Loudon County
Planning Department

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MINUTES
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, APRIL 1, 2020
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Salvador Mejia	Ron Hutson, Planning
Ham Carey		Travis Gray, Codes Enforcement
Carlie McEachern, Chairman		Jeff Harris, Mayor, Loudon
Jim Greenway		Ty Ross, Manager, Loudon
Gene Gammons – Electronic access		Jim Jenkins, Director, Codes Enforcement
Debbie Hines – Electronic access		George Hodges
LeeAnn Chihasz – Electronic access		Cat Hodges
Dennis Brennan – Electronic access		Marty Harvey
		Bryan Petett
		Gary & Cheryl Waldroup

CALL TO ORDER
Chairman, Carlie McEachern called the meeting to order at 12:30 p.m. led the Pledge of Allegiance and roll was called.

APPROVAL OF MINUTES FROM THE MARCH 4, 2020 MEETING
A motion was made to approve the minutes by Debbie Hines, seconded by Jim Greenway and unanimously approved.

REZONING REQUEST FROM R-1/F-1 SUBURBAN RESIDENTIAL DISTRICT/FLOODWAY DISTRICT TO R-3 URBAN RESIDENTIAL DISTRICT, APPLICANT, BRYAN PETETT, PROPERTY OWNER, GARY D. AND CYNTHIA A. KLEMZ, QUEENER RD., TAX MAP 040 PARCEL 084.02, R-1/F-1 SUBURBAN RESIDENTIAL DISTRICT/FLOODWAY DISTRICT, APPROXIMATELY 34.9 ACRES
Bryan Petett stated the request is to increase housing density. R-1 density would allow for 73

houses on the total acreage of 34 acres to be built. The rezone request to R-3 will allow 11 more houses on the same total acreage. The lot sizes at R-3 is 6,000 sq. ft., approximately a maximum of 50' X 140'. Marty Harvey, Hampton Place resident presented a signed petition from property owners in the area that are in opposition to the rezoning of the property, (see attached citizen petition).
George Hodges is directly across the street from the proposed subdivision and wants to see houses built on larger lots. Cheryl Waldroup stated their property values would be further reduced. Mrs. Waldroup used an example of a house recently built near them that effected their property value. She wants the commissioners to consider how they would feel if it were their home property values that were reduced. She also pointed out that the field for the proposed area floods several times a year. Mr. Petett addressed several of the complaints which were read from the HOA petition. Mr. Petett made an offer to meet with all present to address the concerns and ask if the commissioners would agree to table the rezoning request until the next meeting. Ham Carey stated the there should be only four lots instead of five facing Queener Rd which will make the four lots larger.

ACTION
A motion was made by Tim Dixon to table the rezoning request until the May meeting, seconded by Ham Carey, the vote count was 6 yes and 2 no, the motion was approved.

REZONING REQUEST FROM C-4 INTERCHANGE COMMERCIAL DISTRICT TO R-3 URBAN RESIDENTIAL DISTRICT, APPLICANT AND PROPERTY OWNER, STEPHEN G. LITTLETON, HWY. 72, TAX MAP 040 PARCEL 088.00 AND A PORTION OF TAX MAP 040 PARCEL 085.01, C-4 INTERCHANGE COMMERCIAL DISTRICT, APPROXIMATELY 21.5 ACRES
The City Planning Commission made it clear to the property owner during the Phase I rezoning request meeting that Phase II could also be rezoned the same as Phase I which is R-3 Urban Residential District. Mr. Hodges stated that 6,000 sq. ft. is too small to build on the City of Loudon.

ACTION
A motion was made to approve by Tim Dixon, seconded by Ham Carey and unanimously approved.

SUBDIVISION PLAT REQUEST FOR SWEETWATER CREEK PHASE II FINAL, APPLICANT JOSH SANDERSON, PROPERTY OWNER, PRIMOS LAND COMPANY, LLC., 698 SWEETWATER CREEK BLVD., TAX MAP 048 PARCEL 041.02, R-2 HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 11.7 ACRES
Josh Sanderson is submitting a request for Phase II final plat for 11 lots. Jim Jenkins stated the preliminary plat for more than 11 lots for Phase II and was approved. Another preliminary plat for 11 lots must be submitted to the Planning office to be reviewed then presented to the City of Loudon Planning Commission next month for approval. Travis Gray stated that there must be a turn-around and completed utilities before the preliminary or final could be approved. Mr. Jenkins stated the infrastructure for the 11 lots must be completed upon submittal of the final plat.

ACTION
A motion was made by Tim Dixon to table until next month, seconded by Jim Greenway and unanimously approved.

ADDITIONAL PUBLIC COMMENTS
None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION
None

ADJOURNMENT
A motion was made by Jim Greenway to adjourn, seconded by Tim Dixon and unanimously approved to adjourn at 2:15 PM

Chairman

Date

Home Owners Association of Hampton Place Subdivision
P.O. Box 201
Loudon, TN 37774-0201
hamptonplaceloudon@gmail.com

We the undersigned residents of Hampton Place Subdivision of Loudon request that the proposed rezoning of the farm land adjacent and behind our subdivision be denied. We have included a few reasons below we feel this is not in the best interest of our neighborhood:

- We are concerned that our Hampton Place Subdivision roads will be used to attach the "New Development" to our neighborhood.

