



# Loudon County Planning Department

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## MINUTES

### LOUDON BOARD OF ZONING APPEALS

January 7, 2015

The January meeting of the Loudon Board of Zoning Appeals was called to order at approximately 1:20 p.m. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Gammons, Mr. Cardwell, and Ms. Jones. Absent were Mr. Brewster and Ms. Hines.

Minutes from the December 3, 2014 meeting were approved.

**Agenda Item A: Consideration of request for a 10' frontyard setback variance for an addition for the Loudon Medical Development, located at 2480 Hwy. 72, N., Loudon, referenced by Tax Map 48, Parcel 42.00, Zoned C-2 (Highway Business District). Applicant/Owner: Loudon Medical Development**

Mr. Bob Sinclair, representative for Loudon Medical Development and the contractor for R. H. Sinclair Construction Co., was present.

Ms. Smith stated that Loudon Medical Development proposed to expand their existing building. She said that the proposed expansion would be on the rear of the building that would be facing Carding Machine Road. She stated that this property had two frontyard setbacks due to it being a corner lot.

Mr. Gammons said that his concern was the elevation of the building that would be facing Carding Machine Road.

Mr. Sinclair asked the Board to approve the variance request to what would be equal to a sideyard on Carding Machine Road. He said they proposed to build a retaining wall facing Carding Machine Road. He stated that looking at the proposed building from the back, it would be two stories tall. He said that there was a drainage swell on Carding Machine Road. He stated that the slope would be the same as the existing slope. He said that the current setback on Carding Machine was not practical. He stated that if they had to meet the setback, they would have to put a corridor in and have room for offices.

Ms. Smith commented that they did not want to expand in any other area on the property that might take away from their parking.

Mr. McEachern made the motion to approve the variance request, second was made by Mr. Gammons. Motion carried 6-0.

**Additional public comments:** There were none.

**Announcements and/or comments from the Board:** Ms. Smith stated that someone had called her about storage buildings. She said that she noted where storage buildings were allowed in a M-1 zoning district. She stated that the person who called her was in a C-2 zoning district. She asked if self-storage buildings were allowed in C-2 zoning.

Mr. McEachern asked if they were allowed with a special exception. He said that he thought anything that was allowed in C-2 was allowed in M-1. After he had reviewed the ordinance, he stated that he did not see where storage buildings were allowed in C-2.

Ms. Smith asked if storage buildings needed to be added to the C-2 zoning district.

Mr. McEachern said that storage buildings could be added as a permitted use to the C-2 zoning district as a special exception.

Ms. Smith stated that she would put this topic on next month's agenda for discussion to see if they wanted to amend the C-2 zoning to include storage buildings.

Mr. McEachern said that Ms. Smith could put it on next month's agenda.

**Add item to agenda: 5' variance request for Malibu Boats, located at 5075 Kimberly Way, referenced by Tax Map 33, Parcel 6.00, Zoned M-2 (Heavy Industrial District).**

Mr. Cardwell made the motion to add Malibu Boats variance request to the agenda, second was made by Mr. Gammons. Motion carried 6-0.

Mr. Bryant, representative for Malibu Boats, stated that they would not exceed the 5' variance.

Mr. Cardwell made the motion to approve the variance request, second was made by Mr. Brennan. Motion carried 6-0.

Mr. Cardwell made the motion to adjourn the meeting, second was made by Ms. Jones. Meeting was adjourned approximately at 1:40 p.m.

*Hamilton B. Carey*

Signed

*5/6/15*

Date