



Loudon County Planning Department

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

PUBLIC HEARING
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, JUNE 12, 2019
12:30 P.M.

The Loudon Regional Planning Commission will hold a public hearing to receive public comments on amending the Loudon Subdivision Regulations, Article III, Section C.

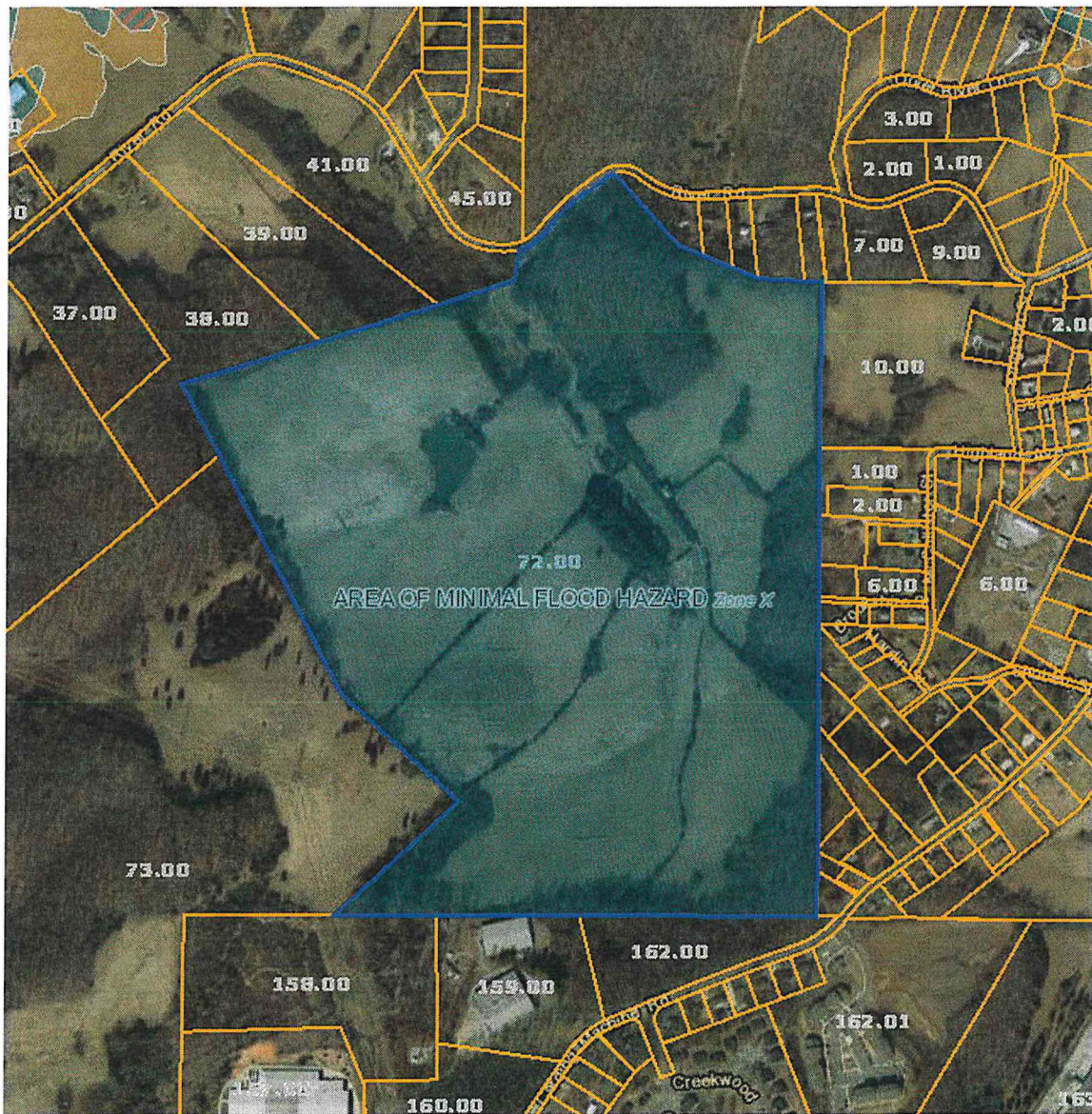
AGENDA
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, JUNE 12, 2019
Immediately following the public hearing

