

**LOUDON COUNTY  
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**MINUTES**

**LOUDON REGIONAL PLANNING COMMISSION**

**February 5, 2014**

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

A motion to approve the minutes for the January 8, 2014 meeting was made by Mr. Brewster, second was by Mr. Gammons. Minutes were approved 6-0.

**Agenda Item A: Consideration of request for site plan approval for mini-storage facility located on Hwy. 11, W., Philadelphia, TN, approximately 1 acre, referenced on Tax Map 55M, Group C, Parcel 9.00, 4<sup>th</sup> Legislative District. Owner/Applicant: Robert Keeble File # 14-01-05-SP-LO**

Mr. Paul Williams, the engineer for the project, was present.

Mr. Newman stated that at last month's meeting, the Planning Commission approved to recommend the back part of this property for rezoning to the City of Philadelphia. He said that the City did approve the rezoning, which makes the entire property zoned commercial. He stated the proposed mini storage buildings would be similar to the buildings Mr. Keeble had in Loudon. He explained the location of the property. He said they propose to have the access into the property on the northwest side of the property. He stated that on the deed there was an existing 30' wide easement that runs on that side of the property to provide access for the back property. He said that the storage buildings would not interfere with this easement. He stated that the City of Philadelphia did not have the same setback requirements for commercial property as the City of Loudon. He said that they proposed to build 6 storage buildings. He stated that the 2 buildings in the front were 30' X 150', on the back 30' X 70', and the others were 85' X 15' and 80' X 15'. He said that there would be gates between the buildings at the corners, and it would be fenced in from the other properties. He stated that the highest point of the property was at the back of the property and sloped down toward the front of the property. He said that the drainage would come back down to the front. He stated that there was an existing drainage ditch beside the road with a 24" concrete culvert. He said they plan to build a catch basin with a grade on it to maintain the ditch. He stated that the City of Philadelphia did not have a detention requirement for development.

Mr. Cardwell asked how the easement would interfere with the loading and unloading.

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Mr. Williams said that probably the loading and unloading would be done with pickup trucks. He stated that Mr. Keeble said that it was very rare for a big truck to come in and load and unload. He said that the trucks would be loading and unloading from the back.

Mr. Gammons asked Mr. Williams if the driveway would be graveled.

Mr. Williams stated that the driveway would be graveled. He said he would be getting a permit from TDOT in regards for the pipe going into the catch basin. He stated that the reason for the buildings being placed on the property was for security reasons.

Mr. Newman asked Mr. Williams if there was going to be a bathroom in the office.

Mr. Williams said that there would be no bathroom.

Mr. Cardwell asked what the landscaping requirements for the City of Philadelphia were.

Mr. Newman stated that the City of Philadelphia did not have any landscaping requirements. He stated that they are proposing to landscape this property in the front and the rear of the property.

Ms. Hines made the motion to approve the site plan, second was made by Ms. Jones. Motion carried 6-0.

**Agenda Item B: Discuss update on progress on Hwy. 11 turn-lane improvements at Ft. Loudoun Middle School.**

Mr. Newman said that he had contacted the director of schools, but had not got to talk with him about an update on the improvements. He stated that he had talked with one of the property owners that is effected by the widening improvement. He said that this property owner said that the school system had contacted him and made him an offer on the acquisition of the right of way. He stated that they are doing what the director had indicated to the commission about the right of way in order to do the project. He said that acquisition projects do take some time.

Mr. Cardwell asked how many owners were involved in this project.

Mr. Newman stated that he thought there were 7 property owners.

Mr. Cardwell asked about the flashing caution lights and the speed limit.

Mr. Newman said that typically those things were done at the same time. He said that those were in the original plans. He stated that the change in the speed limit would need the City Council approval.

Mr. Travis Gray, Loudon City Code Enforcer, stated that at one time there was a school zone on Mulberry Street when the speed limit through that area was 45 mph, but it was changed about 3-5 years ago to 30 mph.

Mr. Brewster said that it would be good if City Council would consider making that a school zone through that area while waiting for the turn lanes for a safety standpoint.

