

Loudon County Planning Department

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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

July 1, 2015

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

A motion to approve the minutes for the June 3, 2015 meeting was made by Mr. McEachern, second was by Mr. Gammons. Minutes were approved 7-0.

Agenda Item A: Consideration of preliminary plat approval for Timber Cove Subdivision, an 18-lot single-family development located off Corporate Park Drive and Lakewood Drive, adjacent to Lighthouse Point, consisting of 29.2 acres, referenced on Tax Map 32, Parcel 5.00 and 110.00, Zoned R-2 (High Density Residential). Owner/Applicant: MLB Acquisitions, LLC File # 15-06-34-SU-LO(P)
Mr. Dan Rawn, owner of MLB Acquisitions, LLC, was present.

Ms. Smith explained that this preliminary plat had been approved last July by the Planning Commission. She stated that preliminary plat approvals have one year to present the final plat for approval. She said that if they haven't submitted a final plat within one year, the preliminary plat has to be submitted again for approval to the Planning Commission. She stated that the preliminary plat was the same as what was approved last July. She said that the subdivision approval was for 18 lots. She stated that Lakewood Drive would be extended. She stated that the subdivision would be gated with private streets. She said she noted that the minutes from the approval last year stated that Mr. Rawn needed to work with the fire chief to put a second fire hydrant in the subdivision.

Ms. Hines asked Ms. Smith if anything had changed from the previous preliminary plat.

Ms. Smith said that nothing had changed from the previous plat, and that they needed to restart the process.

Mr. Rawn stated that the plans were the same as what the Planning Commission had approved last July. He said that they did add a second fire hydrant. He stated that the previous preliminary plat was approved last July contingent on adding a second fire hydrant. He said that that plans have been approved by the City and the State.

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

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Mr. Parks asked Mr. Rawn how wide the streets were going to be.

Mr. Rawn said that the streets were going to be 20' wide, which were the city standards.

Ms. Smith stated that when she and Mr. Gray made a site visit, it looked like the pavement ended with a "T" or a cul-de-sac on Lakewood before it got to this subdivision. She said this was on the county's road list. She suggested to Mr. Rawn to talk with Mr. Simpson, the Road Superintendent, about where the road met the edge of the property.

Mr. Rawn said that they would extend Lakewood Dr. to the subdivision's property line from the cul-de-sac.

Ms. Smith stated that they needed to work with TDEC on the stormwater permit.

Mr. Rawn said they had an active stormwater permit.

Agenda Item B: Consideration of a site plan for commercial business on property located at 700 Grove Street, referenced by Tax Map 41B, Group D, Parcel 3.00, zoned C-1 (Central Business District). Applicant: Jay Alawadi File # 15-06-37-SP-LO

Mr. Alawadi and his architect, Mr. Brad Honeycutt, were present.

Mr. Carey stated that the Loudon Historical Commission had approved the building. He said that the Planning Commission needed to approve the site plan.

Ms. Smith said that she had explained to Mr. Honeycutt that the tax records did not have Mr. Alawadi as the current owner. She stated that Mr. Alawadi said that he had purchased the property but had not recorded the deed in the Register of Deeds office yet. She stated that the approval with the Loudon Historical Commission was contingent on the property being in Mr. Alawadi's name. She said she told Mr. Honeycutt that the current owner and address needed to be on the site plan which needs to be done by an engineer. She stated that the proposed building will be a convenience store with apartments upstairs. She said the existing sign will be removed. She informed Mr. Alawadi that if he did put up a new sign, it would have to be approved by the Loudon Historical Commission. She stated that she went over the setback requirements for the building. She said they needed to label the entrance and exists on the site plan. She stated that she went over the drainage plan, and pointed out that they needed to show at least one loading/unloading space on the site plan. She said that they needed to include soil erosion and sediment control for the site plan. She stated that Mr. Honeycutt said he would provide that information. She said she asked them if there was going to be any landscaping. She stated that if there was going to be landscaping, they needed to show that on the engineer's drawing. She said that Mr. Alawadi was on the BZA agenda to get approval for a variance. She stated that the regulations state that entrances needed to be 400' from an intersection (Cedar Street and Grove Street).

