

**MINUTES**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**February 2, 2016**

**Members Present**

Allen Cansler, Chair  
Mike Garren, Sec.  
Bob Lovingood, Mayor  
Harold Davis  
April Sloan  
Jennifer Wiggins

**Members Absent**

Tom Sundstrom

**Others Present**

Ruth Viergutz Hawk, Planner  
Carl Thompson Jr.  
Casey Cooper  
Elisha Cooper  
Greg Altum

**CALL TO ORDER**

Chairman Cansler called the meeting to order at 6:05 p.m.

**APPROVAL OF MINUTES**

Commissioner Davis moved to approve the minutes of January 14, 2016. Commissioner Wiggins seconded the motion and the motion passed 4-0, with Mayor Lovingood and Commissioner Garren having not yet arrived.

**SITE PLAN FOR A COMMERCIAL BUILDING AT 899 U.S. HIGHWAY 411, PARCEL 015.05, MONROE COUNTY TAX MAP 028, ZONED C-3, 1 ACRE, LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 411 JUST EAST OF THE SLOAN CENTER AND U.S. HIGHWAY 360 (Cooper Development, LLC, Applicant)**

Staff distributed copies of the site plan requirements, access control requirements, and staff's email of site plan review comments sent to the applicant. The site was granted a 50 foot shared access easement to U.S. 411 when the lot was created in 2005. This access easement was granted in order to comply with the access control requirements. A lengthy discussion followed.

The following is a brief summary of the discussion:

- Access to the site – using the shared access easement or having a separate, new driveway to U.S. Highway 411;
- The drainage plan for the site is adequate and no changes are necessary;
- A working fire hydrant must be installed within five hundred (500) feet;
- Utility information needs to be clarified and verified;
- A landscape plan must be included; and
- Sign permits can be applied for once the user of the building is known.

Commissioner Davis moved to approve the site plan provided all the Zoning Ordinance requirements are met, but with the understanding that if the Tennessee Department of Transportation issues a driveway permit to U.S. Highway 411, the planning commission is

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agreeable with direct access to U.S. Highway 411 rather than using the 50 foot shared access easement located adjacent to the west side of the property. Commissioner Sloan seconded the motion and the motion passed 6-0.

**DISCUSSION OF SEWER SERVICE AVAILABILITY**

A general discuss was held regarding Vonore's sewer service availability, capacity, and lift stations. Staff reported that she had been contacted by the developer of the Tallent Lane property, previously discussed as a Planned Unit Development, about the proposed multi-family portion of the development and has written zoning letters regarding such development. It was agreed that developers should bear the cost of upgrading needed sewer capacity for their developments, bear the cost of upgrading roads, and that the citizens should not bear the burden for a development's benefit. The Town is not willing to absorb any costs.

**TRAINING OPPORTUNITIES/OPTIONS**

Staff reported that East Tennessee Quality Growth will be sponsoring a 1-day conference on April 28 at the Alcoa Hilton Hotel-Airport. The conference fee is \$50 per planning commissioner. Mayor Lovingood said the Town would pay for commissioners to attend the conference. Staff will email out the details.

**OTHER BUSINESS**

Staff reported that East Tennessee Quality Growth has revived the National Geographic Geotourism website. The website is well suited for rural communities and Monroe County has taken advantage of this advertising venue. The website is geared to identifying tourist destinations in rural areas. The address is [www.tennesseerivervalleygeotourism.org](http://www.tennesseerivervalleygeotourism.org).

**ADJOURNMENT**

The meeting adjourned at 7:07 p.m.

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Secretary

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Date