Ms. Pat Hunter asked if there were any plans to fence around the retention pond on the school property.

Mr. Newman stated that fencing around the retention pond was not part of their plans that were approved. He explained that the retention pond was not supposed to hold water after the site has been stabilized after the modifications have been made. He said that the only time any water would be in the pond would be during or right after a bad storm. He stated that the rest of the time the pond should be dry.

Ms. Hunter also voiced her concern about some of the school board members not knowing that the turn lanes were required in front of Ft. Loudoun Middle School. She asked if not only has a letter been sent to Mr. Vance, the Director of Schools, but also to the school board members. She informed the commission that the school board will be discussing their capital projects. She stated that this project is part of the remainder of the \$43 million, but the school board may spend this money on other projects. She said her concern, as a taxpayer, is that the school board may come back and say they don't have enough money to spend on the turn lane. She reminded the commission that this project has been going on for 2 years. She stated that the school board's top priority should be the safety of the children in addition to having a nice school. She said that 2 years was plenty of time to get the acquisition for the properties needed. She stated that it seemed there was no sense of urgency.

Mr. Newman stated that the improvements for the turn lane were included in the project costs. He said that technically that money should still be there and there shouldn't be a need to take it from some where else.

Mr. Brewster said that Mr. Vance had said that they had that money set aside for this but thought that it would be used for moving the utilities.

Mr. Newman stated that Mr. Vance did not mention anything about an issue with the money to get the turn lanes.

Ms. Hunter said that in regards to Phase II of the building plan, they want to use the rest of the pennies and any surplus from the initial \$43 million that was left over. She stated that her concern was that the right of way came after the fact, and this would be extra money they would have to come up with to get the turn lane.

Mr. Brewster asked Ms. Hunter if she was asking Mr. Newman to send a letter to the school board.

Ms. Hunter stated she did want Mr. Newman to send a letter to the school board to inform them of the requirement for the turn lane.

Mr. Newman said that he did not know if the school board had discussed the requirement for the turn lane. He stated that he had spoken with one school board member after he sent a

letter to Mr. Vance a couple of months ago, and he knew that school member was aware of the issue.

Ms. Hunter stated that she had spoken with 2 school board members and neither one of them knew anything about the issue.

Mr. McEachern suggested not only sending a letter to the school board but also to County Commission.

Mr. Brewster made the motion for Mr. Newman to send a letter to the school board and County Commission addressing the turn lane, school zone, and the delay of both from the Loudon Regional Planning Commission, second was made by Mr. Gammons. Motion carried 6-0.

Ms. Hunter asked Mr. Newman what the formal process would be if the school board could not purchase the property for the turn lane.

Mr. McEachern stated that it would be condemnation.

Mr. Newman said that (condemnation) would have to come from City Council. He stated that he hoped that step would be down the road. He said that they would do everything they could to come to a mutual agreement.

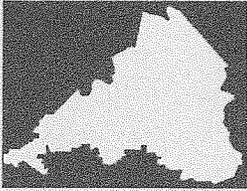
**Additional Public Comment:** There were none.

**Announcements and/or Comments from the Board/Commission:** Mr. Newman announced the workshop education for the planning commissioners to be held in May. He reminded the commission that they needed 2 hours of training per year.

Ms. Hines made the motion to adjourn, second was made by Mr. Brewster. Meeting was adjourned at approximately 1:05 p.m.

  
Signed

  
Date



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**MINUTES**

**LOUDON BOARD OF ZONING APPEALS**

**February 5, 2014**

The February meeting of the Loudon Board of Zoning Appeals was called to order at approximately 1:06 p.m. Present were Mr. McEachern, Mr. Gammons, Mr. Brewster, Mr. Cardwell, Ms. Hines, and Ms. Jones. Absent were Mr. Carey, Mr. Brennan and Ms. Roberts.

Motion to approve the minutes for November 6, 2013 was made by Ms. Hines, second was made by Mr. Brewster. Motion carried 6-0.

