



# Loudon County Planning Department

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## MINUTES LOUDON REGIONAL PLANNING COMMISSION JULY 5, 2017

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

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. The pledge of allegiance was given and roll called. The minutes of the June 7, 2017 meeting were unanimously approved on a motion by Debbie Hines seconded by Jeff Harris.

### SITE PLAN, VANHOUSECO MECHANICAL FABRICATION SHOP, JEFF VANHOUSE, 2086 HWY. 72 N. TAX MAP 048, PARCEL 045, C-2, HIGHWAY BUSINESS DISTRICT

Mr. VanHoose stated that they need more space for office overflow and storage of equipment. He is expanding his business and needs to move employees over to this site. Carlie McEachern asked if the existing building was used now. Mr. VanHoose stated that nothing was there now. The proposed 24' x 50' office/storage building would be used for storage and will be a single story building. The existing building will be used for storage of equipment and the new building for office space. The parking is not being used. The right-of-way and history of the property was discussed as well.

### ACTION

Mr. McEachern moved to approve the site plan which was seconded by Ms. Hines and approved unanimously.

### REZONING REQUEST, LINDA CRUZ, FROM C-2, HIGHWAY BUSINESS DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT, 931 MULBERRY STREET, TAX MAP 041I, GROUP A, PARCEL 005.00

No one was present but Mr. McEachern stated that banks are refusing to grant a loan to purchase the house because it is in a commercial district. If the structure were destroyed due to fire, wind, or other natural reasons more than 75% of the value of the house, it would have to be built back according to the standards of the zoning district.

ACTION

Ms. Hines moved to recommend the rezoning of the property which was seconded by Mr. McEachern. Chairman Carey stated that he was opposed to the rezoning and noted that there may be circumstances for this property owner, he was opposed to anything that may be seen as spot zoning. The motion was then approved with Mr. Mejia, Mr. McEachern, Ms. Chiasz, Ms. Hines, Mr. Gammons, Mr. Parks, Mr. Harris and Mr. Brennan voting yes and Mr. Carey voting no.

ADDITIONAL PUBLIC COMMENTS

Mr. Harris inquired about standards for solar panels. There are currently three solar facilities in town and he suggested looking at standards which may be adopted in the zoning ordinance. Laura Smith will look for examples and put together some information for the planning commission to review.

ADJOURN

The meeting adjourned at 1:15 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date