



Loudon County Planning Department

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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

March 4, 2015

The March 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. Parks, Mr. Harris, Mr. Brewster, Ms. Hines, and Ms. Jones.

A motion to approve the minutes for the February 4, 2015 meeting was made by Ms. Hines, second was by Mr. Gammons. Minutes were approved 9-0.

**Agenda Item A: Consideration of a site plan for a new expansion for Viskase Co., located on 106 Blair Bend Dr., referenced by Tax Map 41, Parcel 10.00, Zoned M-2 (Heavy Industrial District), consisting of 48.9 acres. Applicant: Rick Cox Construction
File #15-02-08-SP-LO**

Mr. Will Robinson, the engineer, Mr. Matt Trumbull, representative for Rick Cox Construction, and Mr. Donny Ray, with Viskase, were present.

Ms. Smith stated that the expansion would be on the left side of the existing structure. She said that Viskase currently uses coal but will start using gas. She stated that the expansion will be for two gas boilers. She said that the new enclosed structure would be approximately 3,000 sq. ft.

Mr. Ray said that they would be using the existing gas boiler while the other two gas boilers in the structure were in operation.

Mr. Trumbull stated that the new structure would be where the current ash silo is located.

Ms. Smith said she had asked Mr. Trumbull to verify the setbacks for the front and the side. She stated that she thought that the new structure would meet the required setbacks. She said that the drawing's scale was off. She stated that she also asked him to verify the scale and note the setbacks on the site plan.

Mr. Brennan asked Mr. Trumbull if he knew how many feet the structure would be from property lines.

Mr. Trumbull stated that eastside of the existing building would be about 150'.

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Mr. Robinson said that the new structure would be anywhere from 100-200' away from the property line. He stated that meeting the required setbacks would not be a problem.

Mr. Gammons asked Mr. Trumbull when the expansion would be completed.

Mr. Trumbull stated that the completion date would be in August, 2015.

Mr. Carey asked Mr. Ray if they planned on using all of the existing coal.

Mr. Ray said they planned to use all of the existing coal.

Mr. Brewster stated that it was admirable to get away from the coal, since gas was cleaner.

Ms. Smith said that the site plan would meet the requirements when they could resubmit the site plan showing the setbacks and the scale.

Mr. Brewster made the motion to approve the site plan contingent on meeting the setback requirements, second was made by Mr. McEachern. Motion carried 8-0. Mr. Brennan recused himself from voting, since Viskase was his employer.

Ms. Smith asked Mr. Trumbull if they planned on building a lean to in the future.

Mr. Trumbull stated that the lean to (15' X 38') was on the plans they had submitted a couple of weeks ago.

Mr. Carey asked if there needed to be a separate motion for the lean to.

Mr. Brewster said that he was looking at the site plan that included the lean to when he made his motion.

Mr. McEachern stated that he seconded the motion with what Mr. Brewster had made the motion to approve.

Mr. Brewster had to leave at this time.

Agenda Item B: Discussion on zoning map.

Ms. Hines requested the historic zoning district to be outlined on the zoning map.

Ms. Smith stated that the zoning map that the commissioners had received was a result of what she and Mr. Gray had taken to Mr. Janikula at 911 mapping. She said after reviewing the revised zoning map, there were about three more corrections that needed to be made from ordinances she had found, but weren't signed off on:

1. At the corner of Steekee Street and West, had been rezoned from R-1 to P-1 in September, 2010 (had been rezoned at the time of rezoning Dunbar School)

2. All lots on this side of the street on Steekee Street had already been rezoned from R-1 to P-1 a couple of months before except for Mr. Huff's property
3. 3 parcels on Carter Drive rezoned to R-1-S in 2002

Ms. Smith said that a strip on Hwy. 72, below Country Lane, showed being zoned R-1 on one of the maps at one point.

Mr. McEachern stated that he remembered that particular property being zoned R-1.

Ms. Smith said that there was one large piece of property was not in the city limits on some of the zoning maps. She stated that this property needed to be taken out of the city limits.

Mr. McEachern agreed that this parcel was not in the city limits.

Mr. Carey asked if this was the time to make a recommendation to City Council to accept this zoning map. He also asked if this would be the time to accept any annexations or de-annexations.

Ms. Hines stated that she thought there should be an ordinance.

Ms. Smith said that she thought it was just a misprint on this zoning map. She stated that on the rezoning changes, she was going to look for signed ordinances that went through on the rezoning changes. She said that when she has verified with the signed ordinance of the rezoning changes, she would then take to Mr. Janikula to make the changes to print a new rezoning map. She stated that when the new zoning map has been printed with the corrections, that may be the time to rescind the existing zoning map and adopting the new zoning map.

Mr. Gray stated that they were making progress to having a corrected zoning map. He encouraged the commissioners to continue to review their zoning maps they received. He said they needed to mark the parcels they had any questions about and let him or Ms. Smith research the parcel to see if it needed to be changed. He stated that corrections needed to be made now rather than later.

Mr. Carey voiced his concern over the color coding for the different zonings. He said that some of the colors were close in color.

Ms. Smith said that they had already talked to Mr. Janikula about the coloring coding.

Mr. Gray suggested waiting another month for reviewing the new zoning map with corrections made before making a motion to accept the zoning map.

Mr. Carey encouraged Mr. Gray and Ms. Smith to keep researching for any other changes on the zoning map.

Agenda Item C: Reminder of continuing education/training on Monday, March 30, 2015.

Ms. Smith reminded the commissioners of the educational/training that would be held on Monday, March 30th at 6:00 p.m. at the courthouse annex. She stated that coming to this training would be 1 ½ hrs. toward the 4 hrs. required amount of annual training for planning commissioners. She also passed out flyers for another training for planning commissioners to be held on Tuesday, June 30th at 5:45 p.m. in Oak Ridge to be sponsored by the University of Tennessee, TDEC (Tennessee Department of Environment and Conservation), and ETDD (East Tennessee Development District). She said that this training would add 2 hrs. to their required hours.

Additional Public Comment: There were none

Announcements and/or Comments from the Board/Commission: Ms. Smith said that there were a few Letters of Credit that would be expiring in April, 2015. She stated that she was going to be sending letters to them to extend the Letters of Credit. She said that the letters would be sent to Legacy Park, Hope Haven, Phase 3, and The Shire.

Mr. McEachern stated that he wasn't concerned with extending the Letters of Credit as much as he was concerned about them completing the work.

Mr. Gray said that Legacy Park needed the top coat done on their road. He stated that usually a development wanted to have a certain percentage of the land built on before putting the top coat on the road.

Ms. Jones had to leave at this time (1:15 p.m.).

Mr. Parks voiced his concern of the State only making one lane on Highway 11 going out of Loudon toward the Sugarlimb Industrial Park. He stated that this would really slow traffic down with all the semi-trucks coming out of Blairbend.

Mr. Harris said that City Council had discussed this and was concerned also. He stated that the State planned on meeting with Mr. Fagg, Loudon Public Works Director, to check the bridge width to see if it was wide enough to make a turning lane.

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



Signed



Date