



Loudon County Planning Department

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PUBLIC HEARING

The Loudon Regional Planning Commission held a public workshop in the meeting room at 11:30 AM at Loudon City Hall, 2480 Hwy. 72 N.

MINUTES

LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.

WEDNESDAY, SEPTEMBER 4, 2019
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	LeeAnn Chihasz	Wade Lovin, MBI
Ham Carey		Ron Hutson, Planning
Carlie McEachern, Chairman		Laura Smith, Planning
Jim Greenway		Travis Gray, Codes Enforcement
Gene Gammons		Michael Knowles
Debbie Hines		Jeff Harris
Dennis Brennan		Bryan Petett
Salvador Mejia		Scott Williams

CALL TO ORDER:

Chairman, Carlie McEachern called meeting to order at 12:32 PM.

PLEDGE OF ALLEGIANCE AND ROLL CALL

The Pledge of Allegiance was given, and the roll call was conducted.

APPROVAL OF MINUTES OF THE AUGUST 7, 2019 MEETING

A motion was made to approve the minutes of the August 7, 2019 meeting by Jim Greenway, seconded by Tim Dixon, and unanimously approved.

REZONING REQUEST FROM C-2 TO R-3, APPLICANT, BRYAN PETETT, OWNERS, STEPHEN AND JOY LITTLETON, CEDAR PARK DR., TAX MAP 040 PARCELS 090.00-094.00, APPROXIMATELY 11 ACRES

Bryan Petett summarized the request for rezoning to R-3 will create an increase in density for the development.

ACTON

A motion to approve was made by Ham Carey, seconded by Dennis Brennan, and unanimously approved.

SUBDIVISION PLAT, APPLICANT, SCOTT WILLIAMS, PROPERTY OWNER, WALT DICKSON, 240 SUMMER GLENN LN., TAX MAP 047C GROUP A PARCEL 0030, 0031, 0032, 0033, 0033.01, 0033.02, A-1, AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 18.4 ACRES

Surveyor, Scott Williams explained the purpose for the re-plating was to move the lot lines to add drainage easements. Mr. Williams will submit a revised plat map showing the 150' minimum lot width. Planner, Laura Smith recommended approval with confirmation that lots 31R and 32R had the required 150' lot width at the building setback line. Mr. Williams stated that they met the requirement and would update the plat.

ACTION

Mr. Dixon moved to approve subject to receiving the revised plat with the required lot width, the motion was seconded by Ms. Hines and unanimously approved.

SUBDIVISION PLAT WITH PORTION OF HILL ST. ALLEY CLOSURE, APPLICANT H. WADE LOVIN, PROPERTY OWNER, BARBARA GREER, 515 SMITH RD., KNOXVILLE, TN., TAX MAP 033P GROUP C, PARCEL 003.00, R-1 LOW DENSITY RESIDENTIAL, APPROXIMATELY 2.22 ACRES

Wade Lovin with MBI Companies discussed the plat showing the portion of the road proposed to be closed. Ham Carey explained the history of the road and noted it was not an alley.

ACTION

A motion to approve was made by Ms. Hines, which was seconded by Jim Greenway, and unanimously approved.

AMENDMENT TO LOUDON SUBDIVISION REGULATIONS, ARTICLE III, SECTION C, CITY OF LOUDON ONLY, RESOLUTION NUMBER 2019-09-01

Resolution 2019-09-01 is to amend Article III, Section C to change minimum road frontage on cul-de-sacs from 50' to 25' in the city of Loudon only.

ACTION

A motion to approve was made by Mr. Dixon, seconded by Ms. Hines, and unanimously approved.

REVIEW AND DISCUSSION OF THE ZONING ORDINANCE, SIGNS

Mayor, Jeff Harris stated that there should be a discussion regarding the current ordinance which states that no signs are permitted in a right-away. Travis Gray suggested reviewing the entire sign ordinance. Mr. Ross suggested looking at Lenoir City's sign ordinance and Mr. Gray is to submit suggested changes for the planning commission review.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJOURNMENT

The meeting adjourned at 1:05 PM. on a motion by Ms. Hines, seconded by Mr. Brennan.

Carl M. Schenck

10-2-19

