

# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
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www.loudoncounty-tn.gov

## MINUTES LOUDON REGIONAL PLANNING COMMISSION APRIL 6, 2016

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Gene Gammons	Larry Smith
Carlie McEachern	Dennis Brennan	Mayor Jim Greenway
Debbie Hines	LeeAnn Chihasz	Carolyn James
Ken Brewster		Mr. and Mrs. Shaver
Jeff Harris		Allie Carico, UT Intern
Jimmy Parks		Laura Smith, Planning
		Travis Gray, Code Enforcement

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 1:25 p.m. and roll was called. The minutes of the March 2, 2016 Regional Planning Commission meeting were unanimously approved on a motion by Debbie Hines seconded by Jimmy Parks.

### SITE PLAN, VERIZON WIRELESS CELL TOWER, 1042 MULBERRY STREET, TAX MAP 40M, GROUP A, PARCEL 007.00, C-2, HIGHWAY BUSINESS DISTRICT, KENNETH AND JENNIFER BREWSTER, PROPERTY OWNERS

Withdraw per Ralph Wyngarden, Verizon.

### REMINDER OF PLAIN TALK CONFERENCE

There was a reminder that the 2016 Plain Talk Conference would be held on April 28, 2016 at the Airport Hilton in Alcoa and attendance would complete the continuing education and training hours' requirement for 2016.

### ADDITIONAL PUBLIC COMMENTS:

N/A

### ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION:

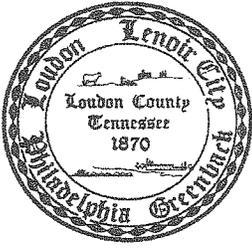
Staff will work on a draft zoning ordinance amendment proposal to permit single family residential use in the upstairs of existing buildings in the C-1 District.

### ADJOURN

With no other business the meeting was adjourned at 1:30 p.m.

  
\_\_\_\_\_  
Chairman

5/4/16  
\_\_\_\_\_  
Date



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## MINUTES LOUDON BOARD OF ZONING APPEALS APRIL 6, 2016

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Larry Smith
Carlie McEachern	Gene Gammons	Mayor Jim Greenway
Debbie Hines	LeeAnn Chihasz	Carolyn James
Ken Brewster		Ann Shaver
Jeff Harris		Allie Carico, UT Intern
Jimmy Parks		Laura Smith, Planning
		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 December 2, 2015 meeting were unanimously approved on a motion by Carlie McEachern seconded by Debbie Hines.

### SPECIAL EXCEPTION, RALPH WYNGARDEN FOR VERIZON WIRELESS, REQUEST TO ALLOW 50' MONOPOLE TOWER, 1042 MULBERRY STREET, TAX MAP 40M, GROUP A, PARCEL 7.00, C-2 HIGHWAY BUSINESS DISTRICT, KENNETH AND JENNIFER BREWSTER, PROPERTY OWNERS

Withdrawn per Ralph Wyngarden.

### SPECIAL EXCEPTION TO ALLOW RESIDENCE UPSTAIRS AND OFFICE DOWNSTAIRS OF BUILDING, 407 WHARF STREET, TAX MAP 041A, PARCEL 018.00, C-1 CENTRAL COMMERCIAL DISTRICT, LARRY SMITH, APPLICANT AND PROPERTY OWNER

Chairman, Ham Carey gave a history of commercial and residential use in the downtown commercial district. Many things have been "grandfathered" and Chairman Carey stated that the intent was to allow people to live in the upstairs of commercial buildings, whether it was a single-family residence or multi-family residence. The Zoning Ordinance states the following is permitted in the C-1 District:

*"r. Multi-family residential uses.*

- i. Shall be permitted on any floor, except a ground floor of an existing commercial building and within existing structure constructed for residential purposes.*
- ii. Shall be permitted within structures specifically designed for living quarters provided they comply with Section 14-309 (1)(b)."*

There was a discussion regarding the number of people who apparently use the upstairs of downtown buildings as apartments and single family dwellings.

ACTION

Mr. McEachern moved to grant a special exception for Mr. Smith to use the upstairs of the building at 407 Wharf Street as a residence and the downstairs to be used for any permitted use allowed in the C-1, Central Business District. The motion was seconded by Ms. Hines and approved unanimously.

There was a discussion regarding building codes and separating uses such as residential and commercial uses. Mr. Gray noted that there were different ways to "fireproof."

SPECIAL EXCEPTION, ANNA JAMES SHAVER, APPLICANT AND PROPERTY OWNER, REQUEST TO LIVE UPSTAIRS OF BUILDING WITH AN OFFICE, WITH DOWNSTAIRS USED AS EXISTING BUSINESS, ANNABELLES, 304 WHARF STREET, TAX MAP 41B, PARCEL 6.00, C-1, CENTRAL BUSINESS DISTRICT

Mr. and Mrs. Shaver who own Annabelle's, recently sold their home and would like to use the upstairs of their business as their home and office. There was a discussion regarding codes, electrical requirements, and meters for usage of utilities.

ACTION

Ms. Hines moved to grant the special exception for the Shaver's to have their home and office upstairs from their business, Annabelle's, noting that there may building codes that they have to comply with. The motion was seconded by Jeff Harris and approved unanimously.

ADJOURN

The meeting adjourned at 1:25 p.m.

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Chairman

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Date