJOURNMENT

The meeting adjourned at 7:5 p.m.

  
Secretary, Tellico Plains Planning Commission  
~~President~~ CHAIRMAN

11/13/2023  
Date