



# Loudon County Planning Department

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## MINUTES

### LOUDON REGIONAL PLANNING COMMISSION

February 4, 2015

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

Mr. Carey welcomed the new members for the Planning Commission: Mr. Jeff Harris and Mr. Jimmy Parks.

A motion to approve the minutes for the January 7, 2015 meeting was made by Mr. McEachern, second was by Mr. Gammons. Minutes were approved 9-0.

**Agenda Item A: Consideration of a rezoning request from R-2 (High Density Residential District) to C-2 (Highway Business District), located on Llewellyn Lane, Loudon, referenced by Tax Map 48, Parcel 41.08. Owner/Applicant: John Faris**  
Mr. Faris, the owner of the property, was present.

Ms. Smith stated that the referenced parcel was in the Sweetwater Creek subdivision and adjoins Mr. Hodges' property, American Self Storage. She said that Mr. Hodges wanted to purchase this property and expand his business. She stated that the rezoning was the first step that needed to be done before he purchased the property. She said that Mr. Hodges knows he has to submit a site plan for the storage buildings.

Mr. Carey said that Llewellyn Lane was a street in the residential subdivision.

Ms. Hines asked if there were any homes on the adjoining lots.

Ms. Smith stated that Mr. Faris also owns the adjoining lots and there were no homes on those adjoining lots. She said that she didn't know if the City would want to abandon Llewellyn Lane, so Mr. Hodges would not be using it to get onto the property. She stated that Llewellyn Lane was very short, but it did have asphalt. She said that Mr. Faris discussed proposing redrawing Lot 85 to include it in that portion of Llewellyn Lane. She stated that the traffic for Mr. Hodges' storage buildings would come off through the existing property. She said that the goal was to remove the lot line between the two properties.

Mr. Faris said that Mr. Hodges proposed to remove the property line between the two properties. He stated that Mr. Hodges would be using the existing entrance due to security reasons. He said that Mr. Hodges agreed to keep the existing berm on the property. He stated that looking at the proposed site plan for the storage buildings, there was about 160-170' between the buildings and the property line. He said that Mr. Hodges would not have any buildings under the TVA power lines. He stated that Mr. Hodges proposed to use that area for parking vehicles. He said that it could be years before Mr. Hodges built storage buildings to the property line. He stated that Mr. Hodges proposed to build the storage building as needed. He said that Mr. Hodges did not plan on building all the storage buildings at once. He said that the proposed fence would be 130' from the property line.

Mr. Harris asked if this proposal would decrease the value of the adjoining lots.

Mr. Faris stated that he did not think that the property value would decrease on his adjoining lots.

Mr. McEachern said considering what could be placed on 11 acres, this project would be a good buffer to the neighborhood.

Mr. Faris stated that the topo was bad on some of the property and couldn't be used for anything. He said that it made more sense for Mr. Hodges to purchase this property to extend his existing business, rather than purchasing another piece of property and have two separate locations.

Mr. Carey said that the Planning Commission had always tried to work to have a buffer zone from R-1 residential to R-2, which are smaller lots. He stated that something could buffer apartment houses, a professional area, commercial, and industrial. He said there was nothing between this subdivision and the C-2 property except the berm. He stated that this project did provide some buffer, and it was not an eye sore.

Mr. Brennan asked if Mr. Hodges had this property rezoned for commercial and then turned around and sold the property, could the next property put something against the property line.

Mr. Carey stated that this would be addressed when looking at the site plan.

Mr. Travis Gray, Loudon City Code Enforcer, said that storage units were not defined in the C-2 zoning district. He stated that previously storage units were approved in the C-2 zoning district as a Special Exception. He said that the property could be rezoned to P-1, which did allow storage buildings as a use.

Ms. Hines stated that both properties would have to be rezoned to P-1 if they did that.

Mr. McEachern stated that Mr. Hodges had developed one of the best storage facilities in the area. He said that they will still have to come before the BZA for a special exception approval for the storage buildings.

