

ROANE COUNTY PLANNING COMMISSION  
MINUTES  
June 21, 2017  
7:00 PM

**Members Present:** Chris Johnson, Jean Meredith, Warren Kocher, Allen Williams, Terry Futrell, Jane Long, Randy Scarborough, Richard Whiteman, Mike Parkison

**Members Absent:** None

**Others Present:** Glen Cofer, Rene`e Crowe, Midge Jessiman, Aaron Savard, Joey Hargis, David Beverly, and others.

**Roll Call and Call to Order:**

Meeting was called to order by Chairman Allen Williams at 7:00 pm and a Quorum was declared.

**Acceptance:**

Approval of the May 17, 2017 minutes.

**Motion** made by Jean Meredith and **Seconded** by Jane Long to approve.

**Public Comments:** None

**Old Business:** None

**New Business: (Six (6) Item)**

- 1. Site plan** for a storage building to be located at Cardiff Valley Road, Rockwood, TN. Map 44 Parcel 32.29. Zoned (I-3) Heavy Industrial District.  
Aaron Savard with Hydraulic Services will primarily use the building for storage. He states they are a small business with 5 employees looking to grow in Roane County.

**Motion** made by Richard Whiteman **Seconded** by Warren Kocher to approve.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to approve the storage building.

- 2. Site plan** for a cell tower to be located at 251 Lane Hollow Road, Philadelphia, TN. Map 126 Parcel 19.01. Zoned (A-1) Agricultural District.

Planning Commission doesn't feel this is an item for them to vote on and suggest it be moved to go before the BZA.

- 3. Preliminary plat and design plan** for The Cove at Blackberry Ridge located in Loudon, TN. Map 99-M and 108. Zoned (R-1) Low Density) Single Family Resident District.

**Motion** made by Chris Johnson **Seconded** by Jean Meredith to approve.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to approve the Preliminary plat and design plan for The Cove at Blackberry Ridge.

- 4. Requested rezone** by Roane County for property located on Swan Pond Circle Road, Harriman, TN. Map 18 Parcel 127.03 & 127.04. Currently zoned (A-2) Developing Agricultural District. Requested rezone is (I-3) Heavy Industrial District.

**Motion** made by Terry Futrell **Seconded** by Randy Scarborough to approve.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to approve rezone.

- 5. Amendment to lot size.**

All lots that are not connected to a publicly owned sewer system shall be approved by the Planning Commission only if the health department has rated and approved each lot for at least a three-bedroom designation with duplicate area of the subsurface septic system even if the lot contains an existing septic system and house. No lot shall be approved by the Planning Commission if each lot is not designated for at least three bedrooms and a duplicated subsurface septic area.

**Motion** made by Chris Johnson **Seconded** by Warren Kocher to approve.

**Roll Call:**

On a **Roll Call Vote** it was 8 to 1 with Mike Parkison voting **NO**. Vote was in favor to **Approve** the Amendment to lot size.

- 6. Forward Zoning Violations to County Commission: (Four (4) Items)**

- DTH REO Inc. located at 149 Mayton Lane, Harriman.  
Map: 12 Parcel: 048.01. CEF2017-006, Overgrown/Accumulated Debris/Unsafe Structure.
- Harold & Nina Pickard located at 195 Pickard Hollow Road, Harriman.  
Map: 7 Parcel: 98.01. CEF2015-012, Overgrown.
- Carmen M. Keisman located at Eureka Road, Rockwood.  
Map: 64-E Group: A Parcel: 1.00. CEF2017-003, Accumulated Debris.
- Robert & Ronald Kilpatrick located at 1221 Eureka Road, Rockwood.  
Map: 64-E Group: C Parcel: 3.00. Accumulated Debris.

**Motion** made by Warren Kocher and **Seconded** by Richard Whiteman to approve sending to County Commission.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to approve forwarding zoning violations.

**Adjournment:**

**Motion** made by Jean Meredith to adjourn, **Seconded** by Jane Long. Meeting adjourned at 7:25 pm.

Minutes Submitted by:  
Rene`e Crowe

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Allen Williams, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Warren Kocher, Secretary

\_\_\_\_\_  
Date