

**LOUDON COUNTY
PLANNING
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ENFORCEMENT OFFICE**

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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

July 9, 2014

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

A motion to approve the minutes for the June 4, 2014 meeting was made by Ms. Hines, second was by Mr. McEachern. Minutes were approved 5-0.

Agenda Item A: Consideration of request to rezone approximately 1.0 acre of property from R-1 (Residential District) to C-1 (Commercial District) located at 200 Christian Street, Philadelphia, TN, referenced on Tax Map 55M, Group C, Parcel 10.00. Owner: James Wilkerson Applicant: The Broadway Group File# 14-06-34-RZ-CO.

Mr. Wilkerson, the owner, and Ms. Melani LaMar, with The Broadway Group, were present.

Ms. LaMar stated that there will be a plat submitted at a later time to combine the 2 parcels that Mr. Wilkerson owns. She said that the commercial building would be setting on the combined 2 parcels. She stated that they would be submitting a site plan as soon as possible. She said that the entrance to the commercial building would be off Christian Street.

Mr. Carey said that this was not a matter of spot zoning, but was continuous of the adjacent property zoning.

Mr. McEachern stated that it looked like commercial property to him.

Mr. McEachern made the motion to approve the rezoning request, second was made by Ms. Hines. Motion carried 5-0.

Agenda Item B: Consideration of request to approve site plan for a 2,706 sq. ft. building addition and 54 additional parking spaces to Click Funeral Services Facility located at 1366 Hwy. 72, N. (formerly the United Community Bank), referenced on Tax Map 48, Parcel 56.00, consisting of 1.0 acre, Zoned C-2 (Highway Business District). Owner/Applicant: Click Properties File #14-05-32-SP-LO

Mr. Jonathan Hammons, with W. C. Whaley, Inc., was present to represent Click Properties.

Mr. Carey informed the Planning Commission and the audience that he had been assured by the City that the City Council had passed on second reading sometime in the recent past that crematoriums were only allowed in the Industrial District.

Mr. Hammons stated that the additional parking is proposed to be in the state right of way. He said they had received a letter of recommendation from TDOT to lease the right of way for 15 years. Copies were made of the letter from TDOT. He stated that TDOT was waiting on the approval of the site plan, and they would send out an appraiser to determine the amount of money they would lease the right of way for.

Mr. Brewster asked Mr. Hammons if TDOT had given them a time frame of their approval of the lease.

Mr. Hammons said that TDOT had said that it would be within 30 days after the site plan had been approved. He stated that they had kept the detention out of the right of way. He said the only thing in this right of way was existing utilities in the island which would not be disturbed.

Mr. Brewster asked Mr. Hammons what the size of the parking spaces would be.

Mr. Hammons stated that the proposed parking spaces would be 10' X 20". He said that they would be using the existing entryway from Clark Street. He stated that they would eliminate the other entry onto the property. He said they would match the grade on the existing ditch line.

Ms. Hines asked Mr. Fagg, Public Works Director for the City of Loudon, if he had seen the site plan.

Mr. Fagg said he had seen the site plan.

Mr. Carey asked how many parking spaces would be required.

Mr. Hammons stated that the required parking spaces were 33. He said Mr. Click wanted ample parking spaces without having the need to park on Clark Street.

Mr. Brewster asked Mr. Hammons if the State did not renew the lease in 15 years, would those parking spaces taken away be an issue.

Mr. Hammons said that they would still have the required amount of parking spaces without the parking spaces in the TDOT right of way. He stated that the addition to the building would double the size of the current building.

Mr. Carey stated he had a concern about having parking in the TDOT right of way. He said his concern was that it would set precedence with other property owners on both sides of Hwy. 72.

Mr. Brewster asked Mr. Hammons if TDOT did not approve the parking spaces in their right of way, would they revert back to removing those parking spaces.

Mr. Hammons said they had another plan if that happened.

Mr. Brewster stated that Mr. Click had gone above and beyond to protect the thoroughfare of Hwy. 72, Maremont Parkway, and Clark Street.

Mr. Hammons said that Mr. Click would be paying a fee for this lease from TDOT.

Mr. Brewster said that he understood Mr. Carey's concern, but he didn't know how this space could ever be utilized for any other purpose.

Mr. Hammons stated that there would be landscaping around the detention pond with grass and bushes.

Mr. Brewster made the motion to approve the site plan subject to them resubmitting to the Planning Commission if TDOT does not approve the lease on their right of way, second was made by Mr. McEachern. Motion carried 4-1 with Ms. Jones voting "no".

Agenda Item C: Consideration of preliminary plat approval for Timber Cove Subdivision, an 18-lot single-family development located off Corporate Park Drive and Lakewood Drive, adjacent to Lighthouse Point, consisting of 73.0 acres, referenced on Tax Map 32, Parcel 5.00, Zoned R-2 (High Density Residential). Owner/Applicant: MLB Acquisitions, LLC File# 14-06-40-SU-LO (Previously approved for preliminary plat as The Cove, a 27-lot single-family development with access from Corporate Park Drive, April, 2014).

