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MINUTES
LOUDON REGIONAL PLANNING COMMISSION
DECEMBER 2, 2015

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Allan Irwin
Carlie McEachern	Ken Brewster	Tim Robinson
Debbie Hines	Jimmy Parks	David Bryant
LeeAnn Chihasz (<i>newly appointed</i>)		Rebecca Bowe, C2RL
Jeff Harris		Gracyna Gammons
Gene Gammons		Laura Smith, Planner
		Travis Gray, Codes Enforcement

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 November 4, 2015 Regional Planning Commission meeting were unanimously approved on a motion by Carlie McEachern seconded by Debbie Hines.

PRELIMINARY SUBDIVISION PLAT, TENNESSEE NATIONAL, POD 5, TOWNHOMES LOTS 1-14, TAX MAP 023.00, PARCEL 001.02, PDD, PLANNED DEVELOPMENT DISTRICT, TIM ROBINSON, SURVEYOR, BWSC

Surveyor, Tim Robinson and Allan Irwin with Tennessee National were present to request preliminary approval for proposed townhomes in Pod 5. There was a discussion regarding the setbacks in the Zoning Ordinance and the setbacks required by Tennessee National. The Zoning Ordinance states that a PDD District must have “areas” with at least a Neighborhood Center Area and a Mixed Residential Area. Mr. Robinson and Mr. Irwin confirmed that the townhomes would be built in a Mixed Residential Area. The Zoning Ordinance states that the minimum front yard setbacks in a Mixed Residential Area are 5’ and the maximum front yard setbacks are 10’. However, the townhomes are platted with a 20’ front yard setback.

ACTION

Mr. McEachern moved to approve the preliminary plat subject to approval from the BZA for the front yard setbacks to be 20’ and ensuring that a SWPP had been obtained from TDEC. The motion was seconded by Ms. Hines and approved unanimously.

SITE PLAN, MALIBU BOATS EXPANSION, NATALIE BOULEVARD, TAX MAP 033, PARCEL 005.03, M-2, HEAVY INDUSTRIAL DISTRICT, REBECCA BOWE, ENGINEER, C2RL INC. ENGINEERS

David Bryant with Malibu Boats, and Rebecca Bowe with C2RL Engineers were present requesting site plan approval for expansion to Malibu Boats. The existing building on the

property is now a trailer shop. There are 20 existing parking spaces and more can be provided with hiring of more employees. The height of the building is 26' and there are doors on the front, side and rear of the building which can be shown on the site plan.

ACTION

Ms. Hines moved to approve the site plan subject to confirming that the SWPP has been obtained by TDEC. The motion was seconded by Gene Gammons and approved unanimously.

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

The Planning Commission discussed the setbacks in the PDD. Staff will prepare a draft ordinance amendment to take out the "maximum" front yard setbacks in the Mixed Residential Area and bring it to the next meeting for review and recommendation.

ADJOURN

The meeting adjourned at 1:00 p.m.

Chairman

Date

REVIEW COPY ONLY
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MINUTES
LOUDON BOARD OF ZONING APPEALS
DECEMBER 2, 2015

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Allan Irwin
Carlie McEachern	Ken Brewster	Tim Robinson
Debbie Hines	Jimmy Parks	Gracyna Gammons
LeeAnn Chihasz (<i>newly appointed</i>)		Travis Gray, Codes Enforcement
Jeff Harris		Laura Smith, Planner
Gene Gammons		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Ham Carey called the meeting to order at 1:00 p.m. and roll was called.

VARIANCE REQUEST, SIDE YARD SETBACKS FOR ADDITION TO DWELLING, PROPERTY OWNER, JORGE GARCIA, 824 ROSEDALE AVENUE, TAX MAP 041H, GROUP F, PARCEL 019.00, R-2, HIGH DENSITY RESIDENTIAL

Mr. Manny Espinoza-Rojero who was present with Mr. Garcia stated that Mr. Garcia wants to expand the dwelling with a 12' x 32' addition. The addition would encroach into the 10' side yard setbacks by approximately 5' on one side and 6' on the other and Mr. Garcia requests a variance to build the addition.

ACTION

Mr. McEachern moved to approve the side yard setback variance of 6' and 5' which was seconded by Ms. Hines and approved unanimously.

VARIANCE REQUEST, TENNESSEE NATIONAL, FRONT YARD SETBACKS

A preliminary plat was presented during the Planning Commission for townhomes in the Tennessee National contingent on obtaining a front yard setback variance for a 20' front yard setback instead of the maximum of 10' front yard setback. A motion was made to add the item to the agenda by Debbie Hines seconded by Carlie McEachern and approved unanimously.

ACTION

Ms. Hines moved to approve the 20' front setbacks as drawn on the subdivision plat. The motion was seconded by Mr. McEachern and approved unanimously.

ADJOURN

The meeting adjourned at 1:30 p.m.

Chairman

Date