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the May 1, 2019 meeting.
4. New Business
 - A. Resolution Number 2019-06-01, amending the Subdivision Regulations, Article III, Section C.;
 - B. Rezoning Request from R-1, Suburban Residential District to R-2, High Density Residential District, Applicant, Scott Davis, Owners, Rick and Jacqueline Kirby, 715 River Rd., Tax Map 040, Parcel 072.00, Approximately 130 acres;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

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ITEM B

Loudon County - Parcel: 040 072.00



County: Loudon
Owner: KIRBY RICK L ETUX
Address: RIVER RD 715
Parcel Number: 040 072.00
Deeded Acreage: 130
Calculated Acreage: 0
Date of Imagery: 2015



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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, JUNE 12, 2019
Immediately following the Planning Commission meeting

1. Call to Order
2. Roll Call, May 1, 2019 meeting minutes.
3. Planned Agenda Items;
 - A. Variance Request for additional structure in the front yard and 4' from existing building. Applicant and Property Owner, Specialty Enterprises Inc., 333 Blair Bend Dr., M-2 Heavy Industrial District, Tax Map 041, Parcel 019.00, Approximately 11.77 acres;
 - B. Variance Request of 15.88' from 25' front setback, Applicant and Property Owner, David Campbell, 681 Cape Hatteras Light, R-2 Rural Residential District, Tax Map 032A, Group A, Parcel 009.00, Approximately 1.00 acre;
 - C. Variance Request for additional driveway on West St., for location from intersections, driveway width, and additional parking spaces size. Applicant, Land Development Solutions, Property Owner, Carl Offutt for Loudon United Methodist Church, 509 Mulberry St., H-I, Historic Overlay District, Tax Map 041A, Group D, Parcel 001.00, Approximately 1.00 acre;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

ITEM A

Loudon County - Parcel: 041 019.00



County: Loudon
Owner: SPECIALTY ENTERPRISES INC
Address: BLAIR BEND DR 333
Parcel Number: 041 019.00
Deeded Acreage 11.77
Calculated Acreage: 0
Date of Imagery: 2015

