

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

October 1, 2014

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

A motion to approve the minutes for the September 3, 2014 meeting was made by Ms. Hines, second was by Mr. Gammons. Minutes were approved 7-0.

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.

Ms. McNutt was present with her daughter.

Ms. Smith explained that the property owners proposed to re-subdivide the property from 5 lots to 3 lots. She stated that the initial re-subdivision submitted in June was for 2 lots. She said that after Mr. Newman had reviewed the re-subdivision, he had sent the comments to the surveyor. She stated that when the surveyor re-submitted the plat with the corrections, the re-subdivision was for 3 lots. She noted that on Mr. Newman's comments that the carwash and the existing store was in violation of the 30' front setback. She said that these buildings were only 12' from the front property line, which would require an 18' front setback variance. She stated that these variance requests were on the Board of Zoning Appeals' agenda. She said that Mr. Newman had also noted that the dumpster structure did not meet the rear setback requirements. She stated that this dumpster structure was only 6' from the rear property line. She said that there were several existing driveways going into these lots.

Ms. McNutt said that her family had acquired this property back in the 1970-1980's. She stated that they wanted to reallocate the property for its best use in 3 lots.

Ms. Hines asked what the plans were for the back lot.

Ms. McNutt stated that they presently did not have any plans for the back lot.

Ms. Smith said that Mr. Newman noted that he could not find a prior approval for the structures needing variances. She stated that the Planning Commission could ask them to move the rear line back, so the dumpster structure would not require a variance approval. She stated that the existing sign was in the right-of-way. She said that the variances could state that if the structures were ever torn down and rebuilt, they would have to meet the required setback requirements.

Mr. McEachern stated that he thought he remembered the sign getting a variance. He said that Mr. Pat Phillips was the planner at that time. He stated he thought that the McNutt's came away from that meeting with everything they needed. He said that if the minutes were found, they would reflect the variance approvals.

Ms. Hines said that the only issue that she saw was the dumpster structure, and the rest of the problems were created due to the highway being widened and the new bridge being built.

Mr. McEachern stated that the dumpster structure was encroaching on a lot that probably would never be built on.

Ms. McNutt said that the store was built in 1992-93. She stated that the state decided what they were going to do in 2002. She said that Mr. Phillips stated that the new bridge would probably be built on down the river.

Mr. Carey stated that the highway was built to encroach on the McNutt's building rather than the McNutt's encroaching on the highway.

Ms. Smith said that the 3 lots made a less crowded situation. She stated that she recommended that if approved, they needed to note that the existing driveways would be used by both of the lots. She said that they have reduced the number of structures on the properties. She asked Ms. McNutt if there were gas pumps on the lot where the canopies were to be moved.

Ms. McNutt stated that there were existing gas pumps on the lot.

Ms. Smith asked Ms. McNutt if the pumps were to be removed.

Ms. McNutt said that the gas pumps would most likely be removed.

McEachern made the motion to approve the 3-lot subdivision contingent with the staff's recommendations, second was made by Mr. Gammons. Motion approved 7-0.

Agenda Item B: Consideration of acceptance of Cedar Park Drive as a public street, located in Cedar Grove subdivision. Applicant: Grayling Littleton. File # 14-09-54-TR-LO
Mr. and Mrs. Littleton were present.

Ms. Smith stated that she did not know if the subdivision plat was platted in 2001 with the road to be a public road. She said that she suggested Cedar Park Drive become a public road, but the city would have to approve the acceptance.

Mr. Fagg, City Public Works Director, said that he did not inspect the road. He stated that it was supposed to have been built to the city's requirements. He said that the road was still in good shape. He stated that Mr. Littleton had agreed to cleanup the sides of the road to have it ready to be accepted as a City street.

Mr. Littleton stated that they had kept up the maintenance of the road, since they were the developers of the subdivision.

Mr. Fagg said that the property owners would have to maintain to the curb or the street.

Ms. Hines asked Mr. Fagg if he was OK with accepting the road.

Mr. Fagg stated that he had gone down and looked at the road. He said he didn't see any problems. He stated that if something wasn't done correctly, they would go back to the developer to fix.

Ms. Hines made the motion to approve the request, second was made by McEachern. Motion carried 7-0.

Agenda Item C: Consideration of request for a site plan approval for VanhoooseCo, located at 2086 Hwy. 72, N., Loudon, TN, referenced on Tax Map 48, Parcel 45.00, Zoned C-2 (Highway Business District). Owner: Jeff Vanhooose.

Mr. Vanhooose and his engineer, Mr. Rusty Baska, were present.

Mr. Baska handed out an update of the site plan showing the ingress/egress for the property.

Ms. Smith stated that she had spoken with Mr. Baska about the use for the property. She said that she wanted to make sure that the use would not be industrial or manufacturing in a C-2 zoning. She stated that she also asked Mr. Baska to label the ingress/egress on Hwy. 72. She said that when she talked with Mr. Baska about the parking spaces, they did not need to add additional parking spaces.

Mr. Vanhooose explained that he had 4 businesses. He said this site would support his 2 service businesses. He stated that his manufacturing businesses were located on Blair Bend. He said that this site would not be a manufacturing operation. He stated that it would be construction services, which was a permitted use in a C-2 zoning district.

Mr. Carey asked Mr. Vanhooose if there would be trucks coming in and out at the site.

