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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

September 3, 2014

The September meeting of the Loudon Regional Planning Commission was called to order at 12:30 p.m. Present were Mr. Carey, Mr. Gammons, Ms. Hines, Ms. Jones, and Mr. Brewster. Absent were Mr. Brennan, Mr. McEachern, and Mr. Cardwell.

Mr. Carey, Chairman, introduced the new planner, Mrs. Laura Smith.

A motion to approve the minutes for the July 9, 2014 meeting was made by Mr. Brewster, second was by Ms. Hines. Minutes were approved 5-0.

Agenda Item A: Consideration of a 3-lot re-subdivision request of Doughty Farm Subdivision located on 409 and 555 E. Lee Hwy., and 200 Rock Quarry Rd., Loudon, TN, referenced on Tax Map 33N, Group A, Parcels 32.00-36.00, Zoned C-2 (Highway Business District). Owner: McNutt Oil/Applicant: Sterling Engineering, Inc.

The owner nor the engineer were present.

There were some questions about the plat. Due to no representation, the questions could not be answered.

Mr. Brewster made the motion to table the request until October's meeting when Sterling Engineering could be contacted to come to the meeting and the new planner could look at the plat, second was made by Ms. Hines. Motion carried 5-0.

Agenda Item B: Consideration of a re-subdivision request for POD 5 – Sanctuary in Tennessee National of lots 1-5 to 1 lot, located on Mossy Creek Dr., Loudon, TN, referenced by Tax Map 31B, Group A, Parcels 1.00-5.00.

Owner: Tennessee National, LLC/Applicant: Barge, Waggoner, Sumner, & Cannon, Inc.
Mr. Mark Fronczek from Tennessee National was present.

Mr. Fronczek introduced Mr. Patrick Clark, the new general manager for Tennessee National. He stated that Mr. Clark would be taking over all the new development going on in Tennessee National. He said that Tennessee National proposed to launch some new projects with the new owners of the development. He stated that they were redirecting their focus in their amenities and proposed to make things more presentable to individuals and to other developers. He said what

this request was doing was taking someone else's vision away and giving the new owners a blank slate to work with.

Mr. Brewster stated that he had no issue with this request. He said that Tennessee National had worked well with the Planning Commission in the past.

Mr. Carey asked Mr. Fronczek if they would be coming back to consolidate other properties in the future.

Mr. Fronczek said that was possible.

Mr. Clark stated that when the original development was developed, the market was a lot different than it was now.

Mr. Brewster said that he was for the restructuring if it helped the development.

Ms. Smith asked Mr. Fronczek if Mossy Creek was a public road.

Mr. Fronczek stated that Mossy Creek was a private road.

Ms. Hines asked if there was a Letter of Credit on the road.

No one knew the answer to the question.

Mr. Brewster asked Mr. Fronczek to get back to the Planning Commission if the Letter of Credit needed to be released.

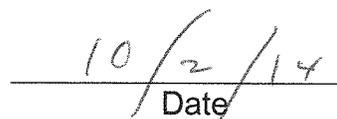
Mr. Brewster made the motion to approve the request, second was made by Ms. Hines. Motion carried 5-0.

Additional Public Comment: There were none.

Announcements and/or Comments from the Board/Commission: There were none.

Meeting was adjourned at approximately at 1:00 p.m.


Signed


Date