



# 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  
LOUDON CITY HALL  
WEDNESDAY, AUGUST 7, 2019  
12:30 P.M.

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

#### CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Chairman, Carlie McEachern called the meeting to order at 12:30 p.m., the Pledge of Allegiance conducted and roll was called.

#### APPROVAL OF MINUTES OF THE JULY 10, 2019 MEETING;

A motion was made to approve the July 10, 2019 minutes by Tim Dixon, and seconded by Jim Greenway, and unanimously approved.

#### SITE PLAN, BURGER KING RESTAURANT, APPLICANT, MICHAEL KNOWLES, CARROL'S RESTAURANT GROUP INC., 1200 HWY. 72 N., TAX MAP 040 PARCEL 086.00, C-4, INTERCHANGE COMMERCIAL DISTRICT, APPROXIMATELY 1.41 ACRES

It was noted that the correct address of the property is 12000 not 1200 as shown on the agenda. Planner, Laura Smith stated that the site plan showed the second driveway at more than the maximum width of 30' and that the intersection of the proposed first driveway is less than 400' from the intersection of Hwy. 72 and Cedar Park Drive and variances from both requirements is on the BZA agenda immediately following the commission meeting. Other than those items, the site plan meets the requirements. Mr. Knowles stated that they plan to close on the property by August 12<sup>th</sup>, start construction by mid-August and open for business by year end.

#### ACTION;

Carlie McEachern moved to approve contingent upon variances requests being approved. The motion was seconded by Ham Carey and unanimously approved.

At this time the meeting was recessed until after the BZA meeting.

CALL TO ORDER

The meeting was called back to order at 12:45 p.m.

DISCUSSION AND REVIEW OF ZONING ORDINANCE, PLANNED DEVELOPMENT DISTRICTS, (HANDOUTS PROVIDED)

There was a discussion of Section 14-507 of the Zoning Ordinance which permits mixed use development in the Commercial Development District. A draft handout was provided for discussion. The current Zoning Ordinance provides for mixed residential and commercial uses in the CDD. The consensus was to leave Section 14-507 as it is written and it could be looked at again in the future if there is the need to. Travis Gray stated the Hutch property is currently zoned M-2 and should be rezoned to C-1 or C-2 for residential and commercial mixed development.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJOURNMENT

A motion was made to adjourn at 1:00 p.m. by Mr. Greenway, seconded by Mr. Carey and unanimously approved.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



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MINUTES  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
WEDNESDAY, AUGUST 7, 2019

*Immediately following the Planning Commission meeting*

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

#### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called the meeting to order at 12:35 p.m. and the roll was called.

#### VARIANCE REQUEST FOR ACCESS WIDTH AND DISTANCE FROM INTERSECTION, APPLICANT, MICHAEL KNOWLES, PROPERTY OWNERS, STEPHEN AND JOY LITTLETON, HWY. 72 N., 12000, TAX MAP 040 PARCEL 086.00, C-4, INTERCHANGE COMMERCIAL DISTRICT, APPROXIMATELY 1.41 ACRES

Mr. Knowles with Burger King, was present to request that the second driveway width be 32' instead of the maximum 30' to be beneficial to larger trucks making deliveries and to request that the first entrance be approximately 125' from the intersection of Hwy. 72 and Cedar Park Drive instead of 400' as the lot does not meet that length. The first ingress is to be for entrance only.

#### ACTION

Motion to approve by Jim Greenway, seconded by Tim Dixon, and unanimously approved.

#### APPROVAL OF THE JUNE 12, 2019 MEETING MINUTES

At this time, Mr. Dixon moved to approve the June 12, 2019 meeting minutes which was seconded by Mr. McEachern and approved unanimously.

#### ADDITIONAL PUBLIC COMMENTS

None

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

None

#### ADJOURNMENT

The meeting adjourned at 12:40 PM