

Loudon County Planning Department

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 Office: 865-458-2055
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www.loudoncounty-tn.gov

MINUTES
 LOUDON REGIONAL PLANNING COMMISSION
 SEPTEMBER 7, 2016

Members Present	Members Absent	Others Present
Dennis Brennan	Jimmy Parks	Daryl West
Debbie Hines	Ken Brewster	Chris Miller
Carlie McEachern	Ham Carey, Chairman	Gracyna Gammons
LeeAnn Chihasz		Jimmy Greenway, Mayor
Jeff Harris		Travis Gray, Codes Enforcement
Gene Gammons		Laura Smith, Planning

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chairman, Gene Gammons called the meeting to order at 12:30 p.m. and the pledge of allegiance was given. The minutes of the August 3, 2016 Regional Planning Commission meeting were unanimously approved on a motion by Carlie McEachern seconded by Jeff Harris.

SITE PLAN, AUTOMOBILE SALES, JIM COGDILL, HWY. 72 N AND QUEENER ROAD, C-2 HIGHWAY BUSINESS DISTRICT, TAX MAP 040, PARCEL 083.00

Mr. Cogdill proposes a used car sales lot on Hwy 72 and Queener Road next to The Cabin restaurant. Planner, Laura Smith summarized that the site plan she had reviewed lacked a location map with scale, parking area with number of lots and dimensions, labeling of the ingress/egress and distance from the intersection with Queener Road, setbacks for the C-2 District, landscaping plan, and verification of a driveway permit from TDOT. Mr. Cogdill stated that he planned to rock and asphalt the surface and that TDOT had approved a driveway permit previously when he installed the existing access. He stated that he proposes selling used cars and there will be no signs or landscaping to that would obstruct vision.

ACTION

Mr. McEachern moved to approve the site plan subject to adding the items listed above. The motion was seconded by Mr. Harris and approved unanimously.

SITE PLAN, ELECTRICAL COMPONENTS, DARYL WEST, HENRY DRIVE, M-2 HEAVY INDUSTRIAL DISTRICT, TAX MAP 033, PARCEL 005.11

Mr. West proposes building a shop of approximately 80' x 80' to manufacture electrical and integrated components. There will be approximately 3 employees. Staff stated that the plan met site plan requirements except for landscaping. There is an existing tree canopy that runs along the northwest property line, which Mr. West would like to have considered as meeting the landscaping requirement.

ACTION

Mr. McEachern moved to approve the site plan as presented. The motion was seconded by Dennis Brennan and approved unanimously.

OTHER

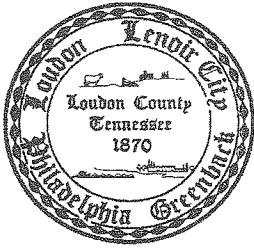
There was a reminder of the upcoming TAPA Conference on Sept. 21-23, 2016 at the Crowne Plaza in Knoxville.

ADJOURN

The meeting adjourned at 1:00 p.m.

Chairman

Date



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MINUTES LOUDON BOARD OF ZONING APPEALS SEPTEMBER 7, 2016

Members Present	Members Absent	Others Present
Debbie Hines	Ham Carey, Chairman	Daryl West
Dennis Brennan	Ken Brewster	Chris Miller
Carlie McEachern	Jimmy Parks	Grazyna Gammons
LeeAnn Chihasz		Jimmy Greenway, Mayor
Jeff Harris		Travis Gray, Codes Enforcement
Gene Gammons		Laura Smith, Planning

CALL TO ORDER AND APPROVAL OF MINUTES

Vice Chairman Gene Gammons called the meeting to order at 1:00 p.m. and roll was called. The minutes of the August 3, 2016 meeting were unanimously approved on a motion by Jeff Harris seconded by Carlie McEachern.

USE ON REVIEW FOR DIESEL TRUCK REPAIR APPLICANT, CHRIS MILLER, 3827 HWY. 11 W., TAX MAP 048, PARCEL 098.00, M-1, LIGHT INDUSTRIAL DISTRICT

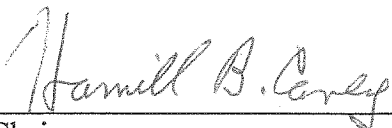
Mr. Chris Miller currently owns and operates a diesel truck repair business. Mr. Miller and his partner propose purchasing the property on Hwy. 11 which was formerly a gas distribution facility for welding and compressed gases. There had been a fire on the property and the business relocated. Mr. Miller and his partner propose purchasing the property and having the truck repair business as well as a warehouse for storing and selling diesel to customers such as Kimberly Clark, for heat. The Zoning Ordinance permits "warehousing & storage services" and Mr. Miller requests approval that the proposed uses are permitted. If they purchase the property, they will remove fire damaged structures and clean up the property. There was a discussion regarding sewer connection and whether that would be achieved.

ACTION


Carlie McEachern moved to approve which was seconded by Dennis Brennan and approved unanimously.

ADJOURN

The meeting adjourned at 1:20 p.m.



Chairman



Date