Mr. Russ Rackley, the engineer, and Dan Ron, the owner, were present.

Mr. Rackley explained that the previous plat approval had access from Corporate Park Drive that required some variances on the road grade. He stated that after that approval, they had taken some contractor bids and cost of development. He said they found out that it was not feasible to do this. He stated they had reduced the number of lots to 18 from the approved 27 lots and eliminated any access from Corporate Park Drive. He said that it was more feasible to extend Lakewood Drive and have a cul-de-sac with an intersection with another cul-de-sac. He stated that each lot was over an acre. He said this was a much simpler plan than the previous plan. He stated that with this proposed plan, there would be approximately 40 acres of remaining land.

Mr. Travis Gray, Loudon City Code Enforcer, said that 5,000 feet of Lakewood Drive was in the County.

Mr. Rackley stated that Lakewood Drive was currently a dead end. He said they proposed to extend Lakewood Drive with a cul-de-sac and have an intersection with another street that also will have a cul-de-sac.

Mr. McEachern asked if Lakewood Drive was a public street.

Mr. Rackley said that Lakewood Drive was a public street.

Ms. Hines asked Mr. Fagg how the garbage truck would get in the subdivision.

Mr. Fagg stated that the garbage truck would have to go about a mile through the county. He said he didn't think it would be an issue.

Ms. Hines asked Mr. Rackley if the subdivision would be gated.

Mr. Rackley said that the subdivision would be gated.

Mr. Fagg stated that if the roads were not built to the City's specifications, they would never be accepted as City streets.

Mr. Rackley said that the roads were to be built to the City's standards. He stated that the roads would be private streets.

Mr. Gray stated that he checked with the Loudon Police Chief and the Chief of Loudon Fire Department. He said that the chief of the fire department had a problem with the placement of the fire hydrant that was placed on Lot 17. He showed Mr. Rackley where the chief of the fire department said it would be more usable if placed on the corner of Lot 18.

Mr. Rackley said that he could do that as long as he got State approval. He agreed that a fire hydrant on a corner was more convenient.

Mr. Gray stated that the fire chief suggested a second hydrant.

Mr. Rackley said that he didn't know if it would be a requirement from the State design guidelines that it be relocated at the expense of an additional hydrant. He stated that water system plans still have to be approved by the State after the Planning Commission's approval of the preliminary plat. He stated that rather than putting the hydrant on Lot 18, it would be better putting it across the road on Lots 2 and 3 for better hookup for the fire truck.


Mr. Ron, the owner, stated that if a second was required, he would put a second hydrant in. He said they could work the details out then.

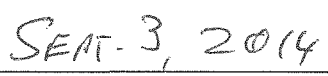
Mr. McEachern made the motion to approve the preliminary plat subject to adding the fire chief's approval of locations of both the fire hydrants, second was made by Ms. Hines. Motion carried 5-0.

Additional Public Comment: There were none.

Announcements and/or Comments from the Board/Commission: Ms. Hines informed the Commission that the house behind the Taco Loco was gone.

Meeting was adjourned at approximately at 1:00 p.m.


Signed


Date



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MINUTES

LOUDON BOARD OF ZONING APPEALS

July 9, 2014

The July meeting of the Loudon Board of Zoning Appeals was called to order at approximately 1:00 p.m. Present were Mr. Carey, Mr. McEachern, Mr. Brewster, Ms. Hines, and Ms. Jones. Absent were Mr. Brennan, Mr. Gammons, and Mr. Cardwell.

Motion to approve the minutes for April 9, 2014 (Special Called) was made by Mr. Brewster, second was made by Ms. Hines. Motion carried 5-0.

Agenda Item A: Consideration of request for an 8' front yard setback variance to add a screened-in front porch to existing house located at 1143 Huffland Drive, Tax Map 41I, Group D, Parcel 22.00, Zoned R-2 (High Density Residential). Owner/Applicant: Leta M. Bivens
Mr. and Mrs. Bivens were present.

Mrs. Bivens informed the Board that the first picture in the agenda packet was her neighbor's porch like the one they wanted to build onto their house.

Mr. McEachern asked if their proposed porch would come out the same distance as their neighbor's porch.

Mr. Bivens stated that their porch would be a little smaller.

Mrs. Bivens said that there were several houses in the neighborhood that had front porches added onto them. She stated that the second picture in the agenda packet was their house.

Mr. Carey stated that when the house is being extended toward the street as far as their neighbors, the Board usually allows them to do that.

Mr. McEachern asked if their extension would be turned the same way as their neighbor's and be gabled the same.

Mrs. Bivens said that their extension would be the same as their neighbor's and would be gabled the same.

Mr. Brewster made the motion to approve the variance request, second was made by Ms. Jones. Motion carried 5-0.

Additional public comments: There were none.

Announcements and/or comments from the Board: There were none.

Meeting was adjourned approximately at 1:15 p.m.

Hamilton B. Corey
Signed

10/2/14
Date