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**MINUTES**

**LOUDON REGIONAL PLANNING COMMISSION**

**September 4, 2013**

The September meeting of the Loudon Regional Planning Commission was called to order at 12:30 p.m. Present were Mr. Carey, Mr. McEachern, Mr. Gammons, Ms. Hines, Ms. Roberts, and Ms. Jones. Absent were Mr. Brewster (came in late), Mr. Brennan, and Mr. Cardwell.

A motion to approve the minutes for the August 7, 2013 meeting was made by Ms. Hines, second was made by Mr. Gammons. Motion carried 6-0.

**Agenda Item A: Consideration of 3-Lot final plat of Lot 2 of Robert and Jacquelyn Howell Subdivision, Tax Map 39, Parcel 41.02, 139 River Road West, Zoned A-1, consisting of 5.91 acres. Owners/Applicants: Robert and Jacquelyn Howell.  
File # 13-08-54-SU-LO**

Mr. and Mrs. Howell were not present.

Mr. Newman referred to the submitted subdivision plat. He explained the location of the property. He stated that the property was actually in the county, but was in Loudon City planning region. He said there was an existing home on the property. He stated that the subdivision would allow 2 more buildable lots. He said that all 3 lots would be over the 1 acre requirement for lot size in the A-1 zoning and also meets the minimum road frontage requirement. He stated there was an issue with Lot 2C not meeting the lot width of 150' at the building setback line. He said that the owner could modify this issue by moving the property line between Lot 2B and Lot 2C. He stated that the owner also had not addressed the septic approval through TDEC, since there was not sewer available.

Mr. Carey asked Mr. McEachern, since he is also on the Loudon County Board of Zoning Appeals, if he thought that the members would approve Lot 2C to have less than the 150' width at the building setback line.

Mr. McEachern stated that he didn't think it would be an issue.

Mr. Newman recommended approval of the subdivision plat subject to making the change on Lot 2C or apply to the Loudon County Board of Zoning Appeals for a lot width variance and getting TDEC approval for the 2 new buildable lots.

Ms. Hines made the motion to approve the subdivision plat, second was made by Ms. Roberts. Motion carried 6-0.

**Agenda Item B: Consideration of request for site plan approval for a boat and RV storage lot at HWY 72 (behind Hardee's), Tax Map 48, Parcel 47.00, consisting of 1.56 acres, Zoned C-2 (Highway Business District) Applicant/Owner: Charles Dunn. File #13-08-52-SP-LO**

Mr. Dunn was present.

Mr. Newman referred to the engineer plat that he had passed out to each Commission member. He stated this plat addressed the drainage on the site. He explained the location of the property. He said that the 25' driveway would go between the Hardee's parking lot and People's Bank to the frontage road. He stated that Mr. Dunn did plan on paving the driveway going into the property, but the actual lot would be graveled. He said that the entire property is already fenced in. He stated that Mr. Dunn planned on building 2 covered storage buildings. He asked Mr. Dunn the size of the buildings.

Mr. Dunn stated that each building was 40' X 120'. He said that each building would have 15' bays with 8 units in one building and 5 units in the other building.

Mr. Newman said that the engineer plat shows the stormwater drainage plan on the property. He stated that since the property was over an acre, the ordinance does require a stormwater detention. He said that the site naturally drains from the east to the west side of the property. He stated that the detention would be located at the low end of the site. He said when the water was released from the detention, it would go onto the adjoining property which Mr. Dunn also owns. He stated that the water would eventually wind up in the creek going down Roberson Springs Road.

Mr. McEachern asked Mr. Dunn if he was going to have concrete pads for the buildings.

Mr. Dunn stated they would be graveled.

Mr. Newman said that Mr. Dunn had requested to not put his detention basin in until he built the second building. He asked Mr. Dunn when the second building would be built.

Mr. Dunn stated that there would be about 6 months between the 2 buildings.

(Mr. Brewster came into the meeting at this time.)

Mr. Newman said that he had not received a landscape plan from Mr. Dunn for this project. He explained to Mr. Dunn that the number of trees and shrubs was determined from the size of the property. He stated that the landscaping would probably have to go across the front and down the side of the property.

Mr. McEachern stated that he would prefer no landscaping down the side of the property toward his property due to the visibility problem coming out of his property. He said they needed to see through the fence.

Mr. Newman said that the ordinance does not state where the landscaping needs to go just the quantities. He stated there needed to be 12 small caliper trees and about 53 shrubs. He said that the Planning Commission could switch out some of the shrubs with more trees.

Mr. Newman recommended approval of the site plan including Mr. Dunn's request that he be allowed to defer installing the detention basin when he's ready to build the second building subject to Mr. Dunn submitting a landscape plan.

Mr. Brewster made the motion to approve the site plan, second was made by Ms. Jones. Motion carried 7-0.

**Agenda Item C: Review and discussion of report from Planning Commission Committee on Crematories. Staff**

Mr. Newman stated that the committee has not submitted a recommendation, but they had some proposals to consider. He said that the Planning Commission could review what the committee had come up with. He stated that due to only 2 people attending the committee meeting, the Planning Commission had 2 options. He said that one option would be if the Planning Commission wanted to reconstitute the committee and send it back to the committee. He stated that the other option would be the Planning Commission could review the amendment in the next few meetings.

Mr. Newman said that this amendment to add crematories to the ordinance would not affect any pending request that had been made. He iterated that there were no pending requests. He stated that this amendment would be in place if there were future requests.

