

MINUTES
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
April 6, 2021

Members Present

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

Members Absent

Michael Moore

Others Present

Ruth Viergutz Hawk, Planner
Danny Amschler, Fire Chief
Greg Altum, Press

Citizens Present: Jay Lewis, Matt Banker, Robert Farnsworth Sr., Robert Farnsworth Jr., Sandra Noe, Roger Noe, Jennifer Black, Gene Rudesill, Steve Young

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Cansler called the meeting to order at 6:02 p.m. Commissioner Davis moved to approve the minutes of March 2, 2021. Commissioner Flynn seconded the motion and the motion passed 6-0.

CONSIDERATION OF REZONING REQUEST FOR PARCEL 030.07, MONROE COUNTY TAX MAP 028, 318 DAWSON STREET, LOCATED ON THE SOUTH SIDE OF DAWSON STREET 350 EAST OF HIGHWAY 360, APPROXIMATELY 21,500 SQUARE FEET, FROM C-1 NEIGHBORHOOD BUSINESS DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT (Allan E. Arroyo Melendez, Applicant)

Hawk presented Ordinance 21-03, which recommends approval of the rezoning. Hawk explained that the property currently has a residence located on it and that the owner would like the property to be appropriately zoned for the current use so that he can make modifications to the site. Hawk recommended approval of the rezoning.

Mayor Lovingood moved to recommend approval of Ordinance 21-03 to the Board of Mayor and Aldermen. Commissioner Davis seconded the motion and the motion passed unanimously.

CONSIDERATION OF RESUBDIVISION PLAT OF PARCELS 023.01, 024.00, AND 025.01, MONROE COUNTY TAX MAP 048, LOCATED ON THE EAST SIDE OF CHOTA VIEW ROAD AND NORTH SIDE OF TOQUA LANE, 6.74 ACRES, TO MOVE INTERIOR PROPERTY LINES, AND VARIANCE REQUESTS FROM THE VONORE SUBDIVISION REGULATIONS REQUIRING A SEPTIC RESERVE AREA FOR LOT 1 AND IMPROVEMENTS/ROAD MAINTENANCE AGREEMENT ON TOQUA LANE, LOCATED IN THE PLANNING REGION (Avery S. Patterson, Applicant)

Hawk presented the plat. This subdivision plat does not increase the total number of lots. Lot 1 will be 1.51 acres and is being reduced in size by a couple hundred square feet so that an existing

shed will be located entirely on Lot 2, rather than being bisected by the property line. Given the small reduction to the lot size, Hawk supported the variance from the requirement to verify the location of a septic reserve area. Hawk explained that the number of lots accessing Toqua Lane is not being changed and granting a variance from the road maintenance agreement requirement for Toqua Lane is consistent with past actions taken by the planning commission. Hawk reported that the plat was ready for approval if the variances were approved.

Commissioner Swafford moved to approve the plat and the two variance requests because of the small-scale changes to the existing lot sizes and that the total number of lots was not being increased. Commissioner Fowler seconded the motion and the motion passed unanimously.

CONSIDERATION OF PRELIMINARY PLAT OF IMPROVEMENTS TO LAKEVIEW LANE, TO WIDEN AND EXTEND UTILITIES FROM HIGHWAY 360 FOR APPROXIMATELY 1,000 FEET (Seth Schweitzer/OYSK3 Architects, Applicant)

CONSIDERATION OF SITE PLAN OF LAKEVIEW ASSISTED LIVING AT LAKEVIEW SENIOR LIVING VILLAGE, PARCEL 065.00, MONROE COUNTY TAX MAP 038, LOCATED ON THE EAST SIDE OF LAKEVIEW LANE JUST SOUTH OF THE APARTMENTS, ZONED R-2, 77 UNITS WITH 111 LICENSED BEDS (Gene Rudesill/Color Wheel LLC, Applicant)

CONSIDERATION OF PRELIMINARY PLAT OF NEW ROAD TO BE CONSTRUCTED IN FRONT OF LAKEVIEW ASSISTED LIVING AT LAKEVIEW SENIOR LIVING VILLAGE, LYING PERPENDICULAR TO LAKEVIEW LANE (Gene Rudesill/Color Wheel LLC, Applicant)

The commission addressed all three items together because all the information was incorporated into one set of plans.

Hawk gave a summary of the improvements being made to Lakeview Lane, the site plan for the Lakeview Assisted Living, and the new road being constructed at the assisted living entrance. Lakeview Lane will be widened and upon completion of the widening, the developer will resurface the full width of Lakeview Lane from Highway 360 to the end of the construction limits past the new road, approximately 1,000 feet. The plans show encroachment onto Rick Kyle's land, Parcel 030.04, Tax Map 028. Gene Rudesill, developer, reported that he and Mr. Kyle met on site and they have a handshake agreement that such encroachment was acceptable. Mr. Rudesill stated that they would be repairing all disturbances at the end of construction.

Hawk summarized the following outstanding items:

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1. Submit an electric plan. The provider, Loudon Utilities Board, will need to sign off on the plan;
2. The gas line is currently located under Lakeview Lane. Since the area is being disturbed as part of the widening of the road, the provider, Loudon Utilities Board, will need to sign off on the gas line location;
3. The water provider, TASS, will need to sign off on the water plan (Sheet C-108);
4. The Town of Vonore’s sewer representative, David Wiggins, will need to sign off on the sanitary sewer plan (Sheet C-109). The sewer line is currently located under Lakeview Lane and the plan shows the extension to also be located under the road. The developer will be using flowable fill to prevent settling where the new sewer line is extended;
5. A letter of credit guarantee will be required for the work being done on Lakeview Lane. This is required so that if the developer walks away from the project after the road is disturbed but prior to completion, that the Town has the resources to repair the road. The dollar amount will be based on the estimated road improvement construction costs;
6. The roads shall be inspected by a third-party inspector to verify construction is per the approved plans. Inspection tickets shall be submitted to the Town; and
7. All signs require separate permits from the Town and shall comply with the Town’s sign regulations.

A general discussion followed. Danny Amschler, Vonore Fire Chief, asked that an additional fire hydrant be added directly in front of the building at the center island. Mr. Rudesill agreed.

Mayor Lovingood moved to approve the preliminary plat for improvements to Lakeview Lane, the site plan for Lakeview Assisted Living at Lakeview Senior Living Village, and the preliminary plat of the new road to be constructed in front of the assisted living facility subject to items 1-7 above being addressed and/or completed and a fire hydrant being added directly in front of the building at the center island. Commissioner Davis seconded the motion and the motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Commissioner Davis moved to adjourn. Commissioner Flynn seconded the motion and the motion passed unanimously. The meeting adjourned at 6:32 p.m.

Secretary

Date