Mr. Brewster asked Mr. Alawadi when he planned to get started on the project.

Mr. Alawadi said that he hoped to get started by the end of the month.

Mr. Gray informed Mr. Alawadi that the handicap van accessibility had to be on the driver's side. He said that he may need to switch the two spaces on the site plan.

Mr. Carey stated that there will be only one entrance to the property on each street.

Mr. Jim Greenway, the Loudon Mayor, asked when Mr. Alawadi needed to get his name on the deed.

Mr. Gray, Loudon Code Enforcer, said that the property would have to be in Mr. Alawadi's name before he could issue a building permit.

Mr. McEachern made the motion to approve the site plan contingent with all the items listed that Ms. Smith required and the approval of the variance by the BZA, second was made by Mr. Brewster. Motion carried 7-0.

Agenda Item C: Consideration of a re-subdivision in Legacy Park of Lots 54-60, 50-52, and 13-15 located off West Lee Hwy., referenced by Tax Map 48N, Group A, Parcels 54.00-60.00, 50-52, and 13-15, Zoned R-1 (Low Density Residential District). Applicant: LeMay and Associates/Owner: CMH Parks, Inc.

There was no representation for this request.

Ms. Smith stated that the previous re-subdivision approval in May, 2015 was contingent on if the regulations allowed an access easement between Lots 29 and 30 to Lot 61 that has a retention pond. She said that Mr. McEachern had said that if the regulations did not allow an access easement, they would have to come back to the Planning Commission. She stated that after checking the subdivision regulations, it did not allow access easements. She said that she had the engineer to remove the access easement off the re-subdivision plat. She stated that they did submit a document setting up a home owners association. She said that when the developers get finished building the subdivision, someone needs to be responsible for the upkeep of the retention pond and the unbuildable lots. She stated that she had asked CMH to submit their subdivision covenants and restrictions. She said her concern was someone pulling off Hwy. 11 and getting a lawn mower out to mow the lot with the retention pond. She stated that the last time she and Mr. Gray were at the subdivision, there was some work that needed to be done.

Mr. Brewster said that his concern was the upkeep of the retention pond. He stated that Hwy. 11 could be flooded if they didn't keep the pond cleaned out.

Ms. Smith stated that they are working with TDEC. She said that TDEC keeps her updated on the issues. She said her main concern was the access to Lot 61.

Mr. Carey said that he was not concerned with the access to the retention pond. He asked Ms. Smith if an access easement was forbidden.

Ms. Smith stated that there were certain circumstances to have an easement. She said that they would have to be built to easement standards.

Mr. Brewster asked Ms. Smith email him the communication she has received from TDEC about the stormwater control.

Ms. Smith said that the last time she did a site visit; the pond seemed to be working. She stated that the streets had a lot of silt on them.

Mr. McEachern stated that in his opinion, there should be an access easement to Lot 61.

Ms. Smith said that they could make Lot 61 a flag lot.

Mr. Brewster suggested taking 7.5' from each lot (Lots 29 and 30) totaling 15' for the access easement. He said that would be wide enough to get equipment to Lot 61.

Agenda Item D: Consideration of a site plan for an expansion to the Loudon County Office Building located at 100 River Rd., consisting of 8.54 acres, referenced by Tax Map 41A, Group A, Parcel 22.00, Zoned R-1 (Low Density Residential).

Applicant: Donna Covert, Cope Architects

File # 15-06-39-SP-LO

Ms. Kasey Smith, with Cope Architects, was present.

Mr. Harris asked what the purpose was of the expansion.

Ms. Smith stated that they proposed to build more office spaces. She said that the addition would be 2,700 sq. ft. She said that they were on the BZA agenda. She stated that this was a non-conforming use in the R-1 zoning, and they needed a special exception for the expansion of a non-conforming use. She said she had talked with them about the number of parking spaces and the size of the parking spaces. She stated that the ordinance required the parking space to be 200 sq. ft. She said that the existing parking spaces were only 190 sq. ft.

