



# Loudon County Planning Department

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www.loudoncounty-tn.gov

## MINUTES LOUDON REGIONAL PLANNING COMMISSION NOVEMBER 4, 2015

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Allan Irwin
Carlie McEachern	Ken Brewster	Kelli Doss
Debbie Hines		Peggy Williams
Jimmy Parks		Ralph Wyngarden
Jeff Harris		Brent Cofer
Gene Gammons		Travis Gray, Codes Enforcement
<i>vacancy</i>		Laura Smith, Planner

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Ham Carey called the meeting to order at 12:30 p.m. and roll was called. The minutes of the October 7, 2015 Regional Planning Commission meeting were unanimously approved on a motion by Jeff Harris seconded by Gene Gammons.

### SUBDIVISION PLAT, 2799 HWY. 72 NORTH LLC, AGENT: BRANDON GRAHAM, LOUDON COUNTY TAX MAP 048, PARCEL 041.00, 600 SWEETWATER CREEK BLVD.

Surveyor, Brent Cofer was present to discuss the subdivision plat. The 2799 Hwy. 72 North LLC Company owns approximately 5.04 acres where the Food City grocery store is located that they propose subdividing into 3 lots. Lot 1 would be 2.03 acres, Lot 2 would be 2.37 acres, and Lot 3 would be 1 acre in size. Lots 1 and 2 have access to the "frontage" road which is labeled Gamble Street, but according to Mr. Fagg, it is not Gamble Street. The frontage road is a city maintained right-of-way however. Lot 3 would have street frontage on Sweetwater Creek Boulevard. Planner, Laura Smith stated that the plat met the subdivision regulations requirements and just needed the certificate signatures.

### ACTION

Debbie Hines moved to approve the plat subject to obtaining the required certificate signatures. The motion was seconded by Mr. Harris and approved unanimously.

### REVIEW AND DISCUSSION OF PDD, PLANNED DEVELOPMENT DISTRICT, TN NATIONAL MAP AND TYPES OF AREAS

Ms. Smith and Travis Gray discussed the PDD requirements in the Zoning Ordinance which have several "areas" which are permitted. Each area has different setback requirements and Mr. Gray noted that when granting building permits, he has different setbacks to go by. Tennessee National has another set of requirements as well. There was a discussion regarding the lack of an overall key or legend to the development. Allan Irwin was present from Tennessee National and he stated that they had designated the pods in the development to the specific areas in the Zoning

Ordinance. Mr. McEachern stated that he recalled that when the PDD was adopted, TN National would set the setback requirements, not the City of Loudon. Ms. Smith stated that she would try and research the files for any more information regarding discussions of the "areas" and would report back at the next meeting.

REVIEW AND DISCUSSION, ZONING ORDINANCE AMENDMENT, SECTION 14-406. C-2. HIGHWAY BUSINESS DISTRICT, USES PERMITTED AS SPECIAL EXCEPTIONS

Ralph Wyngarden with Faulk and Foster who represent Verizon was present to discuss his request that cell towers that were typically 75', be allowed in the C-2 District. He stated that smaller towns with denser development could use shorter monopole cell towers. He discussed the signal in the valley between the mountain ridges. He stated that the distance between towers historically affected tower heights. Mr. Wyngarden also stated that cell towers are granted bandwidth by the FCC and do not cause frequency interference with emergency services.

ACTION

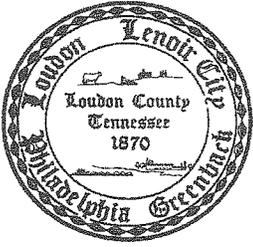
Mr. McEachern moved to recommend the ordinance amendment to permit telecommunications towers in the C-2 district as special exceptions. The motion was seconded by Mr. Harris and approved unanimously.

ADJOURN

The meeting adjourned at 1:30 p.m.

  
Chairman

  
Date



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## MINUTES LOUDON BOARD OF ZONING APPEALS NOVEMBER 4, 2015

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Kelli Doss
Carlie McEachern	Ken Brewster	Travis Gray, Codes Enforcement
Debbie Hines		Laura Smith, Planner
Jimmy Parks		
Jeff Harris		
Gene Gammons		

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Ham Carey called the meeting to order at 1:45 p.m. The minutes of the September 2, 2015 meeting were unanimously approved on a motion by Carlie McEachern seconded by Debbie Hines.

### VARIANCE REQUEST, 5' SIDE YARD SETBACK TO PLACE DWELLING, KELLI DOSS, 511 STEEKEE STREET, TAX MAP 041G, GROUP J, PARCEL 009

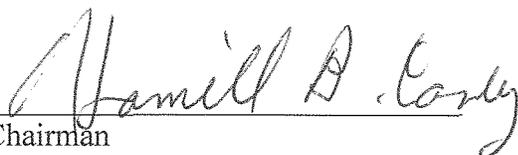
Ms. Doss recently purchased the property at 511 Steekee Street. The property is approximately 42' wide at the street and approximately 350' deep. The property is also in Zone X and Zone AE of the Flood Hazard Area. Ms. Doss requests a side yard setback to place the home so that it is not in the AE Flood Zone. The side yard setbacks are 10' and she can meet the requirement on one side but not the other.

### ACTION

Mr. McEachern moved to approve the side yard setback variance of 5' which was seconded by Mr. Harris and approved unanimously.

### ADJOURN

The meeting adjourned at 2:40 p.m.

  
Chairman

  
Date