Mr. McEachern stated that he thought the Item #2 under Development Requirement for Crematories needed to say, "from property line to the closest property line of a facility included above" rather than "from the edge of the crematory building to the closest property line of a facility included above."

Mr. Clinton, a resident in the audience, said that he agreed with Mr. McEachern.

Mr. Gammons stated that he disagreed with Mr. McEachern due to the property line could be 500' from the crematory. He said this would add that much more distance.

Mr. Carey said that it should be the property line to the protected use. He stated that he agreed with Mr. Gammons.

Mr. Newman reviewed the guideline recommendations before comments where made. He first went over the definitions due to adding a new use to the zoning ordinance. He stated that the definition of a "crematory" that was recommended could only have a single cremation unit. He said that if this definition was approved, there could not be multiple cremation units in a building.

Mr. McEachern said that if a facility had more than one cremation unit, that it would need to go into a different zoning district.

Mr. Newman stated that would be another way to address the multiple units. He said this could be added from the consensus of the body.

Mr. Gammons suggested adding a minimum temperature to the crematory definition.

Mr. Newman said that would be reasonable to add. He stated that he did not know if the State regulated the temperature, but he would check it out.

Mr. Newman reviewed the guidelines for crematories in the City of Loudon.

Ms. Hines and Mr. Gammons agreed with the Guideline #2, stating that the distance needed to be from building to the property line of protected property.

Mr. Newman stated that 1,000 ft. was a reasonable distance that the committee recommended. He said that relative to what was in town right now, McGill-Karnes Funeral Home could not do a cremation at their current location. He stated that if this amendment was adopted, it would zone this facility out.

Mr. Branam said that Loudon Funeral Home would not meet this requirement.

Mr. Newman stated that he wanted the Commission to know this if they made this recommendation for approval.

Mr. Newman said that a scrubber device installed on the exhaust smoke stack, as mentioned in #3a, would be very expensive. He stated that the State statute does require the funeral establishment to remove all hazardous materials before cremation but this doesn't include dental amalgam.

Ms. Roberts stated that the dental amalgam that is removed has to be disposed as bio-hazard waste. She asked the question who would make sure that the dental amalgam was properly disposed of.

Mr. Newman said that #4 requirement made the smoke stack look more attractive than just having a stainless steel smoke stack sticking out of the building.

Mr. Newman stated that #6 was a guideline for hours and days operating the crematory. He said that at the Committee meeting that Ms. McGill said that those days would be an issue for them if they received a body on a Saturday, because they did not have refrigeration to place the body in.

Mr. Carey said that he questioned the hours and the days.

Mr. McEachern stated that there were exceptions for everything especially for an emergency cremation.

Mr. Newman also reviewed the Summary of Comments that have been made at the last committee meeting. He said that there was a discussion about the hours and days of operation.

Mr. McEachern stated that the comment about not allowing out of city/county cremations would be hard to check up on.

Mr. Newman asked the Commission what the next step would be.

Mr. Carey stated that there were some good points brought up and discussed. He said that he believed that the State probably had some regulation on some of the questions brought up.

Mr. Newman said that he would do some research and find out.

Mr. Branam stated that if there were more than one retort in a facility and they had to go to an industrial zone, 1,000 ft. would just about zone them out.

Mr. McEachern said that if a funeral establishment had more than one retort and should be in an industrial park, half of the questions and comments would not even apply, because they would be more than 1,000 ft. from residential property.

Ms. Hines stated that was not necessarily right.

Mr. Newman said that if they were in Blair Bend Industrial Park, they would have a problem meeting the 1,000 ft. requirement.

Mr. McEachern implied that if they went to an industrial park, they shouldn't have to meet the minimum distance.

Ms. Pat Hunter asked if the State required a specific zone for a crematory.

Mr. Newman stated that the State did not have any location regulations.

Ms. Hunter asked if the Planning Commission would regulate the zoning.

Mr. Newman said the City could regulate the zone where a funeral home or a funeral establishment would go.

Mr. McEachern stated that prevention was the best way to go. He said that the decision needed to be made on where a funeral home and a funeral establishment needed to be.

Ms. Hunters said she was glad the Commission was being proactive.

Mr. McEachern stated that right now there were no regulations for crematories, and that is why the Commission was trying to come up with some guidelines. He said it could be a progressive project.

Ms. Hines asked if the Air Quality Task Force had been asked to do a study on the emissions of a crematory.

Mr. Newman said that he had talked with Lewis Garner personally and had also sent him a letter requesting the study.

Ms. Ailene Longmire, a resident in the audience, asked what would happen if there was a breakdown during a cremation.

Mr. McEachern stated that they couldn't regulate everything that could happen.

Mr. Newman suggested that the Planning Commission continue working on the guidelines for the amendment rather than the committee.

Mr. Carey said that the Commission would continue working on the guidelines. He asked if someone else came in wanting to put a crematory in the City, could the Commission put a moratorium they could put that no action could be taken until an amendment to the ordinance goes through with City Council.

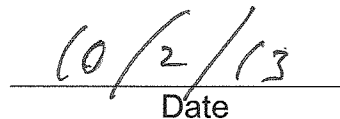
Mr. Newman stated that the Commission could make that recommendation to City Council to make a moratorium until the amendment was in place. He said that the Planning Commission did not have the authority to do that. He stated that City Council could do this without the Planning Commission recommendation.

**Additional Public Comment:** There were none.

**Announcements and/or Comments from the Board/Commission:** There were none.

Meeting was adjourned at approximately 1:50 p.m.

  
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Signed

  
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Date