

MINUTES
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
 Tuesday, August 2, 2022

Members Present	Members Absent	Others Present
Allen Cansler, Chair		Greg Altum, Press
Harold Davis, Secretary		Laura Smith, Planner
Bob Keenan		James and Andrea Nygard
Tim Swafford		Maggie Camplin, Tim Chirk
Thomas Flynn		Tammy Rose
John Hammontree		Avi Askey
Greg Fowler		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Allen Cansler called the meeting to order at 6:01 p.m. and the June 7, 2022, meeting minutes were unanimously approved on a motion by Greg Fowler and seconded by Harold Davis.

SITE PLAN FOR DELI, TAMMY ROSE, HWY. 411, TAX MAP 038A, GROUP B, PARCEL 053.00, C-3 HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.34 ACRES

Surveyor, Eric Mickeliunas presented the site plan. Ms. Smith stated that with the addition of a few items including: labeling the ingress/egress, driveway directions, and utility and TDOT approvals the site plan would meet requirements and recommended approval.

ACTION

Mr. Davis moved to approve the site plan subject to the additional items. The motion was seconded by Bob Keenan and approved unanimously.

PRELIMINARY PLAT AND PROPOSED PUD CONCEPT PLAN, LAKE FOREST DEVELOPMENT, LLC, APPLICANT, ROBERT HEIMANN, DAWSON ST. AND HWY. 360, MONROE COUNTY TAX MAP 028, PARCELS 030.00, 030.03, AND 030.05, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROX. 12.14 ACRES

Bob Heimann explained plan was to build duplexes for sale or lease on 24 lots. However, after doing some more research and speaking with his lender, he requests approval for developing a Planned Unit Development with 48 lots, with each duplex sharing an interior wall. He stated that developing this way would make it easier for someone to buy an individual unit. Each of the 48 units would be approximately 2,500 square feet in size with two levels. The 1st floors would have two bedrooms and each duplex would have a 2-hour fire wall separation. Mr. Heimann also presented copies of a similar development in Farragut which are all privately owned.

ACTION

Mr. Davis moved to approve the PUD plan noting that Mr. Heimann will present the preliminary plat for the lots when it's ready to be submitted. Thomas Flynn seconded the motion which was approved unanimously.

OTHER BUSINESS

Avi Askey with Overhill Gardens on Citico Rd. was present to ask about clarification of the sign regulations. He has approximately 10 acres and the business is growing. He recently purchased more property on Hwy. 411 to expand the business which he hopes to do before 2023. Ms. Smith has given him information regarding temporary signs and that off premise signs are not permitted in Vonore. Mr. Askey would like to have a temporary sign about the new location with directions to the existing business which he will be keeping. There was consensus that Mr. Askey could put up the temporary sign for the new site with directions to the existing location.

ACTION

Mr. Davis moved to approve the temporary one-time event sign on the new location with directions to the existing location which was seconded and approved unanimously.

ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Harold Daw
Secretary, Vonore Regional Planning Commission

9/6/2022
Date