



Loudon County Planning Department

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www.loudoncounty-tn.gov

PUBLIC HEARING
 AND MINUTES
 LOUDON REGIONAL PLANNING COMMISSION
 LOUDON CITY HALL
 WEDNESDAY, JUNE 12, 2019
 12:30 P.M.

Members Present	Members Absent	Others Present
LeeAnn Chihasz	Jim Greenway	Scott Davis
Gene Gammons		Grazyna Gammons
Ham Carey, Chairman		Laura Smith, Planning
Debbie Hines		Travis Gray, Codes Enforcement
Salvador Mejia		Ron Hutson, Planning
Tim Dixon		Rick Kirby
Dennis Brennan		
Carlie McEachern		

PUBLIC HEARING

The Loudon Regional Planning Commission held a public hearing at 12:30 p.m. to consider public comments on amending the Subdivision Regulations, Article III, C, Lots, Arrangement, minimum road frontage and Minimum Size, in the City of Loudon only. Ham Carey presented a sketch to point out the width in a cul-de-sac at the front setback line and stated that the minimum road frontage for a lot on a cul-de-sac should be less than 50'. With no further comments, the public hearing closed at 12:40 p.m.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called the meeting to order at 12:40 p.m., attendees recited the Pledge of Allegiance and the roll was called. The minutes of the May 1, 2019 meeting were unanimously approved on a motion by Tim Dixon seconded by Gene Gammons.

RESOLUTION AMENDING THE SUBDIVISION REGULATIONS, ARTICLE III; C., LOTS, SUBSECTION 2. ARRANGEMENT, AND 3. MINIMUM SIZE

The resolution is to amend the subdivision regulations for territory within the municipal boundaries only.

ACTION

Mr. Dixon made a motion to approve Resolution 2019-06-01 to amend the subdivision

regulations which was seconded by Carlie McEachern and approved on a roll call vote with Ms. Chihasz, Mr. Gammons, Ms. Hines, Mr. Mejia, Mr. Dixon, Mr. Brennan and Mr. McEachern voting yes and Mr. Carey voting no.

REZONING REQUEST FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPLICANT, SCOTT DAVIS, OWNER, RICK AND JACQUELINE KIRBY, 715 RIVER RD., TAX MAP 040, PARCEL 072.00, APPROXIMATELY 130 ACRES

Mr. Rick Kirby was present and stated that the property is under contract to be sold for a proposed subdivision. There was a discussion regarding access to the proposed subdivision and Ms. Hines stated that years ago there was a discussion of accessing the property off of River Road. However, it was determined, that there would not be access off of River Road because of traffic concerns. Scott Davis stated the reason for the rezoning request was for increased density and that Parcel 162.00 was to be combined with Parcel 072.00 and access to a proposed subdivision would be off of Carding Machine Road. Mr. Carey asked if the houses would be HUD housing and Mr. Davis stated there were no plans for HUD housing. There was also a discussion regarding an existing pond, drainage, and LUB sewer easement.

ACTION

Mr. Carey moved to approve the rezoning subject to the two parcels being combined and access for proposed subdivision would be from Carding Machine Road. The motion was seconded by Ms. Hines and approved unanimously.

ADDITIONAL PUBLIC COMMENTS:

N/A

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION:

N/A

ADJOURNMENT:

The meeting adjourned at 12:55 p.m.


Chairman

7-10-19
Date



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MINUTES
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, JUNE 12, 2019
Immediately following the Planning Commission meeting

Members Present	Members Absent	Others Present
LeeAnn Chiasz		Audience members
Gene Gammons		Grazyna Gammons
Ham Carey, Chairman		Laura Smith, Planning
Debbie Hines		Travis Gray, Codes Enforcement
Salvador Mejia		Ron Hutson, Planning
Jim Greenway		
Dennis Brennan		
Carlie McEachern		
Tim Dixon		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called the meeting to order at 12:55 p.m. and the roll was called.

VARIANCE REQUEST FOR ADDITIONAL STRUCTURE IN THE FRONT YARD AND 4' FROM EXISTING BUILDING. APPLICANT AND PROPERTY OWNER, SPECIALTY ENTERPRISES INC., 333 BLAIR BEND DR., M-2 HEAVY INDUSTRIAL DISTRICT, TAX MAP 041, PARCEL 019.00, APPROXIMATELY 11.77 ACRES

Rick Hopkins, the Operations Manager stated that the building was added for the truck drivers to use instead of them having to wait, sitting in their trucks. The building was built 4' from the main building and they request a variance.

ACTION

Debbie Hines made motion to approve the variance which was seconded by Dennis Brennen and approved unanimously.

VARIANCE REQUEST OF 9.12' FROM 25' FRONT SETBACK, APPLICANT AND PROPERTY OWNER, DAVID CAMPBELL, 681 CAPE HATTERAS LIGHT, R-2 RURAL RESIDENTIAL DISTRICT, TAX MAP 032A, GROUP A, PARCEL 009.00, APPROXIMATELY 1.00 ACRE

David Campbell, property owner and applicant presented a letter from the Home Owners Association stating they recommend approval of the reduction of front setback on the corner lot.

ACTION

Debbie Hines made a motion to approve the variance for the Cape Lookout Light side which was seconded by Tim Dixon and unanimously approved.

VARIANCE REQUEST FOR ADDITIONAL DRIVEWAY ON WEST ST., FOR LOCATION FROM INTERSECTIONS, DRIVEWAY WIDTH, AND ADDITIONAL PARKING SPACES SIZE. APPLICANT, LAND DEVELOPMENT SOLUTIONS, PROPERTY OWNER, CARL OFFUTT FOR LOUDON UNITED METHODIST CHURCH, 509 MULBERRY ST., H-I, HISTORIC OVERLAY DISTRICT, TAX MAP 041A, GROUP D, PARCEL 001.00, APPROXIMATELY 1.00 ACRE

Mr. Carl Offutt stated that to add handicap accessible parking they want to add additional parking spaces and an entrance off West St. that would be for egress only. They plan to add an elevator at a later time.

ACTION

Chairman McEachern made a motion to approve the variance which was seconded by Ham Carey and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

The meeting adjourned at 1:02 PM