

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
AUGUST 4, 2020

Members Present

Allen Cansler, Chair
Harold Davis, Secretary
Bob Lovingood, Mayor
Thomas Flynn
Tim Swafford

Members Absent

Michael Moore
Greg Fowler

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press

Citizens Present: Barbara Axley, James Lee, Frank Thurstaon, Todd Pugh, Tina Pugh Sanders, Glen Harrelson

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 6:00 p.m. Commissioner Flynn moved to approve the minutes of May 5, 2020. Commissioner Davis seconded the motion and the motion passed unanimously.

**VARIANCE REQUEST FROM THE *VONORE SUBDIVISION REGULATIONS*,
ARTICLE III., SECTION C. LOTS, 1. ARRANGEMENTS, TO SUBDIVIDE OUT A .23
ACRE LOT FROM A 5.43 ACRE PARCEL WITH NO PUBLIC ROAD FRONTAGE,
TAX MAP 027, PARCEL 074.01, LOCATED IN THE PLANNING REGION NORTH OF
GUN RIDGE ROAD APPROXIMATELY 1,200 FEET FROM HIGHWAY 72W (Barbara
Axley, Applicant)**

Hawk presented the plat, which was prepared in 2012. The parcel shares a common driveway with (4) four other parcels. The Subdivision Regulations require that the maximum number of lots off such a common driveway be (1) one and that the easement be a minimum of fifty (50) feet wide. The existing access easement to the property from Gun Ridge Road is twenty (20) feet wide. The applicant is wishing to subdivide out the existing cell tower so that she can sell the house and retain ownership of the land on which the cell tower is located so that she may continue to collect the cell tower rent. Hawk recommended denial of the request because it does not comply with the minimum regulations.

A lengthy discussion followed. James Lee represented the applicant. Mayor Lovingood stated he would like to see a letter from Tellico Area Services System (TASS), Loudon Utilities Board, and the gas and sewer providers stating how much right-of-way width is needed to provide such utilities. Commissioner Flynn stated that South Blount County Utility District requires twenty-five (25) feet from centerline. Mr. Lee stated that the applicant was willing to increase the lot size to one (1) acre and that subdividing the land was not an issue since they could build any number of houses on the lot provided they received septic approval.

Mayor Lovingood moved to table the request until next month and that the applicant should come back with a minimum of one (1) acre lot with septic approval. Commissioner Swafford seconded the motion and the motion passed unanimously.

VARIANCE REQUEST FROM THE VONORE SUBDIVISION REGULATIONS, ARTICLE III., SECTION C. LOTS, 1. ARRANGEMENTS, TO SUBDIVIDE OUT A LOT WITHOUT PUBLIC ROAD FRONTAGE, TAX MAP 021, PARCEL 001.00, 33.2 ACRES, ZONED A-1, LOCATED ON THE HIGHWAY 72E APPROXIMATELY 1,000 FEET SOUTH OF HIGHWAY 411 (James R. Pugh, Applicant)

Hawk presented the request explaining that Mr. Pugh wished to subdivide out a 5-acre parcel from the farm for his son. Eventually the land will be further subdivided for his two other children. The farm currently has approximately 60' of Highway 72E frontage and 140' of Highway 411 frontage. Per TDOT, however, access to Highway 411 is prohibited. The Subdivision Regulations allow one such division in the planning region, but within the corporate limits all new lots are to front on an approved road. Hawk explained that she was concerned that something be approved that would create problems for further subdivision of the land. In addition, the adjacent 38-acre farm, Parcel 022.00, Tax Map 021, only has a twenty (20) foot wide access easement. Both farms are lake frontage and/or lake view and it is likely that both will develop in the future. The goal would be to ensure that the fifty (50) foot wide access easement would be designated as such that it could be improved and converted to a road and that no holders of the access easement could prevent such improvement.

A general discussion followed. The commission agreed they wished to treat this situation like Lawson White's situation (5/5/2020 planning commission meeting).

Commissioner Swafford moved to approve the variance request and allow a 5-acre tract to be subdivided out of Parcel 001.00, Tax Map 021, provided the following conditions are met:

1. The access easement to the 5-acre tract shall be a minimum of fifty (50) feet wide to Highway 72E;
2. That at a minimum, Parcel 001.00 and the new 5-acre lot shall participate in a road maintenance agreement. Upon further subdivision of the land, all lots shall participate in the road maintenance agreement;
3. That the applicant hire a surveyor to prepare a plat that includes Parcel 001.00, the proposed 5-acre lot, and the access easement, and to submit the plat to the planning commission for approval; and

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4. That the fifty (50) foot wide access easement be designated as such so that it can be developed as a public or private road in the future which would provide for further subdivision and that no holders of the access easement could prevent such improvements.

Mayor Lovingood seconded the motion and the motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Mayor Lovingood moved to adjourn. Commissioner Davis seconded the motion and the motion passed unanimously. The meeting adjourned at 6:49 p.m.

Secretary

Date