ITEM A

4/23/2019

IMG_4519.JPG

ITEM A

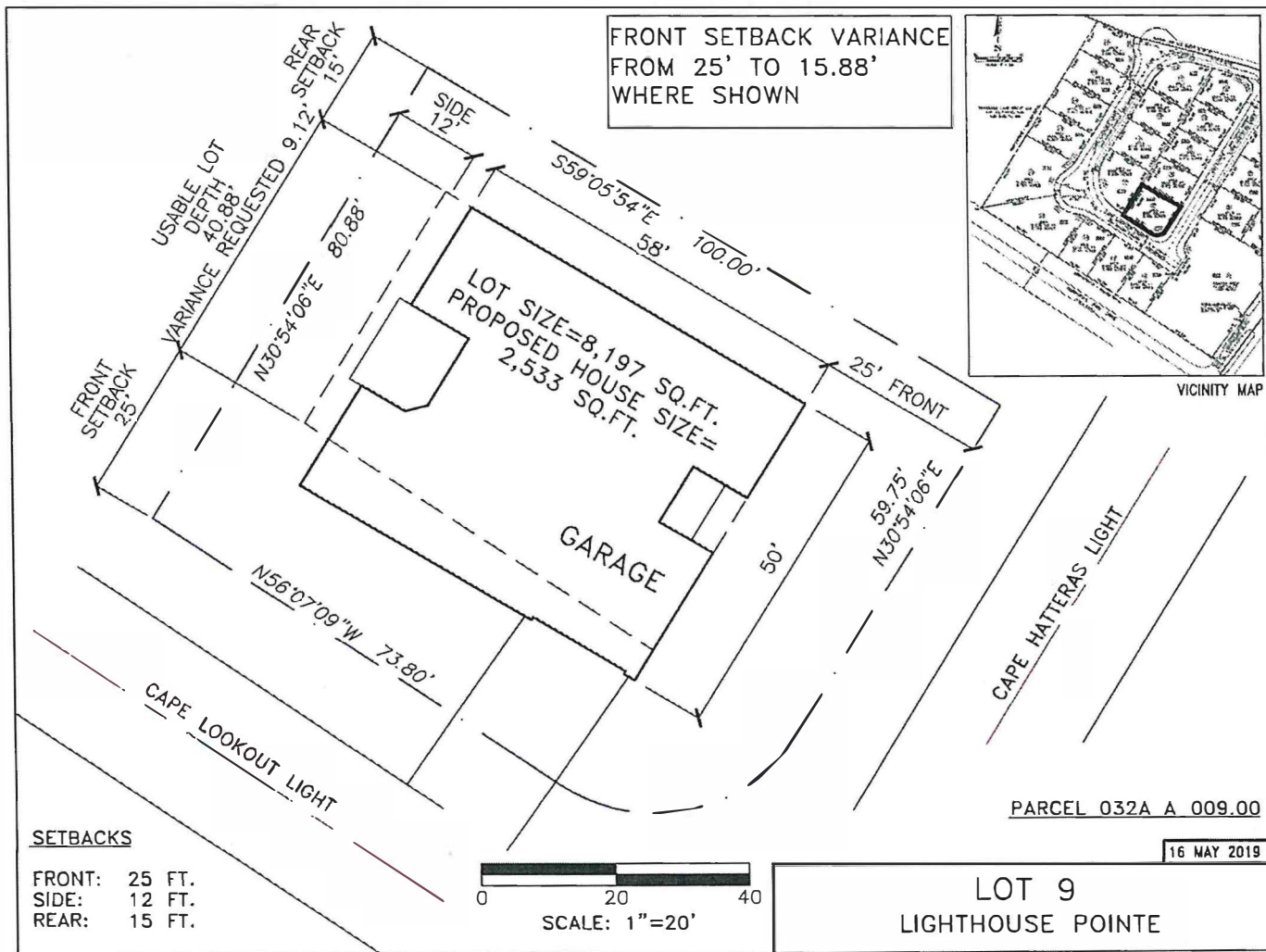


ITEM B

Loudon County - Parcel: 032A A 009.00



County: Loudon
Owner: CAMPBELL DAVID C ETUX FELICE R
Address: CAPE HATTERAS LIGHT 681
Parcel Number: 032A A 009.00
Deeded Acreage: 0.18
Calculated Acreage: 0
Date of Imagery: 2015



