



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES LOUDON REGIONAL PLANNING COMMISSION SEPTEMBER 5, 2018

Members Present	Members Absent	Others Present
Jimmy Parks	Dennis Brennan	Ty Ross
Gene Gammons		Grazyna Gammons
Carlie McEachern		Jay Alawadi
LeeAnn Chihaz		Travis Gray, Codes Enforcement
Salvador Mejia		Laura Smith, Planning
Jeff Harris		
Debbie Hines		
Ham Carey, Chairman		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 1:50 p.m. and the roll was called. The minutes of the August 1, 2018 meeting were unanimously approved on a motion by Jeff Harris seconded by Carlie McEachern.

SITE PLAN, STORAGE BUILDINGS, APPLICANT AND PROPERTY OWNER, CLIFTON TEETERS, 950 STEEKEE ROAD, TAX MAP 041I, GROUP B, PARCEL 033.00, C-2, HIGHWAY COMMERCIAL DISTRICT, APPROXIMATELY 6.8 ACRES

Mr. Teeters was present to request site plan approval for storage buildings. The Planning Commission discussed a plan for drainage. Mr. Teeters explained that he had invested in the project and he would not be adding a detention or retention pond. He stated that he has spoken with the TDEC representative and as long as he stays below an acre of land disturbance, no permits are required from TDEC. However, Mr. Teeters requests site plan approval for the entire development of more than 6 acres, and does not want to develop in phases.

ACTION

Jeff Harris moved to approve the site plan for all three phases. The motion was seconded by Salvador Mejia and denied for a lack of a drainage plan for the development, or certification from the engineer that the development would have no impact on drainage. Jimmy Parks, Debbie Hines, Gene Gammons and Carlie McEachern voted no, Jeff Harris, Ham Carey and Salvador Mejia voted yes. It was suggested that Mr. Teeters come back to the next meeting when the drainage plan had been completed, and that a special meeting could be called if the plan was ready before then.

SITE PLAN, BUILDING EXPANSION OF "BILL'S COURTYARD" FOR STORAGE, JAY ALAWADI, 700 GROVE STREET, TAX MAP 041B, GROUP D, PARCEL 003.00, C-1, CENTRAL BUSINESS DISTRICT AND HZD, HISTORIC ZONING DISTRICT

Mr. Alawadi was present to request site plan approval for building expansion of the deli. He explained that the walk-in freezer would be relocated into the expanded area, and the existing kitchen would be enlarged.

ACTION

Ms. Hines moved to approve the site plan which was seconded by Mr. Harris and approved unanimously.

DISCUSSION, LOUDON COUNTY ZONING ORDINANCE, SECTION 14-617. TEMPORARY USE REGULATIONS, THOMAS NICHOLSON

Mr. Nicholson was present to discuss the regulations regarding food trucks. Currently, the Zoning Ordinance permits food trucks for up to 120 days. Mr. Nicholson requests that the regulation be changed to permit them for up to 240 days. He stated that Sweetwater and Madisonville allow them 365 days per year, and explained that to be more profitable, they needed more than 120 days. Ms. Hines noted that brick and mortar stores may have their businesses negatively affected. Ty Ross stated that the City prefers that the limit remain at 120 days and if a vendor requested an extension, then they would have to appeal to the BZA.

ACTION

Mr. McEachern moved to recommend that City Council suggest a resolution draft to the 120 days rule. The motion was seconded by Ms. Hines and approved unanimously.

OTHER

Developer, Bryan Pettit was in the audience and stated that he developed subdivisions and that he was aware of lost industrial development opportunities in Loudon because of lack of industrial, educational and housing opportunities in the county. He discussed the lack of housing, which was confirmed by Jack Qualls, EDA Director. Mr. Pettit also discussed low rankings of Loudon County Schools, and that they don't compare to other counties, and that generally development is not occurring because of adopted regulations and he was willing to help Loudon County. Chairman Carey stated that a developer may present concepts to the Planning Commission for review. Mr. Pettit also discussed formulas used by Horton Homes, builders in determining whether they develop subdivisions.

ADDITIONAL PUBLIC COMMENTS

None

ADJOURN

The meeting adjourned at 3:20 p.m.

Chairman

Date



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MINUTES LOUDON BOARD OF ZONING APPEALS WEDNESDAY, SEPTEMBER 5, 2018

Members Present	Members Absent	Others Present
Jimmy Parks	Dennis Brennan	Clifton Teeters
Gene Gammons		Ty Ross, City Manager
Carlie McEachern		Laura Smith, Planning
LeeAnn Chihaz		Travis Gray, Codes Enforcement
Salvador Mejia		Bob Freeman
Jeff Harris		Chip Lynn
Debbie Hines		
Ham Carey, Chairman		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. and the roll was called. The minutes of the August 1, 2018 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jeff Harris.

VARIANCE REQUEST FROM LANDSCAPING REQUIREMENTS AND USE OF EXISTING DRIVEWAY ADJACENT PROPERTY FOR PROPOSED STORAGE BUILDINGS, APPLICANT AND PROPERTY OWNER, CLIFTON TEETERS, 950 STEEKEE ROAD, TAX MAP 041I, GROUP B, PARCEL 033.00, C-2, HIGHWAY COMMERCIAL DISTRICT, APPROXIMATELY 6.8 ACRES

Mr. Teeters presented large drawings of the site plan for the proposed storage buildings on Hwy. 11. The drawing showed the development in three phases which Mr. Teeters discussed. He stated that he would be doing the work himself, not hiring it out. The access for the buildings would be from Hwy. 11, not Steekee Rd. which the property also fronts on. Mr. Teeters also discussed potentially purchasing two houses on Hwy. 11, adjacent to his property. If he does ultimately purchase the dwellings, he would demolish one of them, use the other as an office, and combine the property and use it for access. Mr. Teeters stated that the alley which runs along the side property line is currently used by people in the neighborhood, although it is his property. There was a discussion of shared permanent easements and the width of 25' to 30'. Mr. Teeters does not propose paving, but using gravel. He originally wanted to come across an existing drain that is at the front of the property, but will not be doing that now. Mr. Teeters request is to use the existing driveway for ingress/egress for the storage buildings and although he wanted to put up a gate, the neighbors complained.

ACTION

Mr. Harris moved to grant a variance for Mr. Teeters to use the 30' unpaved easement for access for the storage buildings. The motion was seconded by Salvador Mejia and approved unanimously.

The request for a landscaping variance was then discussed. Mr. McEachern noted that some other buildings do not have landscaping and Mr. Teeters stated that he will not be paving the area and he could add some trees, but shrubs would be an issue and the slope from his property to the adjacent property on Hwy. 11 is 2:1. He stated that he could do a combination of things.

ACTION

Mr. Harris moved to grant a variance for the landscaping so that it would be installed as a combination of bushes and shrubs along the rear of the residential property on Hwy. 11 adjacent to Mr. Teeters car lot, as well as along the areas shown as Phase II and Phase III, adjacent to the residential areas and along Steekee Rd. where the proposed buildings will be developed only. The motion was seconded by Ms. Hines and approved unanimously.

ADJOURN

The meeting adjourned at 1:50 p.m.

Chairman

Date