



Loudon County Planning Department

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MINUTES
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, NOVEMBER 6, 2019
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Jim Greenway	Ron Hutson, Planning
Ham Carey		Laura Smith, Planning
Carlie McEachern, Chair.		Travis Gray, Codes Enforcement
Dennis Brennan		Jeff Harris, Mayor
Gene Gammons		Grazyna Gammons
Debbie Hines		James Larry O'Barr
LeeAnn Chihasz		Nathan Silvus
Salvador Mejia		George W. Hodges
		Ty Ross
		Will Robinson

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

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

APPROVAL OF MINUTES FROM THE OCTOBER 2, 2019 MEETING

A motion was made to approve the minutes of the October 2, 2019 meeting by Debbie Hines, seconded by Gene Gammons and unanimously approved.

SITE PLAN FOR AMENDED PARKING LOT EXPANSION, APPLICANT, DAVID POE FOR MORGAN OLSON, 9600 CORPORATE PARK DR., TAX MAP 040, PARCEL 002.00, M-1, LIGHT INDUSTRIAL DISTRICT, APPROXIMATELY 108 ACRES

David Harbin was present and stated there is a slight change in the expanded parking plan. The need for additional parking is reason for the expansion. Planner, Laura Smith stated that the site plan amends the plan that had been approved in March 2018 and recommends approval.

ACTION

A motion to approve was made by Ms. Hines, seconded by Ham Carey and unanimously approved.

SITE PLAN FOR SELF-STORAGE, APPLICANT, AMERICAN SELF STORAGE LLC, PROPERTY OWNER, SWEETWATER CREEK PARTNERSHIP, 2622 GAMBLE ST., TAX MAP 048, PARCEL 041.09, C-2, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY .60 ACRES

Mr. Hodges proposes building a new storage facility on the property that is adjacent to his existing storage business. There will be an office with storage and Ms. Smith stated the site plan met the requirements and recommended approval if the special exception is approved.

ACTION

A motion was made to approve by Ms. Hines subject to BZA approval of the Special Exception. The motion was seconded by Mr. Carey and unanimously approved.

SITE PLAN FOR PROPOSED MEDICAL WALK-IN CLINIC, APPLICANT, WILL ROBINSON, ENGINEER, FOR JMB INVESTMENT CO., LLC, KNOXVILLE, PROPERTY OWNER, 2799 HWY. 72 NORTH LLC, TAX MAP 048 PARCEL 041.13, APPROXIMATELY 1.66 ACRES

Engineer, Will Robinson was present representing the developer and explained that Fast Pace Urgent which is out of Middle TN has opened 100 clinics including the proposed clinic. It will be next to the ORNL Federal Credit union and will include providing primary care, X-Ray's, and pediatric care.

ACTION

A motion was made to approve by Ms. Hines, seconded by Gene Gammons and unanimously approved.

REVIEW AND RECOMMENDATION, AND REPORT FROM CITY ADMINISTRATOR, TY ROSS FOR CONVEYANCE OF WILLIAMSON HOUSE, 274 BLAIR BEND RD., CITY OF LOUDON TO PRIVATE PROPERTY OWNER, TAX MAP 041, PARCEL 032.00, M-2, HEAVY INDUSTRIAL DISTRICT, APPROXIMATELY 1.45 ACRES

City Administrator, Ty Ross discussed the transfer of the Williamson House and presented copies of the document of transfer that has been to City Council. There is a lease framework agreement which provides for a guarantee to pay \$150K in cash at the end of the 3 year lease in the event that in-kind improvements were not made. Mr. Ross stated that at this time, Mr. VanHoose proposes continuing using the building as an office and training, and will not be tearing down the building.

ACTION

A motion was made by Tim Dixon to recommend the transfer, seconded by Dennis Brennan and unanimously approved.

ZONING ORDINANCE AMENDMENT, SECTION 14-604, STANDARDS OF SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES

Ms. Smith summarized the examples presented incorporating the language provided by Travis Gray and recommendations of public election signs. There was a discussion of the timing of election signs, where they could be placed such as public property and public right-of-way. Ms. Smith stated that she had found examples of other communities that allow election signs on

public property, but not in the right-of-way and recommended that they not be permitted in the right-of-way. There was further discussion regarding special events and notifying Mr. Gray when election signs are placed.

ACTION

After much discussion, a motion was made by Ms. Hines to approve recommending amending the sign ordinance to allow election signs to be posted 30 days prior to any election, removed 3 days after an election, including primary elections, permit election signs on public property and in the public right-of-way and requiring permittees to notify Mr. Gray of placement of signs and includes allowing non-profit organizations to place signs in the public right-of-way. The motion was seconded by Mr. Carey and approved unanimously. The amended ordinance including the new language is to be presented again.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJOURNMENT

The meeting adjourned at 1:29 PM


Chairman

12/4/19
Date



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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
November 19, 2019
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Leon Shields		Audience Members
John Napier		Ron Hutson
Carlie McEachern, Chairman		Laura Smith, Planner
Ryan Bright		Jim Jenkins, Codes Enforce.
Jim Brooks		Kevin Gryder
		Martin Goodman
		Pam Goodman
		Pat Hunter
		Van Shaver

CALL TO ORDER

Carlie McEachern, Chairman called to the meeting to order at 5:40 PM.

ROLL CALL AND SWEARING IN ALL WITNESSES

Roll was called and Chairman McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM OCTOBER 15, 2019 MEETING

A motion was made to approve the previous months minutes by John Napier, seconded by Jim Brooks and unanimously approved.

VARIANCE REQUEST TO ALLOW 2 ACCESSORY STRUCTURES IN FRONT YARD, APPLICANT AND PROPERTY OWNER, KEVIN GRYDER, 2350 GRYDER LN., TAX MAP 052 PARCEL 069.01, A-1, AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 16.7 ACRES

Kevin Gryder stated the house is 75' from the property line. The proposed garage would be in the front yard which he considers to be the side yard. Jim Jenkins explained the determination of the front yard and that the proposed garage would be located in the front yard. Mr. Gryder interprets the front yard as his side yard requests a 30' variance approval to build a garage and a pool in the front yard. There was also discussion that although there are several acres, the house was built in the most level area and there are steep slopes on the property.

ACTION

A motion was made to approve the variance by Jim Brooks, seconded by John Napier and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

The meeting adjourned at 6:50 PM

Chairman

Date