

Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES LOUDON REGIONAL PLANNING COMMISSION MARCH 1, 2017

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Jimmy Parks	Jimmy Greenway, Mayor
Salvador Mejia	Debbie Hines	Gracyna Gammons
Carlie McEachern	Dennis Brennan	Travis Gray, Codes Enforcement
LeeAnn Chihasz		Laura Smith, Planning
Jeff Harris		
Gene Gammons		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. the pledge of allegiance was given, roll called and a quorum confirmed. The minutes of the February 1, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Gene Gammons.

SITE PLAN, INNOVATIVE PETS, RON WHITAKER, C2RL LLC, ENGINEER S, ADDITION OF LOADING DOCKS AND PARKING TO EXISTING BUILDING, BLAIR BEND ROAD, TAX MAP 041, PARCEL 23.0, M-2, HEAVY INDUSTRIAL DISTRICT

No one was present. Planner, Laura Smith stated that the Innovative Pets Company that will be located in an existing building on Blair Bend Road was purchasing additional property from R&S Development, the adjacent property, in order to add access from Blair Bend Road and add a loading area to the end of the existing building. This item will be taken up at the end of the meeting to see if any representatives may arrive.

SITE PLAN, JAMES SMITH, FULGHUM, MACINDOE & ASSOCIATES INC., ADDITIONAL PARKING TO LOUDON COUNTY HIGH SCHOOL ADDITIONS AND RENOVATIONS, TAX MAP 40, PARCEL 177, 1039 MULBERRY STREET, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

No one present.

PRELIMINARY SUBDIVISION PLAT, PHASE II, SWEETWATER CREEK, DAVID CAMPBELL, IDEAL ENGINEERING SOLUTIONS, INC., TAX MAP 053, PARCEL 001.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 12.6 ACRES

Engineer, David Campbell was present and stated that the developers of Sweetwater Creek would like to get started on the newest phase of the subdivision. He stated that he has met with the utility providers and there are deeded amenities in the subdivision such as the playground.

He also stated that the new phase was Phase I and the already built section was Phase II. Ms. Smith noted the following: the adjacent property owner had changed and needed to be updated, a few of the lots did not show 75' of road frontage and the lots on Llewellyn Lane cul-de-sac lacked the required 60' of road frontage, the setback from a minor road was 30' and needed to be shown, a flood note was lacking, additional fire hydrants may be required, and any required permits from TDEC needed to be obtained. Mr. Campbell noted that the road frontage calculations appeared to be a misprint and the actual area was there, but the distance needed to be corrected including the frontage distances on Llewellyn Lane, and there were 2 existing fire hydrants on Olivia Circle that he confirmed would reach the proposed new lots. He has been working with TDEC regarding a SWPPP and the other items would be included on the preliminary plat.

ACTION

Mr. McEachern moved to approve the preliminary plat subject to adding the items noted in the discussion. The motion was seconded by Jeff Harris and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

An audience member asked about permitted uses on Corporate Park Drive.

ANNOUNCEMENTS

None

ADJOURN

The meeting adjourned at 1:10 p.m.

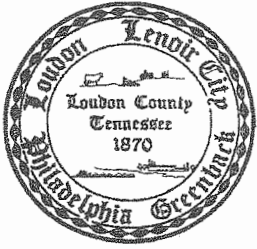
The Planning Commission meeting was called back to order at 1:25 p.m. following the Board of Zoning Appeals to take up the Site Plan for Innovative Pets. The 2-lot subdivision plat was approved so that Innovative Pets could obtain more property in order to expand their driveway on to Blair Bend Road and build the loading areas onto the building on a motion by Mr. McEachern 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 WEDNESDAY, MARCH 1, 2017

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Debbie Hines	Jimmy Greenway, Mayor
Salvador Mejia	Dennis Brennan	Gracyna Gammons
Carlie McEachern	Jimmy Parks	Travis Gray, Codes Enforcement
LeeAnn Chihasz		Laura Smith, Planning
Jeff Harris		
Gene Gammons		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 1:10 p.m. and roll was called. The minutes of the February 1, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Gene Gammons.

VARIANCE REQUEST FOR SIDE YARD SETBACK FROM 25' TO 15', CORNER LOT, APPLICANT, GARY ROBERTS, CONCORD PROPERTIES, 1156 EVELYN DRIVE, TAX MAP 048F, PARCEL 042.00, SWEETWATER CREEK PHASE II SUBDIVISION, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Mr. Roberts has been building houses with the 25' front setback which was approved on the original plat. The house that he is to build is on a corner lot that would require the 25' front setback for the front and side yards. Mr. Roberts requests a 10' side yard variance so that he can build the house 15' from the property line which would also line the house with the site line of the houses on the rest of the block.

ACTION

Mr. McEachern moved to approve the variance which was seconded by Mr. Gammons and approved unanimously.

ADJOURN

The meeting adjourned at 1:25 p.m.

Chairman

Date