

**MINUTES**  
**LOUDON REGIONAL PLANNING COMMISSION**  
**NOVEMBER 7, 2007**

The November meeting of the Loudon Regional Planning Commission was called to order immediately following the Board of Zoning Appeals meeting. Present were Mr. Carey, Mr. McEachern, Mr. Melton, Mr. Greenway, Mr. Gammons, Mr. Brewster and Ms. Millsaps. Absent was Mr. Brennan and Mr. Garner.

Motion to approve the minutes of the October 3, 2007 meeting was made by Mr. McEachern, seconded by Mr. Brewster and approved 7-0.

**Agenda Item A: Request consideration of approval of final plat for Hope Haven, Phase I, 13 lots located on Roberts Road, referenced by Tax Map 49, Parcel 8.00, Zoned R-2, High Density Residential District. Owner: Loudon County Habitat for Humanity [07-10-234-SU(F)-LO]**

Ms. Shauna Oden was present for the applicant.

Mr. Reynolds described the property and location for the Board, noting Phase I is 13 of the planned 52 lots.

The roads are 20' wide with no curbs, and sidewalks will be built as the property develops. The detention area is near the right of way along the entry road.

Mr. Newman commented on the excellent site work at the development. He recommended approval of the final plat

Mr. Melton made the motion to approve, Mr. Greenway seconded, and motion was approved 7-0.

**Agenda Item B: Request consideration of final plat approval of Lighthouse Pointe Phase I, (formerly Matlock Gardens), 57 lots on 18.196 acres of property located on Corporate Park Drive, referenced by Tax Map 32, Parcel 2.00, Zoned R-2, High Density Residential District. Owner: Lighthouse Tennessee, LLC [07-10-233-SU(F)-LO]**

Mr. Newman described the property and location for the Board. He noted roads are completed, but at this time they are only platting the first 57 lots on the river frontage. The utilities are also in place, and all that is left to finish is the wearing surface on the road.

Mr. Chris Creekmore, the marketing director for the property stated the streets will be private, and it is a gated residential development. There will be community slips with a five acre park.

Mr. Newman recommended approval of the final plat of Phase 1 subject to a letter of credit for the wearing surface, a fire hydrant, and revisions that have been provided to the surveyor.

Mr. McEachern made the motion to approve, Ms. Millsaps seconded, and motion was approved 7-0.

**Agenda Item C: Request consideration of final plat approval of Rivers Edge II, 16 lots on 18.49 acres of property located on River Road, referenced by Tax Map 40, Parcel 44.00, Zoned R-1-S Single Family Residential District. Owner: Wilkinson Land Development [07-11-227-SU(F)-LO]**

Mr. Rick Wilkinson was present.

Mr. Newman stated that Mr. Wilkerson thought they would be further along in their project at this point, and he recommended the item be postponed for 30 days.

Mr. Melton made the motion to postpone, Mr. Gammons seconded, and motion was approved 7-0.

**Agenda Item D: Request consideration of approval of site plan parking to reuse 810 Mulberry Street (Sisters Antiques building) for restaurant, referenced by Tax Map 41H, Group E, Parcel 11.00, Zoned P-1, Professional-Civic District. Applicant: Ruthe Spivey [07-10-242-RZ-LO]**

Ms. Spivey was present.

Mr. Newman described the parking proposal that had been submitted. The parking doesn't meet minimum requirements required in the Zoning Ordinance because the driving aisle needs to be 24' wide to allow vehicles to back out. Based on the square footage of the building, only 7 spaces are required, although Ms. Spivey would want more than that. He suggested taking out the angle parking spaces and put in two parallel spaces. Cars would not be able to get out of the parking lot the way it is designed. He also noted the minimum space size is 10 x 20.

Mr. Johnny James said the parking could be deepened towards the railroad.

Mr. Carey asked how seven parking spaces would accommodate the number of customers Ms. Spivey thought she would have.

Mr. Newman said that based on square footage, seven is all that would be required.

Mr. McEachern made the motion to approve the special exception request contingent on the parking change and the site plan being approved by the RPC. Mr. Greenway seconded and motion was approved 7-0.

**Agenda Item E: Request consideration of approval to accept Robinson Trail off Robinson Drive as a city street [07-08-180-SU(F)-CO]**

Mr. Newman recommended this item be postponed until the streetlights are done.

Mr. McEachern made the motion to postpone, Mr. Gammons seconded, and motion was approved 7-0.

**Agenda Item F: Consideration of amendments to Loudon Zoning Ordinance Sections 11-203, 11-405, 11-406, 11-407, 11-408 and 11-412 regarding truck stops. [07-10-246-RGZ-LO]**

Mr. Newman explained that due to conversations with the City Attorney, it would be appropriate to go ahead and recommend these changes to eliminate any ambiguity concerning truckstops in the listed districts. This will eliminate any question of what is prohibited in these commercial districts. It also adds a definition for a truckstop to the definition section. This change will have no impact on the current situation with Pilot Corporation, however it will put the city in a better position for any future issues. If approved today the change will go to city Council for approval.

Mr. McEachern made the motion to approve, Mr. Greenway seconded, and motion was approved 7-0.

**Additional public comments**

None

**Announcements and/or comments from the Board/Commission**

Mr. Brewster questioned Ron Hurst Enterprises approval for the use of their site. He recalled there was not supposed to be out front parking, no vehicles for sale, and the trailer was supposed to be stored behind the building. There are currently cars for sale, lookers on the property, and it appears the location has turned into a car lot, which is what the Board wanted to stay away from. He also stated that Mr. Hurst may not realize he should not be doing this.

Mr. Newman said that the state is strict about what can and cannot be construed as a car sales lot. He said he would review the minutes and discuss further with Mr. Branam what needs to be done.

With no further business the meeting was adjourned at approximately 2 PM.

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Signed

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Dated