



Loudon County Planning Department

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**MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 MAY 21, 2019
 5:30 p.m.**

Members Present	Members Absent	Others Present
John Napier, Chairman		Audience Members
Leon Shields		Ron Hutson
Pat Couk		Laura Smith, Planning
Pam McNew, Secretary		Jim Jenkins, Codes Enforce.
Ed Lee		David Alley
Jim Brooks		Richard Maples
Andy Hamilton		Dan Brewer
Jimmy Williams		Mitchell Hyde
Carlie McEachern		
Mark White		
Ryan Bright		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE. ROLL CALL AND APPROVAL OF MINUTES FROM APRIL 16, 2019 MEETING

Chairman, John Napier called the meeting to order at 5:30 p.m., the Pledge of Allegiance given and roll was called. The minutes of the April 16, 2019 meeting were unanimously approved on a motion by Ed Lee seconded by Pam McNew.

REZONING REQUEST FROM C-2, GENERAL COMMERCIAL DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT, APPLICANT AND OWNER, MITCHELL HYDE, 7409 AND 7417 HWY 411 S, TAX MAP 084 PARCELS 046.00 AND 047.00, APPROXIMATELY 1.8 ACRES

Mitchell Hyde was present and summarized the request to rezone property from C-2 to A-2. He stated that he had purchased the property 6 months ago and the previous owner had a pool business. He stated that his intention was to use the property residentially and the lots are to be combined for a total of 1.08 acres. Ms. Smith stated that the property had been rezoned in 2007 as no one lived in the house according to the property owner at that time. The lots do not meet the minimum lot size of 1 acre in the A-2, District which was being requested. There was a discussion regarding the rezoning request and Mr. Hyde stated he did not want the property be rezoned to R-1. Single family residential use is permitted in the C-1 District and Mr. Hyde stated he requests the property be rezoned to C-1 for the intention of using it for residential purposes.

ACTION

Ryan Bright moved to approve the rezoning from C-2 to C-1 which was seconded by Carlie McEachern which was approved unanimously and with Jim Brooks stating that Mr. Hyde needed to clean up the property.

REZONING REQUEST FOR CURRENT R-1, SUBURBAN RESIDENTIAL DISTRICT TO ADD PUD OVERLAY WITH 2.5 UNITS PER ACRE, APPLICANT, DAVID ALLEY, OWNER, LAUREL PROPERTIES, 10616 EAST COAST TELLICO PARKWAY, TAX MAP 078 PARCEL 004.00, 50 LOTS, APPROXIMATELY 20.18 ACRES

David Alley, representing the developers, stated that in 2008 there was a preliminary plat approved, but then because of the economy, plans fell through. They request rezoning to R-1 with PUD overlay and propose house price points of \$280K to \$300K. They propose a dock, green space with walking trails. Mr. Brooks stated that he thought the density was too high and lots should not be less than 20,000 square feet. There was a discussion of utilities, amenities, and green space and the 2.5 density maximum. The Zoning Resolution has a cluster option under the R-1 district, however, the developers were requesting the PUD Overlay.

ACTION

Mr. McEachern moved to approve the rezoning with the PUD Overlay at 2.5 units per acre which was seconded by Ms. McNew and approved with Mr. Shields, Ms. Couk, Ms. McNew, Mr. Lee, Mr. Hamilton, Mr. Williams, Mr. McEachern, Mr. White, Mr. Bright, and Mr. Napier voting yes and Mr. Brooks voting no.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

none

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL 2019

The Building Summary for April was attached.

ADDITIONAL PUBLIC COMMENTS

none

UPDATE FROM PLANNING DEPARTMENT

none

ADJOURNMENT

With no further business, the meeting adjourned at 6:00 p.m.

Chairman

Date