



Loudon County Planning Department

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MINUTES
 LOUDON REGIONAL PLANNING COMMISSION
 LOUDON CITY HALL
 WEDNESDAY, JULY 10, 2019
 12:30 P.M.

Members Present	Members Absent	Others Present
LeeAnn Chihasz	Debbie Hines	Audience members
Tim Dixon	Gene Gammons	Ron Hutson, Planning
Ham Carey, Chairman	Dennis Brennan	Laura Smith, Planning
Carlie McEachern		Travis Gray, Codes Enforcement
Salvador Mejia		Bryan Petett
Jim Greenway		Grayling Littleton
		Kris Frye
		Jack Qualls

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called the meeting to order at 12:30 p.m., attendees recited the Pledge of Allegiance and the roll was called. The minutes of the June 12, 2019 meeting were unanimously approved on a motion by Tim Dixon seconded by Salvador Mejia.

REQUEST FOR REZONING FROM C-4, INTERCHANGE COMMERCIAL DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPLICANT, BRYAN PETETT, PROPERTY OWNERS, STEPHEN AND JOY H. LITTLETON, 150 CEDAR PARK DRIVE, TAX MAP 040 PARCELS 090.00-094.00, APPROXIMATELY 7.7 ACRES

This item was postponed pending proposed approval of a new residential district. Applicant and property owner agreed to the postponement.

REQUEST FOR ANNEXATION AND ZONING OF PROPERTY TO M-2, HEAVY INDUSTRIAL DISTRICT, APPLICANT AND PROPERTY OWNERS, HENRY WILLIAM WALLER AND HENRY THOMAS G. III, 7505 LEE HWY. AND LEE HWY., TAX MAP 033 PARCELS 016.00 AND 023.00, A-1, AGRICULTURAL-FORESTRY DISTRICT, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 53.68

Chairman McEachern read the Plan of Services for the proposed annexation of property which would include the remaining portion of Natalie Drive which is currently in the County. Planner, Laura Smith discussed the process for annexation and the required review of the plan of services by the Planning Commission and public notice requirements which are to be placed in three

different locations for 15 days. There was a discussion of the property and location, and history of the area.

ACTION

Jim Greenway moved to approve the plan of services and recommend the approval of the annexation of the property to be zoned M-2, Heavy Industrial District upon annexation. The motion was seconded by Mr. Dixon and approved unanimously.

REVIEW PROPOSAL TO AMEND ZONING ORDINANCE TO ADOPT AN R-3 FOR INCREASED DENSITY RESIDENTIAL DISTRICT;

Ms. Smith provided R-3 example language for a new residential district, and examples of several other communities zoning regulations for high density residential. There was a discussion of setback requirements in these districts, specifically for side yards. Bryan Petett stated that he saw no reason to increase side setbacks to more than 5' for a two story house. Travis Gray stated the Loudon City Fire Chief has no problem with a 5' side setback. Mr. Petett provided a handout to the Planning Commission of a subdivision in Knoxville similar to a high density subdivision he proposes in Loudon, which was displayed on the screen. Ham Carey stated that requiring a minimum of 50' road frontage on a cul-de-sac should only apply to the building set back line. There are cul-de-sac lots on the displayed proposed plat that are less than the required 50' road frontage. There was a discussion regarding road frontage and amending it for cul-de-sacs.

ACTION

Mr. Carey moved to approve the adoption of a R-3 district as presented in the handout provided by Ms. Smith, but with side yard setbacks of 5'. The motion was seconded by Mr. Dixon and approved unanimously.

There was a discussion of special called meetings and public notice requirements.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJOURNMENT:

The meeting adjourned at 1:45 p.m.