

**LOUDON COUNTY  
PLANNING  
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ENFORCEMENT OFFICE**

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**MINUTES**

**LOUDON REGIONAL PLANNING COMMISSION**

**January 8, 2014**

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

A motion to approve the minutes for the December 4, 2013 meeting was made by Ms. Hines, second was by Mr. McEachern. Minutes were approved 7-0.

**Agenda Item A: Consideration of request to rezone property located on Hwy. 11, W., Philadelphia, TN from R-1 to C-1, referenced on Tax Map 55M, Group C, Parcel 9.00, 4<sup>th</sup> Legislative District. Owner/Applicant: Robert Keeble**

Mr. Keeble was present with his son and his engineer, Mr. Paul Williams.

Mr. Newman referred to the map that was in the agenda packet. He stated that this property was in the city limits of Philadelphia which required the rezoning request to come to the Loudon Planning Commission before going to the City Council of Philadelphia. He explained the location of the property. He said the property had approximately 125' road frontage on Hwy. 11. He stated that this property was deeper than the adjacent lot. He said that the front of the property was already zoned C-1 (Commercial), but the back of the property was zoned R-1 (Residential). He stated that probably when Philadelphia did their zoning, they decided to make property so many feet off the main highway to commercial zoning. He said that the rezoning request only affects the back part of the parcel. He stated that C-1 was the main commercial zoning in the City of Philadelphia. He said that the proposed use for the property was for mini-storage buildings. He stated that if the rezoning was approved, they will submit plans to the Planning Commission to review.

Mr. Gammons asked Mr. Keeble if there was any opposition to the rezoning that he knew of.

Mr. Keeble said that he had a general conversation with the motel operator about a year ago, and he had no problem with the rezoning for the mini-storage buildings. He stated that he had not contacted the Wilkerson property owner.

Mr. Newman stated signs had been posted on the property for about 2 weeks for the rezoning. He said that the office had not received any calls about opposition to the rezoning.

Mr. Brennan asked how close the nearest residence to this property was.

Mr. Newman said that the nearest residence was approximately 200' from this property. He stated that to the right of the property was a vacant residence that was very overgrown.

Mr. Keeble stated that the property owners behind this property were the same owners of the vacant house to the right of his property. He said they used it to store antiques.

Mr. Brewster said that they needed to help Philadelphia any way they could.

Mr. Newman recommended approval of the rezoning request. He stated that the split zoning was not good either way. He said that the residential use was not feasible.

Mr. Brewster made the motion to approve the rezoning request, second was made by Mr. McEachern. Motion carried 7-0.

**Agenda Item B: Discuss status of off-site roadway improvements at the entrance to Ft. Loudoun Middle School and Hwy. 11.**

Mr. Vance, Director of Loudon County Schools, was present.

Mr. Newman stated that he had written a letter to Mr. Vance on the direction from the Planning Commission at last month's meeting. He said that after receiving the letter, Mr. Vance offered to come to this month's meeting to update the Planning Commission on what the situation is for the road improvements in front of the middle school. He handed out a survey of the right-of-way map from TDOT back in 1927. He stated that this was brought in after the original site plan approval for the middle school.

Mr. Vance said that his desire was to already have this project completed. He apologized that it has not be completed. He stated that the initial thought of the architect was that TDOT had the right of way under the power lines. He said that since the Planning Commission had approved the plans and TDOT had approved the plans, they thought they could pursue to do the work. He stated that it wasn't until they got ready to do the construction, that there were six properties owners on the other side of the school they would have to work with to approach upon. He said that initially he thought it was the A T & T fiber optics that needed to be moved. He stated that he has had the opportunity to speak with Mr. Magro, who owns two properties on the adjacent side, Mr. Hunt, and Mr. Harbin. He said that the two properties that are up for sale, he had not been able to contact them. He stated that he hoped that in the next week or so, he would be able to meet with all these property owners to see what could be done.

Mr. Brewster asked if most of the easements would have to come from the south bound side.

Mr. Vance said that was correct.

Mr. Brennan asked Mr. Vance if the expansion of the highway was part of the original plans that the architect had put together, did they not know who actually owned the property.

Mr. Vance stated that he thought the architect thought that TDOT had the right of way.

Mr. Newman referred to the TDOT map which shows the TDOT right of way as being 66' wide in front of the school location. He stated that the surveyor he spoke with said the problem was what TDOT owned was called a prescribed right of way. He said that they did not have a deed to this property; therefore, they cannot do any expansion to the highway. He stated that legally they do not own it. He said that due to the highway being a prescribed right of way, the property owners would need to agree to give it or have some negotiation what it is worth and get some compensation for it. He stated that the architect probably did not do all the detailed research if TDOT had deeds to this property when drawing up the plans. He said that TDOT had the right to use what is currently there now. He stated for TDOT to widen the highway, they will have to deal with these other property owners.

