

Loudon County Planning Department

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MINUTES

LOUDON BOARD OF ZONING APPEALS

December 3, 2014

The December meeting of the Loudon Board of Zoning Appeals was called to order at approximately 12:30 p.m. Present were Mr. Carey, Mr. McEachern, Mr. Gammons, Ms. Hines, Mr. Brewster, and Mayor Greenway (filling in for Mr. Cardwell). Absent were Mr. Brennan, Mr. Cardwell, and Ms. Jones.

Motion to approve the minutes for October 1, 2014 was made by Ms. Hines, second was made by Mr. McEachern. Motion carried 6-0.

Agenda Item A: Consideration of a request for a 2' sideyard variance for a dwelling on property located at 436 Silent River Ln., Loudon in the Rivers Edge Subdivision, Lot 9, referenced by Tax Map 40D, Group C, Parcel 9.00, zoned R-1-S (Single Family Residential District). Owner/Developer: Rick Wilkinson
Mr. Wilkinson was present.

Mr. Wilkinson stated that his required side setback was 12', and he wanted to go into the sideyard setback 2'. He said he would be 10' from the side property line. He stated that they needed to do a side entry garage on this lot, since it was a two story home. He said that this would make the house plans fit on this lot better. He stated that the adjacent lot (Lot 8) was the widest lot.

Mr. McEachern said that it looked like a topographic issue.

Mr. Gammons asked Mr. Wilkinson the width of the lot.

Mr. Wilkinson stated that he thought the width of the lot was 102'.

Mr. Gray, Loudon City Codes Enforcer, said that the streets in this subdivision had not been adopted by the City.

Mr. Wilkinson stated that he thought he had gone through all the required steps for the streets to be approved for both phases.

Mr. Gray suggested to Mr. Wilkinson to speak with Mr. Bill Fagg, Loudon Public Works Director, about what he lacks in getting the streets approved.

Ms. Smith said that the lot was narrow. She asked Mr. Wilkinson if he would be asking variances for the other lots.

Mr. Wilkinson stated that he did not anticipate asking for variances on the other lots.

Mr. McEachern made the motion to approve the variance request (go from a 12' sideyard setback down to a 10' sideyard) due to the topography hardship, second was made by Mr. Brewster. Motion carried 6-0.

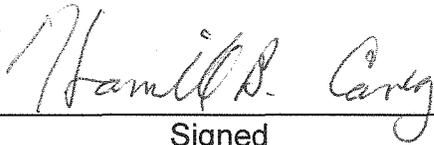
Additional public comments: There were none.

Announcements and/or comments from the Board: Mr. Gray asked the Board about what the requirements would be for number of parking spaces for a drive-thru/walk-up business. He stated that this was not addressed in the city ordinance, since this was not a retail business. He said, in his opinion, that the requirement for 1 parking space for every 2 employees should be the requirement.

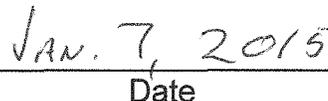
Mr. McEachern said that the cars should not be backed up on the street. He stated that they would need to have parking spaces to accommodate the walk-up customers.

Mr. McEachern suggested waiting to make the decision until a site plan was reviewed.

Meeting was adjourned approximately at 1 p.m.



Signed



Date