



# Loudon County Planning Department

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MINUTES  
LOUDON REGIONAL PLANNING COMMISSION  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, MAY 6, 2020  
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Gene Gammons	Ron Hutson, Planning
Ham Carey	Jim Greenway	Travis Gray, Codes Enforcement
Carlie McEachern, Chairman	LeeAnn Chihasz	Jeff Harris, Mayor, Loudon
Salvador Mejia		Ty Ross, Manager, Loudon
Debbie Hines		Jim Jenkins, Director, Codes Enforcement
Dennis Brennan		Bryan Petett
		Sharon Waldroup
		Gary Waldroup
		Tonya Harvey
		Dameon Splawn
		Josh Sanderson
		Steve Legg
		Elsa Legg
		Tim Brewster, Loudon City Councilmen

### 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 APRIL 1, 2020 MEETING

A motion was made to approve the minutes by Debbie Hines, seconded by Dennis Brennan 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 due to the Covid 19 virus it was not a good time meet with the Hampton Place residents to address their concerns this past month. He asked for an additional 30 days

to meet with the residents. Carlie McEachern stated allowing additional time until the next Planning Commission meeting in June may be voted on. A roll call vote was conducted.

#### ACTION

A motion was made by Debbie Hines to table the rezoning request until the June meeting, seconded by Tim Dixon, and unanimously approved.

#### SUBDIVISION PLAT REQUEST FOR SWEETWATER CREEK PHASE II, PART OF UNIT 1, PRELIMINARY/FINAL, 11 LOTS, 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 stated he was back to submit a preliminary and final plat which is changed to include 11 lots and a turn-a-around (hammerhead). Once all utilities are installed the turn-a-around can be removed. Jim Jenkins recommended approval.

#### ACTION

A motion was made to approve by Debbie Hines, seconded by Tim Dixon and unanimously approved.

#### ZONING ORDINANCE AMENDMENT, CHAPTER 4, SECTION 14-416, R-3 URBAN RESIDENTIAL DISTRICT

Ty Ross stated that Mr. James, City Councilmen during the recent City Workshop meeting proposed an ordinance to prevent R-3 Urban Residential District property from being next to R-1 Suburban Residential District property. Ham Carey stated there should be a buffer between the properties. Mr. McEachern stated the properties are both residential properties, the only difference is the density of housing. Debbie Hines stated that it takes some rights away from residents. Mr. McEachern asked if there were any additional comments.

#### ACTION

A motion was made by Carlie McEachern to vote to approve or to deny the Ordinance as written, seconded by Dennis Brennan, a roll call vote was conducted, the Ordinance was unanimously denied.

#### ADDITIONAL PUBLIC COMMENTS

Tim Brewster the reason he voted no to the Rezoning request next to Hampton Place was because of the increase in traffic. There are seven different entrances and exits near the proposed new subdivision property on to Highway 72.

#### ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

#### ADJOURNMENT

A motion was made by Debbie Hines to adjourn, seconded by Dennis Brennan and unanimously approved to adjourn at 1:30 PM

*Loudon RPC*  
*May 6, 2020*

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date