Mr. Brennan asked Mr. Vance if there were police support in this area in the morning and in the evening.

Mr. Vance stated that there was a policeman that is there in the mornings. He said what they have tried to do was have their buses coming and going on Steekee Street. He stated that in his opinion, that that the traffic was not that bad on Hwy. 11 except for a small amount of time in the mornings and afternoons. He said that he hoped to see this project completed.

Mr. Brewster said that the school had done a very good job with the traffic with the communication to the bus drivers and parents.

There was a discussion on where the best place for the caution lights needed to be. It was suggested by Ms. Hines that the school zone be one big zone to include the high school with the middle school.

Mr. Vance stated that they were still working on this issue.

Mr. Brewster asked Mr. Vance what he thought the time frame would be for the project to be completed.

Mr. Vance said that he would hope by the spring that the project would be completed.

Mr. Brennan asked Mr. Vance if people would be comfortable for their children driving in this current arrangement. He said that if the answer was "no", they needed to do something.

Mr. Vance stated that the way they have rerouted their traffic, he said he felt like they put their students and student drivers in the best possible situation they could.

Mr. Brennan said that he wanted to be proactive.

Mr. Vance stated that it was not his intent to push this project off at all.

Mr. Brewster said that the commission needed to ask for updates on the project.

Mr. Vance stated that he would give updates as the project progresses.

Mr. Newman asked Mr. Vance if they still planned on using the route the buses are currently using after the project on Hwy. 11 is complete.

Mr. Vance said they were really comfortable with their current bus route.

Mr. Gray, Loudon City Code Enforcer, stated that the current speed on Hwy. 11 in front of the high school and middle was 30 mph, and it was not a school zone. He said that if the speed was changed for a school zone, it would have to come to City Council.

Mr. Newman stated there was not a lot that the Planning Commission could do but to rely on Mr. Vance to continue the negotiations with the property owners and continue to update the Commission on the status of the project. He asked Mr. Vance if the school board had anticipated in budgeting to possibly pay some compensation to these property owners. He asked if money would be available to do that if they had not anticipated this.

Mr. Vance said they had put aside some money, but they had anticipated in having to move some utilities.

Mr. Newman stated that if there were a property owner that did become a stumbling block, the school board does not have the authority to proceed with condemnation of the property. He said that it would have to come from City Council.

No action was taken.

#### **Agenda Item C: Election of Board Chairman, Vice Chairman, and Secretary for 2014**

Mr. McEachern made the motion to elect the current officers to represent their same positions next year, second was made by Ms. Hines.

Ham Carey – Chairman

Dennis Brennan – Vice Chairman

Carlie McEachern – Secretary

Mr. McEachern made the motion that the nominations cease, second was made by Ms. Hines. Mr. McEachern made the motion to elect the current officers by acclamation. Motion carried 7-0.

Mr. Carey appointed Mr. McEachern to represent the Loudon RPC on the Loudon County RPC.

#### **Agenda Item D: Adopt 2014 Meeting Calendar for Planning Commission and Board of Zoning Appeals.**

Mr. Newman stated that the purpose of voting on the meeting calendar was to publicly notify the residents of the community of the meeting dates without having to run a notice in the paper every month.

Mr. McEachern suggested changing the meeting date in July to the second Wednesday of the month (July 2 to July 9<sup>th</sup>) due to the week of July 4<sup>th</sup>.

Ms. Hines made the motion to accept the amended meeting calendar, second was made by Mr. McEachern. Motion carried 7-0.

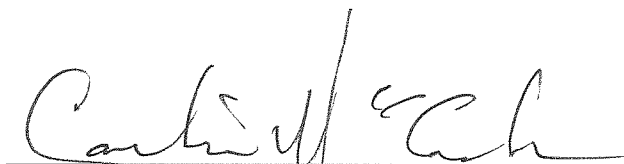
**Additional Public Comment:** Ms. McCollister asked about the comment made about condemning property if the property owner did not want to sell.


Mr. Newman explained that he was not suggesting that to be done. He said he was only trying to explain to the Commission that the school board did not have the authority to condemn the property if a property owner did not want to sell some of his property for this project to be completed.

Mr. Brennan said that Mr. Newman was explaining the process.

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

Mr. McEachern made the motion to adjourn, second was made by Ms. Hines. Meeting was adjourned at approximately 1:15 p.m.

  
Signed

  
Date

**LOUDON RPC/BZA**  
**MEETING DATES FOR**  
**2014**

January 8<sup>th</sup>

February 5<sup>th</sup>

March 5<sup>th</sup>

April 2<sup>nd</sup>

May 7<sup>th</sup>

June 4<sup>th</sup>

July 9<sup>th</sup>

August 6<sup>th</sup>

September 3<sup>rd</sup>

October 1<sup>st</sup>

November 5<sup>th</sup>

December 3<sup>rd</sup>