Ms. Smith said that she had done some research on this property. She passed out copies to the commissioners of the C-1, C-2, and M-1 zoning districts and what was allowed used in these zoning districts. She stated that storage units were not an allowed use in the C-2 zoning district. She said that warehousing and storage services were an allowed use in the M-1 zoning district. She stated that during her research she found where Mr. Hodges had all of his site plans approved through the Planning Commission. She said that Mr. Hodges' property had always been zoned C-2. She said she thought that maybe the policy was this type of business was looked at as a retail business. She stated that she later found out that Mr. Hodges' business had been approved by Special Exception. She said this was why she suggested to Mr. Hodges and Mr. Faris to rezone the Llewellyn Lane to C-2. She stated this would be contiguous to the existing property that Mr. Hodges owned.

Mr. McEachern made the motion to recommend the rezoning request, second was made by Mr. Brennan. Motion carried 9-0.

**Agenda Item B: Update on zoning map review.**

Ms. Smith stated that there were 4-5 zoning maps for the City of Loudon. She said that Mr. Ryan Janikula would compile all the rezoning ordinances to make changes on one zoning map. She stated that once the changes have been made, he will print large colored copies for each of the Planning Commissioners. She said that after everyone's review, the existing zoning map could be rescinded and the new map could be adopted. She stated that this would go to the City Council for approval. She said everyone would then be working from the same zoning map.

Mr. Carey asked what would happen if there was a discrepancy between the zoning maps.

Mr. Gray said that if there was a discrepancy on the zoning maps, they will go back through the minutes to see if City Council had ever rezoned the property. He stated that this process took a long time. He said that once a new zoning map has been approved, the maps will be updated periodically.

Mr. Harris stated that once the new zoning maps have been approved, it needs to be said that from that time on, this was the correct zoning map.

Mr. Gray said that when Mr. Janikula changed a zoning on the map, he could also stamp the ordinance number on it showing when the zoning changed.

Ms. Smith suggested only one person making the zoning changes on the map. She stated that when there is more than one person doing the changes, there could be some mistakes. She said that just because something was rezoned, a new map would not be printed out. She stated that this zoning map would also be on the website.

**Agenda Item C: Discussion of zoning ordinance: permitted uses in commercial and industrial districts.**

Mr. McEachern read over the permitted uses in the C-2 zoning district. He stated that he understood that "N" (Any use or structure customarily incidental to the above permitted uses)

would cover self-storage units in the C-2 zoning district.

Mr. Gray said that the only definition for storage units was for industrial type storage. He stated that he thought it was a good idea to have storage units as a special exception in the C-2 zoning district.

Mr. McEachern and Mr. Harris agreed with Mr. Gray.

**Agenda Item D: Update on proposed TDOT project.**

Ms. Smith stated she had received a phone call from Mr. Brian Bartnik from TDOT to inform her of a project on Hwy. 11 from Cox Street to Natalie Blvd. She said that the project consists of resurfacing and maybe a safety project in this section due to the climbing lane and the close proximity of the side streets. She stated that they propose to restripe. She said that the proposed center lane from Rock Quarry Rd. to Natalie Blvd. would involve paving over and utilizing the shoulders for an extra lane. She stated that this proposal could only be done through a resurfacing project if the shoulders were strong enough to support traffic. She said that if the shoulders were adequate, they intended to extend the center turn lane. She stated that TDOT was asking for feedback. She said that he had also contacted Mr. Mills with the City.

**Agenda Item E: Continuing education/training on Monday, March 30, 2015 at the Loudon County Courthouse Annex. Guest speaker: John Lamb, Director of Planning for Blount County.**

Ms. Smith handed out flyers to the Commission. She reminded the Commission that they needed 4 hours of continuing education each year, and this training on March 30<sup>th</sup> would be 1½ hours.

**Additional Public Comment:** There were none

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

Meeting was adjourned at approximately at 1:40 p.m.

  
Signed

  
Date