Mr. Vanhooose said that there was a loading dock in the existing building. He stated that there was also a turn around for trucks to use.

Mr. Brennan asked Mr. Vanhooose if this site was a material staging area.

Mr. Vanhooose stated that it would be a material staging area. He said he would have an office space in the existing building.

Mr. Brennan asked Mr. Vanhooose if he would be fabricating structures, and if he would have employees outside the building working.

Mr. Vanhooose said that he did not anticipate the employees to be working outside the building. He stated that the employees would be inside the building.

Mr. Baska stated that the new building on the site plan would be 4,000 sq. ft.

Mr. Vanhooose said that his intentions were not to make the site a fabrication yard. He stated that if he did use it for a fabrication yard, he would go before the Board of Zoning Appeals for that request.

Ms. Smith stated that Mr. Vanhooose had clarified the use for the site. She said that the site plans met the requirements.

Mr. Brennan made the motion to approve the site plan request, second was made by Ms. Hines. Motion carried 6-0, with Mr. McEachern abstaining.

Agenda Item D: Consideration of request for a site plan approval for an addition for Aztex Gas Station, located at 900 Grove Street, Loudon, TN, referenced on Tax Map 41H, Group J, Parcel 13.00, Zoned R-1-S (Single Family Residential District). Owner: Hackney Petroleum Inc./Applicant: R2R Studio, LLC.

The owner/representative was present.

Ms. Smith stated that the addition for the request was for storage. She said that the addition did meet the setback requirements.

The owner/representative said that the addition would be built with cinder blocks.

Ms. Smith recommended approval for the site plan request.

Mr. McEachern made the motion to approve the site plan request, second was made by Ms. Jones. Motion carried 7-0.

Agenda Item E: Consideration of site plan approval for a retail store, located on 200 Christian Street in Philadelphia, TN, referenced on Tax Maps 55M and 55, Group C, Parcels 10.00 and 63.00 (parcels to be combined), Zoned C-1 (Commercial District). Applicant: The Broadway Group

Ms. Brittney Whitley, representative of The Broadway Group, was present.

Ms. Smith explained that the combining of the 2 lots would be done inhouse. She stated that she had asked The Broadway Group to fix the scale on the plat, affix the surveyor's name and address, and have all the required signatures on the subdivision plat.

Ms. Whitley said that they were still waiting for TDEC's approval on the septic system.

Ms. Smith asked Ms. Whitley to submit drawings where the septic system would be after TDEC approved. She stated that some of the items she had talked with Ms. Whitley about were:

1. to show the dimensions of the ingress/egress; and
2. distance from the driveway to the intersection of Hwy. 11. She said that they needed to make sure there was enough distance for cars to turn in.

Mr. McEachern stated that he did not think this intersection would affect with the school traffic.

Ms. Smith recommended approval for the site, subject to the new drawing where the septic system would be placed.

Mr. McEachern made the motion to approve the site plan subject to the staff recommendations, second was made by Ms. Hines. Motion carried 7-0.

Additional Public Comment: Ms. Gammons complained to the Commission about a property at 730 Highland Avenue. She stated that the yard had been mowed, but the house was engulfed by trees and bushes.

Mr. Carey referred Ms. Gammons to speak with Mr. Gray, the Loudon Code Enforcer.

Ms. McNutt asked the Commission if the dumpster structure was considered a building.

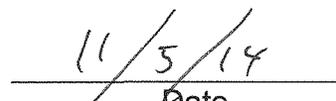
Mr. McEachern stated that the dumpster structure was considered a building, even though it was only 3 sides and had no roof.

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

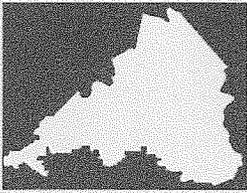
Meeting was adjourned at approximately at 1:30 p.m.



Signed



Date



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MINUTES

LOUDON BOARD OF ZONING APPEALS

October 1, 2014

The October meeting of the Loudon Board of Zoning Appeals was called to order at approximately 1:30 p.m. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Gammons, Mr. Cardwell, Ms. Hines, and Ms. Jones. Absent was Mr. Brewster.

Motion to approve the minutes for July 9, 2014 (Special Called) was made by Ms. Hines, second was made by Ms. Jones. Motion carried 7-0.

Ms. Jones left at this time.

Agenda Item A: Consideration of request for an 18' front yard setback variance for an existing structure on Lot 129R, request for an 18' front yard setback variance for an existing car wash on Lot 129R, and request a 9' rear yard setback variance for a structure covering the dumpster on Lot 129R, located at 409 E. Lee Hwy., Loudon, referenced by current Tax Map 33N, Group A, Parcels 34.00 and 35.00, Zoned C-2. Owner: McNutt Oil/Applicant: Sterling Engineering, Inc.

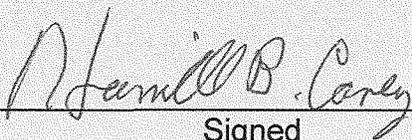
Ms. McNutt and her daughter were present.

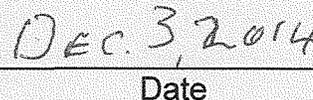
Ms. Hines made the motion to approve the variance requests, second was made by Mr. McEachern. Motion carried 6-0.

Additional public comments: There were none.

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

Meeting was adjourned approximately at 1:35 p.m.


Signed


Date