

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
December 1, 2015

Members Present

Allen Cansler, Chair
Mike Garren, Sec.
Harold Davis
Tom Sundstrom

Members Absent

Bob Lovingood, Mayor
April Sloan
Jennifer Wiggins

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, The Buzz
Ed & Kathy Reid
Mike Ross
Derick Jones, Sterling Eng.

CALL TO ORDER

Chairman Cansler called the meeting to order at 6:04 p.m.

APPROVAL OF MINUTES

Commissioner Davis moved to approve the minutes of November 3, 2015. Commissioner Garren seconded the motion and the motion passed 4-0.

RESUBDIVISION PLAT OF PARCEL 001.04, MONROE COUNTY TAX MAP 029, LOCATED ON THE SOUTH SIDE OF CLEARVIEW ROAD AT THE NILES-MCGHEE CEMETERY, 6.976 ACRES, TO CREATE 2 LOTS, ZONED AGRICULTURE, AND A VARIANCE REQUEST FROM THE MINIMUM 30' ROAD FRONTAGE REQUIREMENT, ARTICLE III. C. 1. OF THE VONORE SUBDIVISION REGULATIONS (Edward Reid, Applicant)

Staff presented the request. Lot 5 was created by a 1985 plat with 51 feet of road frontage. The applicant would like to subdivide it into two lots with 25.6 feet of road frontage each. Staff explained that generally a two lot subdivision such as this would be reviewed by staff and signed off by the secretary, but because of the variance request, it is before the commission. A general discussion followed.

Commissioner Garren moved to approve the variance request from the requirement of thirty (30) feet of road frontage for each of the two lots. Commissioner Davis seconded the motion and the motion passed 4-0.

PLANNED UNIT DEVELOPMENT OF PARCEL 81, MONROE COUNTY TAX MAP 037, LOCATED ON THE SOUTH SIDE OF HWY. 411 AT THE END OF TALLENT LANE, 93.744 ACRES, TO CREATE 206 LOTS, ZONED R-2 (Citizens National Bank of Athens, Applicant)

Staff presented the development plan and reviewed the outstanding items from the November 19, 2015, email sent to Derick Jones, the engineer for the project. A general discussion followed.

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The following is a brief summary of the discussion of the missing information:

- Include plans for the lands identified as “Future Multifamily Development” and “Remaining Lands of Citizens Bank of Athens”;
- Show the access point(s) to the multi-family portion;
- Indicate how many units there will be for the multi-family portion;
- Show designated open spaces;
- Clarify timing of construction of detention facilities;
- Address concerns about stormwater runoff. Ten (10) feet between houses does not appear to be adequate to effectively accommodate stormwater runoff throughout the development. The natural drainage off the remaining lands of the banks runs through Lot 57 and even with massive grading, it does not appear that the water volume can be accommodated. The remaining lands of the bank is greater than 20% slopes; and
- Show street cross-sections and sidewalk locations.

Commissioner Garren moved to table the plan until more information is submitted to complete the application. Commissioner Sundstrom seconded the motion and the motion passed 4-0.

FUTURE TRAINING OPPORTUNITIES

Staff reported that John Lamb, Blount County Planning Director, will give his presentation, “Population at the Speed of Life – Health Considerations in Growth, Planning, and the Built Environment”, on Thursday, January 14, 2016, at the Vonore Community Center.

OTHER BUSINESS

Staff reported that TRDA recently subdivided out the electrical substation on Old Slag Road for the construction of a cell tower.

ADJOURN

Commissioner Garren moved to adjourn the meeting. Commissioner Davis seconded the motion and the meeting adjourned at 6:54 p.m.

Secretary

Date