

Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES LOUDON REGIONAL PLANNING COMMISSION October 4, 2017

Members Present	Members Absent	Others Present
Jimmy Parks	Jeff Harris	Dan Barnett
Gene Gammons	Debbie Hines	Grazyna Gammons
Carlie McEachern	Dennis Brennan	Christina Shurina
LeeAnn Chihasz		Travis Gray
Salvador Mejia		Laura Smith, Planning
Ham Carey, Chairman		

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 the roll was called and a quorum confirmed. The minutes of the September 6, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Salvador Mejia.

REZONING REQUEST FROM C-2, HIGHWAY BUSINESS DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPLICANT AND PROPERTY OWNER, CHRISTINA SHURINA, BUTTERNUT PROPERTY MANAGEMENT, 813 MULBERRY STREET, TAX MAP 041H, GROUP F, PARCEL 033.00, APPROXIMATELY .31 ACRES

Planner, Laura Smith showed a copy of the Loudon Zoning Map indicating the location of Ms. Shurina's property which is in the C-2, Highway Business District. Adjacent properties along Mulberry Street are also zoned C-2, and adjacent properties to the rear of the property along Rosedale Avenue are zoned R-2, High Density Residential. Ms. Shurina presented maps and spreadsheets she had prepared which she stated were residences that were being rented by people who were running businesses. Ms. Smith summarized the rezoning process and noted that property tax records may show how the properties are taxed, not how they are zoned. Ms. Shurina stated that she rented the building to a family as a residence, but told them that they could run their moving business from the house. A special exception was denied at the September 6, 2017 BZA meeting for the renters to live in the building and run the moving business from it. Mr. McEachern reminded Ms. Shurina that the house had originally been zoned residentially, and she had come to the planning commission years ago, and argued that it be zoned commercially for a restaurant, which has since closed.

ACTION

Jimmy Parks moved to approve the rezoning request which was seconded by Gene Gammons which was approved with Mr. Parks, Mr. Mejia, Mr. Gammons and Mr. Carey voting yes and Mr. McEachern and Ms. Chihasz voting no.

REZONING REQUEST FROM C-2, HIGHWAY BUSINESS DISTRICT TO M-1, LIGHT INDUSTRIAL DISTRICT, APPLICANT, DAN BARNETT, BLUE RIDGE DEVELOPMENT, LLC, TAX MAP 047, PARTIAL PARCEL 27.0 DRY VALLEY ROAD AND PARTIAL PARCEL 28.0, 1790 ELIZABETH LEE PARKWAY, APPROXIMATELY 156 ACRES

Dan Barnett stated that the property had been purchased in 1997 and was then annexed into the City. A 100,000 square foot spec building was built in 2001 and has previously been occupied by CVS and Honda. Working with Loudon County EDA, he stated that the County and City see the property as an opportunity for job growth. Mr. Barnett stated that the company's focus is on distribution uses and that is why he is requesting the rezoning. Companies haul in the product where it is broken down and then distributed to stores. He said that Kellogg's had leased the building where snack foods are stored.

ACTION

Mr. McEachern moved to approve the rezoning which was seconded by Mr. Parks. Mr. Gammons asked about the height of the building and Mr. Barnett stated that it was 22' high, and was a concrete pre-cast building which is hard to find especially since concrete prices have gone up. The motion was then approved unanimously.

DISCUSSION, SOLAR ENERGY SYSTEMS

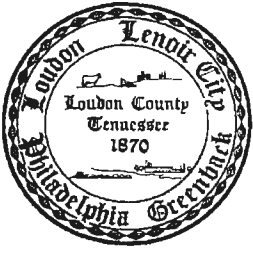
Ms. Smith presented examples from other cities zoning ordinances of solar energy systems regulations. There was a discussion regarding definitions, zoning districts and setback requirements. Mr. Gray suggested inviting Bill Watkins from the Loudon Utility District to come and discuss solar energy systems.

ADJOURN

The meeting adjourned at 1:40 p.m.

Chairman

Date



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MINUTES LOUDON BOARD OF ZONING APPEALS WEDNESDAY, OCTOBER 4, 2017

Members Present	Members Absent	Others Present
Jimmy Parks	Jeff Harris	Mike Frank
Gene Gammons	Debbie Hines	Grazyna Gammons
Carlie McEachern	Dennis Brennan	Laura Smith, Planning
LeeAnn Chiasz		Travis Gray
Salvador Mejia		
Ham Carey, Chairman		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 1:40 p.m. and roll was called. The minutes of the September 6, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Gene Gammons. Chairman Carey stated that although not on the agenda, Mike Frank was present to request a special exception and it was unanimously approved to add him to the agenda.

SPECIAL EXCEPTION, APPLICANT, MIKE FRANK, PROSPECT CHURCH ROAD

Mr. Frank requests a special exception to add a 30' x 70' building on the property with no principal building. He stated that he had farm equipment and the property is located within the city limits of Loudon. He stated that he had gotten a permit for a house 5 years ago, but his plans fell through because he had a house in another county. He said he does not intend to build a house on the property, but if he did, it would be in the front of the property. He stated that he could deannex his property, but prefers not to do that. He stated that he used to live in Morgan County. Carlie McEachern discussed the history of the property and stated that there is room on the property for future building of a house.

ACTION

Mr. McEachern moved to approve the agriculture structure 500' from Prospect Church Road which was seconded by Salvador Mejia and approved unanimously.

ADJOURN

The meeting adjourned at 2:00 p.m.

Chairman

Date