

MINUTES
ANDERSON COUNTY REGIONAL PLANNING COMMISSION
~~APRIL 11, 2023~~

Members Present

Ned Ferguson, Chairman
Tony Gregg, V. Chair
Harold Edwards, Sec.
Tim Isbel
Ben Stephens
Robbie DeJarnette

Members Absent

Others Present

Jay Yeager, Co. Attorney
Danny Phillips, Bld. Off.
Lisa Crowley
Other interested parties

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF AGENDA

Chairman Ned Ferguson called the meeting to order at 6:30 P.M. on April 11, 2023. Following roll call, the agenda was reviewed and approved by unanimous consent.

APPROVAL OF MINUTES

The minutes from the regular monthly meeting in March were reviewed by the members. After review, a motion was made by Tony Gregg and seconded by Ben Stephens to approve the March 14, 2023, Minutes as written. The motion passed unanimously.

STAFF RECOMMENDATION FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The following final plat was recommended to be placed on the consent agenda:

1. Roger & Virgil Rainey Subdivision Final Plat (Tax Map 86, Parcels 65.00 & 80.00)

A motion was made by Harold Edwards and seconded by Tim Isbel to approve the item on the consent agenda. The motion passed unanimously.

PATRICIA MARTIN SUBDIVISION FINAL PLAT

A final plat (Tax Map 66, Parcel 53.01) was reviewed involving a proposed subdivision off Brushy Valley Road within an A-2 District. The proposed subdivision involves four parcels with a joint permanent easement. The JPE will serve three of the lots with some grading needed to reduce the grade to 18% in a section of the easement. There were some items that needed to be addressed that were identified during the agenda review. These items have been addressed except for a maintenance agreement being submitted. Following discussion, a motion was made by Tony Gregg and seconded by Ben Stephens to grant approval for the final plat contingent upon submittal of the maintenance agreement and all signatures. The motion passed unanimously.

RICK KELLY SUBDIVISION FINAL PLAT

A final plat (Tax Map 102, Parcel 202.00) was reviewed involving a proposed subdivision off Blacksferry Road within an A-2 District. The original proposed subdivision involved a joint permanent easement, but the easement has been removed and two flag lots proposed. There is an existing access easement to the third lot. Following discussion, a motion was made by Tony Gregg and seconded by Harold Edwards to grant approval for the final plat. The motion passed unanimously.

EXTENSION OF BROOKSTONE SUBDIVISION (UNIT 8) PRELIMINARY PLAT

A preliminary plat (Tax Map 32, Parcel 82.00) was approved in April 2022 and was considered for extension. Several residents were in attendance to voice concerns over the proposed access to Brookstone Subdivision. The primary concern was that the proposed access will require additional traffic through the subdivision. There are eighty-two lots proposed for the later phase. Evidently, efforts to establish the primary access off the Norris Freeway (U.S. 441) with the Tennessee Department of Transportation (TDOT) have not been successful. Several residents addressed the planning commission regarding the additional traffic through the neighborhood. The residents requested that the developer consider the primary access off Mountain Road. There was a representative for the development present that indicated that other options for the primary access can be considered. County Attorney Yeager advised that there is a vested interest that has been established with the preliminary approval of the plat and advised the planning commission grant the extension of the preliminary plat. After much discussion, a motion was made by Harold Edwards and seconded by Ben Stephens to grant the extension of the preliminary plat. The motion passed with a majority vote with Tim Isbel voting against the extension. Mr. Isbel stated he was voting against the extension in order to highlight the importance of the access and to encourage a compromise for the re-design of the primary access.

BOND COMMITTEE:

None.

OLD BUSINESS:

Staff confirmed there would be a Zoning Workshop on the first Tuesday of next month at 6pm on May 2, 2023.

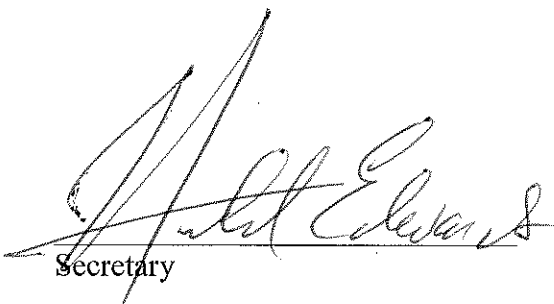
NEW BUSINESS:

None.

OTHER MATTERS:

None.

At 7:15 PM, with no further business the meeting was adjourned.


Secretary

6-13-2023
Date