

ROANE COUNTY PLANNING COMMISSION

MINUTES

January 16, 2019

7:00 PM

Members Present: Allen Williams, Jean Meredith, Warren Kocher, Michael Parkison, Allen Hickman, Terry Futrell, Randall Bibee, Richard Whiteman.

Members Absent: Randy Scarborough, Chris Johnson

Others Present: Glen Cofer, Rene'e Crowe, David Williams, Stanley Sampsel, Brenda Patterson, Samantha Melton and husband, Dewayne Butler, Starling Bradford, Dixie Bradford, Rebecca Fields 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 December 19, 2018.

Motion made by Allen Hickman to approve the December 19, 2018 minutes and **Seconded** by Richard Whiteman.

Roll Call:

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

Public Comments: Stanley Sampsel, Brenda Patterson, Samantha Melton and husband, Dewayne Butler, Starling Bradford, Dixie Bradford, Rebecca Fields.

Old Business: One (1) Item

1. Rezone:

Samantha Melton with written permission from Brenda Patterson request a rezone of property located at 4469 Harriman Hwy, Harriman TN. 37748. Map:007 Parcel: 025.00. Requested rezone from an (A-2) Developing Agriculture District to (C-2) Highway Commercial District. Attached you will find a legal opinion from our Roane County Attorney Greg Leffew.

Motion made by Allen Williams to recommend for approval of requested rezone and **Seconded** by Michael Parkison.

On a **Roll Call Vote** was 2 to 6 with Terry Futrell, Richard Whiteman, Warren Kocher, Randall Bibee, Michael Parkison and Allen Hickman voting **NO**. Allen Williams and Jean Meredith voting **YES**. Vote failed.

New Business: Two (2) Items

1. Preliminary Plat Review:

Preliminary plat review for Blackberry Cove Phase 2. Map: 99 Parcel: 018.00 pt. of.

Motion made by Randall Bibee to approve preliminary plat and **Seconded** by Warren Kocher.

Roll Call:

On a **Roll Call Vote**, was 7 to 1 with Terry Futrell passing. Vote was in favor to **Approve**

2. Forward Zoning Violation to County Commission: (Eight (8) Items)

1. Harry King & Jasper Dutton located at 428 New Hope Road, Rockwood TN. 37854. Map: 065 Parcel: 089.01. **CEF2017-068**, Accumulated Debris/Unsafe.
2. Travis Ritter located on Ledgerwood Lane, Kingston, TN. 37763. Map: 100-O Group: D Parcel: 08.00. **CEF2017-090**, Accumulated Debris.
3. Tammy Watkins C/O Tammy Warren located at 221 Elm Grove Street, Loudon, TN. 37774. Map: 100-D Group: B Parcel: 020.01. **CEF2017-094**, Overgrown/ Unsafe Structure.
4. Rebecca Lynn Moore located at 110 Martin Circle, Harriman, TN. 37748. Map: 036-O Group: B Parcel: 006.00. **CEF2018-001**, Junkyard.
5. Rebecca & Ralph Moore located at 114 Martin Circle, Harriman, TN. 37748. Map: 036-O Group: B Parcel: 007.00. **CEF2018-014**, Junkyard.
6. Evelyn Kennedy located at 141 Emory Heights Road, Harriman, TN. 37748. Map: 026-L Group: F Parcel: 008.00. **CEF2018-091**, Junkyard/Accumulated Debris.
7. Freddie Ray Daniels located at River Road, Ten Mile, TN. 37880. Map: 111 Parcel: 010.04. **CEF2018-106**, Accumulated Debris/Overgrown /Unsafe Mobile Homes.
8. Penny & David Lucas located at 279 Hobson Road, Kingston TN. 37763. Map: 059 Parcel: 39.00. **CEF2018-113**, Unsafe Single Wide.

Motion made by Terry Futrell to approve forwarding zoning violations **Seconded** by Warren Kocher.

Roll Call:

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

Discussion: One (1) Item

1. Evaluation of Consolidated School Location:

Continued discussion on the task set forth by Roane County Executive Ron Woody asking the Planning Commission to evaluate the Consolidated School Location.

Building Official Glen Cofer stated he will write a letter from the Roane County Planning Commission describing the evaluation of the proposed school site located on Roane State Highway, being Map: 56 Parcel: 64.00. A draft of the letter will be emailed to each Planning Commissioner for their review. There will be a reconvening of this meeting on January 23, 2019 at 6:00 in the Quills room on the 2nd floor of the Roane County Courthouse to discuss and sign the proposed letter.

Adjournment:

Motion made by Jean Meredith to recess and reconvene on January 23, 2018 at 6:00 pm to discuss proposed letter, **Seconded** by Richard Whiteman.

Meeting adjourned at 8:33 pm.

