



Loudon County Planning Department

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MINUTES
 LOUDON REGIONAL PLANNING COMMISSION
 APRIL 4, 2018

Members Present	Members Absent	Others Present
Jimmy Parks	Dennis Brennan	Arshad Rajani
Gene Gammons		Sheazad Jiwani
Carlie McEachern		George & Pat Hodges
LeeAnn Chihasz		George A. Hodges
Salvador Mejia		Laura Smith, Planning
Ham Carey, Chairman		Travis Gray, Codes Enforcement
Jeff Harris		Grazyna Gammons
Debbie Hines		William Craig
		Brian Williams
		Christina Shurina
		Alica Goden
		Harrison Akers
		Ty Ross
		Jimmy Cogdill
		Debbie Cogdill

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. and the Pledge of Allegiance was given and roll was called. The minutes of the March 7, 2018 meeting were unanimously approved on a motion by Jeff Harris seconded by Debbie Hines.

REZONING REQUEST FROM R-1, LOW DENSITY RESIDENTIAL TO C-2, HIGHWAY BUSINESS DISTRICT, APPLICANT, JAMES COGDILL, FOR COGDILL PROPERTIES

LLC, QUEENER ROAD, TAX MAP 040, PARCEL 084.05, APPROXIMATELY 5.15 ACRES
 Chairman Carey talked about property owner's using their property. Planner, Laura Smith stated that she understood that Mr. Cogdill requests rezoning the property which is across Queener Road from his existing car lot, to potentially expand the car lot. Mr. Cogdill stated that if the property is rezoned to C-2, he may try to sell it for another commercial use. City Manager, Ty Ross was present and summarized the process for the extension of Queener Road. Mr. Ross stated that it may be summer before they are ready for construction to start. They are still in the process of obtaining right-of-way. Mr. Cogdill stated that he has no plans for the property right now.

Mr. Hodges owns the adjacent vacant property that Mr. Cogdill wants to have rezoned. Mr. Hodges stated that there were 3-lots sold at one time and he purchased one to build a home then a second lot to extend the yard. He stated that he doesn't want to look at a car lot from his porch. Mr. Hodges has spoken with Mr. Cogdill and stated that his son was going to build a house on

the vacant lot. Carlie McEachern discussed proposed driveways for any development that may occur on the vacant lot. George A. Hodges (Mr. Hodges' son) said that he was ready to build a home right now. He opposed the rezoning because Mr. Cogdill does not have a plan for the use yet. He also stated that they can hear loud speakers and the lights are very bright from the car lot. Staff stated that currently, the access to the property is Queener Road and callers were concerned with the narrowness of the road and how curvy it is. Some residents stated that if Queener Road were improved and extended, they would not have a problem with the rezoning. Mr. Hodges noted that all the traffic is local residential traffic right now. Ms. Hines stated that Hampton Place may expand which would increase traffic of residential areas. Mr. Cogdill stated that he has always kept his property clean and maintained.

ACTION

Mr. McEachern moved to recommend the rezoning which was seconded by Mr. Harris and approved with Mr. Parks, Mr. Gammons, Ms. Chihasz, Mr. Mejia, Mr. McEachern and Mr. Harris voting yes, and Ms. Hines and Mr. Carey voting no.

Mr. Cogdill stated that if decided to sell the property, he would let Mr. Hodges know.

OTHER

Ms. Smith updated the Planning Commission on the status of the letter of credit for Legacy Park. It is set to expire soon and she had not received an extension letter, so it may have to be called in.

ADJOURN

The meeting adjourned at 1:12 p.m.

Chairman

Date