

ROANE COUNTY PLANNING COMMISSION
MINUTES
December 19, 2018
7:00 PM

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

Members Absent: None

Others Present: Glen Cofer, Rene'e Crowe, David Williams, Stanley Sampsel, Shannon Jennifer Frost and husband.

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 November 28, 2018.

Motion made by Randall Bibee to approve the November 28, 2018 minutes and **Seconded** by Terry Futrell with corrections made on page 4.

Roll Call:

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

Public Comments: Stanley Sampsel.

Old Business: None

New Business: Two (2) Items

1. Rezone:

Shannon Jennifer Frost request a rezone of property located at 153 Old Hen Valley Road, Oliver Springs TN. 37840. Map: 003 Parcel: 005.02. Requested rezone from an (MHP) Mobile Home Park to (A-2) Developing Agricultural District.

Motion made by Michael Parkison to approve rezone and **Seconded** by Richard Whiteman.

Roll Call:

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

2. Forward Zoning Violation to County Commission: (Ten (10) Items)

1. Jimmy & Teresa Lowe located at 1646 Old Harriman Highway, Oliver Springs TN 37840. Map: 004 Parcel: 070.06. **CEF2018-024**, Accumulated Debris.

2. Harold & Nina Pickard located at 195 Pickard Hollow Road, Harriman TN 37748. Map: 007 Parcel: 098.01 and 099.09. **CEF2018-069**, Junkyard/Overgrown.

3. Alan Schneider located at 149 Bayside Drive, Ten Mile TN 37880.
Map: 104-O Group: A Parcel: 024.00. **CEF2018-086**, Non-permitted use in (A-2) Zoning District
4. Anthony J. Hughes located at 149 Emory Heights Road, Harriman TN 37748. Map: 026-L Group: F Parcel: 007.02. **CEF2018-089**, Unsafe Structure- Burnt Home.
5. Pamela Davis located at 155 Williams Circle, Rockwood TN 37854.
Map: 094-P Group: B Parcel: 004.00. **CEF2018-094**, Unsafe/ Dilapidated Mobile Home.
6. Jeffrey Andrew located at 436 Cedar Grove Road, Loudon TN 37774.
Map: 108 Parcel: 014.00. **CEF2018-100**, Junkyard.
7. Fred Prater located at 811 Half Moon Shores Drive, Ten Mile TN 37880.
Map: 111-I Group: A Parcel: 045.00. **CEF2018-101**, Accumulated Debris.
8. John P. Flaws located at 358 Ladd Ridge Road, Kingston TN 37763.
Map: 059 Parcel: 207.01. **CEF2018-112**, Accumulated Debris/Overgrown.
9. Bailey Lee located at 309 Hobson Road, Kingston TN 37763.
Map: 059 Parcel: 038.00. **CEF2018-114**, Overgrown.
10. John Eakins located at 157 Pinecrest Drive, Loudon TN 37774.
Ctrl Map: 100-D Map: 100-E Group: B Parcel: 008.02. **CEF2018-118**,
Accumulated Debris/Overgrown.

Motion made by Richard Whiteman to approve forwarding zoning violations, **Seconded** by Randall Bibee.

Roll Call:

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

Discussion: Two (2) Items

1. Subdivision Regulations:

Building Official Glen Cofer stated he has copies of the Subdivision Regulation final draft for all Planning Commissioners to look at.

2. 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 and Office Manager/Zoning Officer Rene'e Crowe explained a map has been produced that shows the building activity and will be in the January 16, 2019 agenda along with a check list of what has and has not been collected thus far. (See Attached).

Adjournment:

Motion made by Jean Meredith to adjourn, **Seconded** by Chris Johnson.

Meeting adjourned at 7:30 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?