Minutes Submitted by:

Rene`e Crowe

Allen Williams, Chairman

Date

Warren Kocher, Secretary

Date

Planning for School Locations Checklist

Attachment page 1

Property located on Roane State Hwy

Map: 56 Parcel: 64.00

Site Criteria

- Public Utilities
 - Rockwood Electric Utilities-----Yes
 - Roane County Wastewater-----Yes
 - Roane Central Utility District-----Yes (potable water)
 - Harriman Utility-----Yes (natural gas)
- Safety
 - Fire-----Yes--- Midtown Volunteer Fire Dept, Estimate 2 miles
 - Police-----Yes---Harriman Police Dept, Estimate 5 miles
 - Ambulance-----Yes--- Roane County Ambulance Services, Estimate 1 mile
 - EMS-----Yes---Roane County Office of Emergency Services, Estimate 1 mile
- Internet-----Yes
- Housing/Population-----25,617 Units/53,036 (14.5% school age)
- Interstate-----Estimate 3.5 miles
- Hospital/Doctor Offices----- Estimate 2.7 miles
- Library----- Estimate 6.7 miles to the Kingston Public Library, Harriman Public Library Estimate 6.40 miles
- Recreation (will the new school provide or will the community) ---??? (Estimate 5.8 miles to the current Roane Co. High School, Estimate of 6.5 miles to the Swan Pond Sports Complex, Estimate 2 miles to Roane State College.
- Municipal Services (*annexation??*)
- Transportation-----Bus and car riders map provided with data
- Roads-----TDOT has new road within growth plan
- Walkability---- No known walkability, no sidewalks
- Walkers-----In an email from Alan Reed and a phone conversation with Gary Aytes it was stated that they do not tract walkers and estimate it to be less than 15 for the county as a whole.
- Permit Patterns----Map provided.
- Geotechnical Investigation will include surface exploration and subsurface exploration of a site-----???
- Economy (TVA, Nuclear Plants) -----
- Traffic Data-----
- 2018-19 School Enrollment-----6364
- Railroads-----None present

1. Travel distances (10 & 12-mile radius map provided)
2. Undesirable travel conditions such as no sidewalks or bad, steep grades, unpopulated areas, business or industrial areas, and railroads.
3. Traffic flow on major streets and pupils crossing each.
4. Number of pupils crossing each dangerous intersection. Number of pedestrian accidents from police records.
5. Use of public transportation — number of pupils transported, number of transfers, number traveling in same direction as people going to and from work.
6. Possible new subdivisions, new thoroughfares, or other developments that would affect direct accessibility. **None present**

Environment

1. Type of district — present use, zoning, probable future zoning, proximity to business districts. **C-2 (Highway Commercial District. Could be annexed into Harriman City.**
2. Atmospheric conditions — smoke, dirt, odors. **None present**
3. Sources of noise — factories, railroads, street cars, trucks, main streets, radio interference, fire or police stations, hospitals, airports, etc. **None present**
4. Light obstructions — present and possible future. **None present**
5. View in each direction.???
6. Proximity to other public facilities — parks-**Roane Co. Park across street from proposed location, Kingston City Park Estimate 5.41 miles, Riverfront Park in Harriman Estimate 6.25 miles, libraries- Kingston Public Library Estimate 6.7 miles, Harriman Public Library Estimate 6.40 miles playgrounds- Roane Co. Park across street from proposed location, Kingston City Park Estimate 5.41 miles, Riverfront Park in Harriman Estimate 6.25 miles.**
7. Possible future developments affecting environment — slum clearance projects, new streets, etc. **None present**

Size

1. Area in relation to standards.???
2. Play area per pupil.???
3. Adequacy of removal of building from street, playground away from street, parking area???
4. Possibility of future enlargement of building and effect on play space per pupil???
5. Possibility of future enlargement of site???

Form and Orientation

1. Ratio of length to width.???
2. Effect on orientation of building, and location of other facilities???
3. Sketch of site???

1. General nature of topography. (Data provided on map)
2. Nature of topsoil and subsoil (test borings)???
3. Natural drainage, springs, seepage from surrounding hills, and possibilities of floods. (Area of Minimal Flood Hazard Zone X)
4. Wind exposure???

Cost

1. Tax valuation???
2. Appraisals or other indications of costs???
3. Related factors — need for grading, excavating, special footings, drainage systems, long utility lines, retaining walls, removal of existing improvements, trees and boulders, etc.???

In general, the journey to school should be safe; there should be no dangerous intersections to be maneuvered, nor rugged terrain to climb. The school environment should be conducive to study and play.

"(1) Safe and healthful conditions for the pupils and teachers while on the school grounds, in the building and in the immediate neighborhood of the school;

(2) Freedom from disturbing noises such as those resulting from heavy trucks, automobiles, railway and airplane traffic; and fire sirens and factory whistles;

(3) Freedom from obnoxious odors;

(4) Surroundings pleasing to the eye, that will tend to create a feeling of pride, happiness and contentment."

The first, and perhaps most important as well as most difficult question to answer is:

- HOW MANY CHILDREN WILL BE ENROLLED IN THE SCHOOLS DURING THE NEXT TEN YEARS?

The second is:

- WHERE WILL THE CHILDREN BE LIVING?