



Loudon County Planning Department

101 Mulberry Street, Suite 101
 Loudon, Tennessee 37774
 Office: 865-458-2055
 Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES
 MEETING REPORT
 LOUDON REGIONAL PLANNING COMMISSION
 MARCH 6, 2019
 12:30 P.M.

Members Present	Members Absent	Others Present
LeeAnn Chihasz	Salvador Mejia	Grazyna Gammons
Gene Gammons		Jeff Harris
Ham Carey		Laura Smith, Planning
Debbie Hines		Travis Gray, Codes Enforcement
Tim Dixon		Ron Hutson, Planning
Jim Greenway		Brian Pettit
Dennis Brennan		
Carlie McEachern, Chairman		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called the meeting to order at 12:30 p.m., the Pledge of Allegiance was recited and roll was called. The February 6, 2019 meeting minutes were unanimously approved on a motion by Debbie Hines seconded by Dennis Brennan.

PROPOSED SUBDIVISION REGULATIONS AMENDMENT FOR ROAD FRONTAGE REQUIREMENT FROM 75' TO 50'

There was a discussion regarding amending the road frontage requirement in the subdivision regulations. Mr. Carey stated that he thought the BZA should look at it on a case by case basis. Discussion of what developers are looking at when developing and examples of surrounding communities regulations were looked at. Brian Pettit stated that the Blount County setbacks are smaller and Knox County adjusts density, also that development costs ran people out of Loudon County. Laura Smith discussed PUD requirements and density and the Loudon PDD standards. There was also a discussion regarding variances, HOA fees, commercial development and the County's building standards. Ms. Smith noted that variances apply to hardships. Chairman McEachern stated that there were a lot of issues they want to look at, but the consensus for amending the subdivision regulations for road frontage now, should move forward. Ms. Smith discussed the public notice requirements, so the resolution could be on the May meeting agenda.

ACTION

Mr. McEachern moved to recommend adopting a resolution to reduce road frontage, in the city limits only, from 75' to 50' and 50' in cul-de-sacs and placing the public notice in newspaper so the resolution could be voted on in May. The motion was seconded by Tim Dixon and unanimously approved.

REVIEW AND DISCUSSION, PROPOSED ZONING ORDINANCE AMENDMENT FOR RV AND TRAVEL TRAILER PARKS STANDARDS (SEE ATTACHED EXAMPLE)

Handouts were distributed of RV and travel trailer standards from other communities. The Planning Commission discussed regulations from Blount County, Dandridge, and Loudon County. The consensus was to adopt the same standards at Loudon County in order to remain consistent and to add it as a permitted use in the C-2 District and the C-4 District.

ACTION

Mr. Brennan moved to approve the Loudon County example of the RV and Travel Trailer Park standards and permitting the use in the C-2 and C-4 Districts. The motion was seconded by Mr. Greenway and approved unanimously.

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJORN

The meeting adjourned at 2:15 p.m.

Chairman

Date