ITEM B

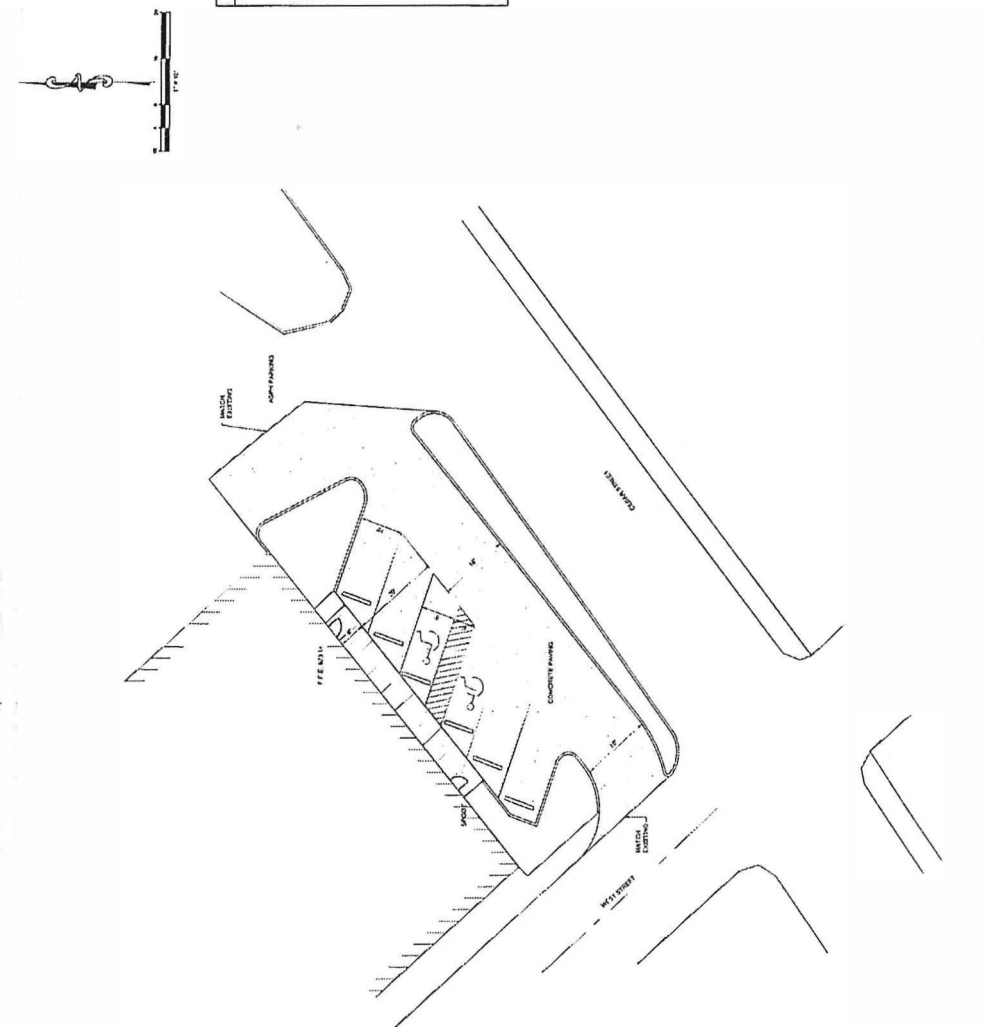
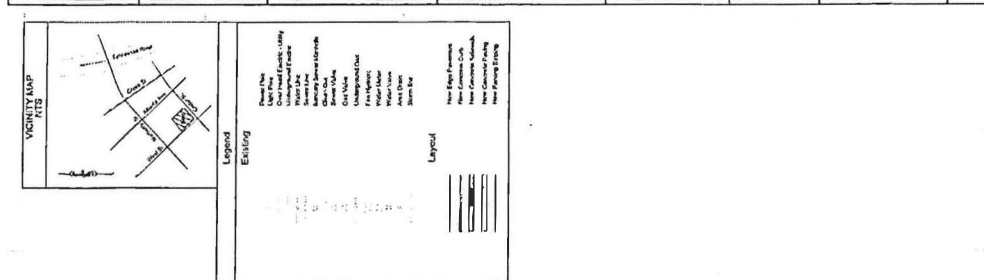
HydroL
Water Lines_2010
Face Address

ITEM C

Loudon County - Parcel: 041A D 001.00



County: Loudon
Owner: LOUDON MEMORIAL METHODIST
Address: MULBERRY ST
Parcel Number: 041A D 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015





ITEM C

CIVIL ENGINEERING AND SURVEYING CONSULTANTS

May 15, 2019

City of Loudon
Board of Zoning Appeals

RE: Loudon Memorial United Methodist Church
509 Mulberry St.
Loudon, TN 37774

To Whom It May Concern:

Please find attached supplementary information concerning the special exception variance request regarding the proposed parking and driveway expansion for Loudon Memorial United Methodist Church.

The site is located on a 1-acre parcel of land. The northwestern entrance/exit is located approximately 120' from the intersection of Mulberry St. and West St., and the southeastern entrance/exit is located approximately 130' from the intersection of Cedar St. and West St. The zoning ordinance states driveways are to be 400' from the intersection of public streets, and the minimum width shall be 30'. We are requesting a variance to allow a driveway with one-way, exit only access to West St. The proposed driveway is 16' wide and will provide a right turn exit from the proposed parking lot northbound onto West St. The proposed parking lot will utilize access from the existing entrance along Cedar St. We believe the impact to traffic will be minimal because only 6 cars, based on number of proposed parking spaces, will access West St. via the new exit, and it will be limited to Sundays and/or other church functions.

In addition, we are requesting a special exception variance for the dimensions of the accessible parking space area. The current ordinance states that all parking spaces are to be 20' x 10' with an area of 200 SF. We are requesting the accessible spaces be allowed to be 20' x 8' with a 5' wide access aisle between the two spaces. This request is based on current ADA standards, and we have successfully implemented this design on past projects.

The variances requested are due to a hardship in providing adequate accessible parking for the church. This parking located on this level can meet ADA standards for grades that cannot met in other locations and will be served by a new elevator and accessible restrooms on each floor of the building.

Sincerely,

Land Development Solutions

E.J. "Rusty" Baksa Jr, PE