**Agenda Item A: Consideration of request for special exception approval to operate a u-pick produce and on-site picked produce sales business from 6305 River Road, Tax Map 40, Parcel 18.00, Zoned R-1-S. Owner/Applicant: Craig E. Richesin**

Mr. Richesin was present.

Mr. Newman stated this was about a 10 acre parcel. He explained the location of the property. He said that Mr. Richesin had come by the office to ask about what he would be allowed to do with the produce he grew on his property. He stated that in this zoning district, it did allow the owner to grow the produce but specifically does not allow the owner to sell it on the property. He referred to Mr. Richesin's summary of his proposed produce sales with a site plan that was included in the agenda packet.

Mr. Richesin handed out a map of how his property lays and a list of the produce he proposed to grow and sell. He stated that he currently has a blackberry patch. He said he did take advantage of the Farmers' Market last summer. He stated that there was a lot of waste due to the berries coming in everyday, and the Farmers' Market was only one day a week. He said he wanted to sell to neighbors and friends who come by to purchase from the property. He stated he wanted to make

it legal to where he could sell from his property. He said he wanted to make it beneficial to those who wanted to pick their own produce for a cheaper price. He stated that a lot of people like fresh produce. He said that his County Commissioner in his district was Brian Jenkins, also his neighbor, and he approved him doing this.

Mr. Gammons stated his concern was the signage. He said the size of the sign and how he would position the sign was his main concern. He stated he didn't want the sign to hinder the vision from the other properties.

Mr. Richesin said he would make the sign whatever the requirement was.

Mr. Newman informed Mr. Richesin that the size of the sign needed to be 2' X 2' for a home occupation.

Ms. Hines stated that her concern was if the property was level enough for parking.

Mr. Richesin said that until he had some customers, it would not be advantageous for him to make a parking lot yet. He said when the business grows he would work on the parking lot.

Mr. Brewster stated that he commended Mr. Richesin on the way he kept his property.

Mr. Cardwell asked Mr. Richesin about the structure he had on his map.

Mr. Richesin said that right now he planned on using a temporary tent while he was selling the produce. He stated that when the business grew, and he had made a parking lot, he would make the structure more permanent. He said he would come back before the Board to get approval for the structure.

Mr. Gammons asked Mr. Richesin how long the season would be.

Mr. Richesin stated that the season would approximately be the majority of the summer.

Ms. Hines said that she did not have a problem with the structure at all.

Ms. Hines made the motion to approve the special exception request, second was made by Ms. Jones.

Mr. Gray, Loudon City Code Enforcer, suggested to Mr. Richesin to limit the number customers he had at one time until the business grew. He said he was concerned with the cars bringing mud onto the road from parking in the field.

Mr. Richesin stated that with rainy weather, he would monitor the amount of cars on the property.

Mr. Gray asked Mr. Richesin to at least put gravel down on a small area on the driveway coming onto the road to catch the dirt and mud.

Mr. Newman said this would also let the people know where to pull onto the property. He stated that it would be best to keep this access point as far away from the intersection of River Road and Queener Road. He said that would cause traffic conflict for people pulling out of his property.

Mr. Richesin stated that he could make the access come closer to his house. He asked how close the access could be to the intersection.

Mr. Newman suggested at least 50' from the intersection. He stated that he preferred the entrance to come off River Road rather than Queener Road.

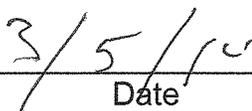
Ms. Hines added to her motion that the entrance and exit from the property coming off River Road with no access coming off Queener Road and to this property owner only, second to this addition was made by Ms. Jones. Motion carried 6-0.

**Additional public comments:** There were none.

**Announcements and/or comments from the Board:** Ms. Hines offered her condolences to Mr. McEachern in the passing away of his brother. She also announced that Ms. Becky Baker, Barry Baker's wife, had passed away.

Ms. Hines made the motion to adjourn the meeting, second was made by Mr. Brewster. Meeting was adjourned approximately 1:25 p.m.

  
Signed

  
Date