Ms. Kasey Smith said that existing spaces were only 162 sq. ft. She stated that the proposed parking spaces would be 190 sq. ft. She said that there were currently 58 parking spaces. She stated that they would be removing 10 parking spaces for the addition. She said they proposed to add 18 parking spaces in the rear of the building. She stated that the parking spaces would be 9 ½' X 20', totaling 190 sq. ft. She said these parking spaces would be employee parking spaces.

Ms. Smith stated that she didn't see any problem with the site plan.

Mr. Harris made the motion to approve the site plan subject to the BZA approvals, second was made by Mr. Gammons. Motion carried 6-0 (Mr. Brewster had stepped out of the meeting).

Additional Public Comment: There were none

Announcements and/or Comments from the Board/Commission:

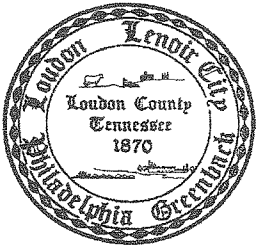
Meeting was adjourned at approximately at 1:25 p.m.

Hamilton B. Early

Signed

8/5/15

Date



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MINUTES

LOUDON BOARD OF ZONING APPEALS

July 1, 2015

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

Mr. McEachern made the motion to approve the minutes from the June 3, 2015 meeting, second was made by Mr. Gammons. Motion carried 7-0.

Agenda Item A: Consideration of a special exception request for ingress/egress less than 400' from intersection on property located at 700 Grove Street, referenced by Tax Map 41B, Group D, Parcel 3.00, zoned C-1 (Central Business District). Applicant: Jay Alawadi

Mr. Alawadi and Mr. Honeycutt, the architect, were present.

Mr. Carey stated that the required 400' from an intersection would be down to the Nazarene church.

Mr. Brewster made the motion to approve the special exception request, second was made by Mr. Harris. Motion carried 7-0.

Agenda Item B: Consideration of a special exception for an expansion of the Loudon County Office Building located at 100 River Rd., consisting of 8.54 acres, referenced by Tax Map 41A, Group A, Parcel 22.00, Zoned R-1 (Low Density Residential). Applicant: Donna Covert, Cope Architects

Ms. Kasey Smith, with Cope Architects, was present.

Mr. McEachern made the motion to approve the special exception request, second was made by Ms. Hines. Motion carried 6-0 (Mr. Brewster stepped out of the meeting).

Agenda Item C: Consideration of a variance request for parking stall size from 200' to 190' for the Loudon County Office Building located at 100 River Rd., consisting of 8.54 acres, reference by Tax Map 41A, Group A, Parcel 22.00, Zoned R-1 (Low Density Residential). Applicant: Cope Architects

Mr. McEachern made the motion to approve changing the parking space size from 10' X 20' to 9½' X 20', second was made Mr. Harris. Motion carried 5-2, with Ms. Hines and Mr. Parks voting "no."

Additional public comments: There were none.

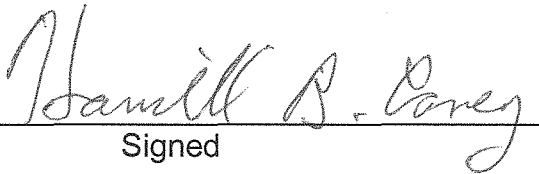
Announcements and/or comments from the Board:

Ms. Smith stated that the training that was scheduled for June 30th in Oak Ridge had been postponed due to weather. She said this training had been rescheduled for July 30th. She informed the commission that they still needed to make their reservations if they plan to go to this rescheduled training.

She also stated that there were two additional training opportunities: one for stormwater in Oak Ridge on September 24, 2015 or September 29, 2015 in Jefferson City, and one would be on private property rights for 2 hours on October 29, 2015 in Farragut. She informed the commission that they were required to have training in private property rights. She said she would send out flyers.

Mr. Parks stated he wanted to go on the record that he was opposed to what TDOT would be doing with the three lane on Hwy. 11 going out of Loudon. He said that the bait shop was a great place.

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


Signed


Date