- We are concerned that the proposed cost, style, and size of the homes in the "New Development" will possibly bring our home values down.

- We are concerned that there could be a problem with the extra water runoff channeling into the creek behind the property causing a potential to flood our septic pump station in the bottom of our neighborhood. As the land is developed with homes (all buildings including foundations, concrete drives, and roads) there is less of a chance that the water runoff can be absorbed by the land and will flow into the creek behind the properties.

- We are concerned with the extra traffic that would be added to Queener Road.

- Our neighborhood currently has a wonderful view and the addition of 25-50 new homes behind us and beside us would most drastically take away from this.

- We are concerned that the lay of the land of the "New Development" there would be the possibility of building homes at or near a flood plain.

- We are concerned that with the need to add roads to access the property would add extra noise, pollution, and mud runoff.

- As a current neighborhood of the City of Loudon we don't want to sound like we are against adding homes to our wonderful City or County, we just don't feel like this is the best place or option to do so.

Printed Name:	Address:	Signature:	Email:
Marty Harvey	541 Stone Creek Dr.	M & H	mwh25@yahoo.com
Teresa Wood	387 Stone Creek Drive	Teresa Wood	girl4god1@bellsouth.net
Michael Wood	463 Stone Creek Drive	Michael Wood	shaneandteresawood@gmail.com
Gerardo Garcia	322 Stone Creek Drive	Gerardo Garcia	ggadame@70@gmail.com
Carlos Garcia	606 Stone Creek Drive		carlosgadame@icloud.com
Bobby Smitheas	175 Hampton Place	Bobby Smitheas	Bsmitheas73@gmail.com
Tina Gammon	319 Stone Creek Cir.	Tina Gammon	TINAMG1961@aol.com
Robert Deaton	466 Mill Creek Dr		Rdeaton12@gmail.com
Emily Deaton	466 Mill Creek Dr		
Travis Norman	465 Mill Creek Dr.		TRAVISLNORMAN@gmail.com
Charity Boyd	390 Mill Creek Dr	Charity Boyd	charitytolbert01@gmail.com
Jake Mourfield	389 Mill Creek Dr.		jb mourfield@yahoo.com
Elena Legg + Steve	243 Mill Creek Drive	Elena Legg	elenalegg@icloud.com
Donna Zitkowski	321 Mill Creek Dr.	Donna Zitkowski	dzukowski@bellsouth.net
Tracy Remhoff	493 ~~Stone~~ Hampton place	Tracy Remhoff	tremhoff@petsafe.net
Nelly J. Walker	567 Hampton Pl. Cir.	Nelly P. Walker	chiquiting1962@yahoo.com
John A Bivens	567 Hampton Pl. Cir	John A Bivens	chiquiting1962@yahoo.com
Irvis M. Bowers	659 Hampton Pl. Cir.	Irvis M Bowers	lb1966@Yahoo.Com
Phillip Snyder	727 Hampton Place Circle		snyder.phillip2@gmail.com
Carlee Snyder	727 Hampton Place Circle	Carlee Snyder	snydercarlee0212@gmail.com
Tammi Walker	906 Hampton Place Circle	Tammi Walker	kokoandphoebe@gmail.com
Rich Walker	906 Hampton Place Circle	Rich Walker	walkingitch@gmail.com
Hannah Lynn	801 Hampton Place Cir.	Hlynn	holynn23@gmail.com
Marshall Lynn	801 Hampton Place Cir		mblynn1@gmail.com
Shana Massey	110 Hampton Place Circle	Shana Massey	shana_massey@yahoo.com
Justin Massey	" same	"	

Printed Name:	Address:	Signature:	Email:
Spencer Deaver	605 Stone Creek Cir		Spencer.Deaver3@gmail.com
Haylee Deaver			
Sandra Hawkins	2020 Queener Rd	Sandra Hawkins	
J Paul Hawkins	2020 Queener Rd	J Paul Hawkins	
Pat Hodges	2100 Queener Rd.	Pat Hodges	
George "	"	George Hodges	
Gary + Sharon Waldroup	2897 Queener Rd.	Sharon Waldroup	waldroupsharon@gmail.com
Rob Schlueter	2887 Queener Rd.		
J Cogdill	1605 Oak St		
Tony Harrison	1036 Carding Machine Rd	Tony Harrison	
Dameon Splawn	759 Stone Creek Cir		
Bobbie Splawn	759 Stone Creek Cir	Bobbie Splawn	
Susan Klikkel	320 Mill Creek Dr.		
Lewis Terry	261 Hampton Place Cir		
Lupi Gonzalez	1167 Stone Creek Circle	Lupi Gonzalez	
Tonya Harvey	541 Stone Creek Cir	Tonya Harvey	