

**MINUTES**  
**LOUDON REGIONAL PLANNING COMMISSION**  
**JUNE 4, 2008**

The Loudon Regional Planning Commission was called to order at 12:30 PM. Present were Mr. Carey, Mr. McEachern, Mr. Melton, Mr. Greenway, Mr. Garner, Mr. Gammons and Mr. Brewster. Absent were Mr. Brennan and Ms. Millsaps.

Motion to approve the minutes of the May 7, 2008 meeting was made by Mr. McEachern, seconded by Mr. Brewster and approved 7-0.

**Agenda Item A: Request consideration of approval of rezoning approximately 7 acres of property located on Hwy 72 between Tennessee National Drive and Monterey Mushrooms from M-2, Heavy Industrial District to C-2, Highway Commercial District, referenced by Tax Map 39, Parcel 35.00. Owner: Barry Baker [08-05-115-RZ-LO]**

Mr. Baker was present. He told the Board he had a serious inquiry about a commercial business locating to this property.

Mr. Newman stated the property is not large enough to be considered for an industrial site and recommended the request be approved.

Mr. Brewster made the motion to approve, Mr. Garner seconded, and motion was approved 7-0.

**Agenda Item B: Request consideration of approval of reduction and/or release of Letters of Credit for Tennessee National Old Club Road, Pod 2, Pod 2-B, Pod 2-3, Pod 4, Pod 5-A, Pod 5-B, Pod 6, Pod 7, Pod 8, Pod 13-A, Pod 13-B, and Pod 13-C.**

Mr. Mark Froznik was present

Mr. Newman went over the outstanding letters of credit with the Board (copy attached in minute book) and explained his recommendations. He further explained the covenants in the development requiring the home builders to build each section of sidewalk as houses are being built. Tennessee National is requesting that the letter of credit amounts not include the cost of installing sidewalks, since they require by covenants that builders install sidewalks at the time the house was built.

Mr. Froznik explained the way the escrow accounts were set up to assure the sidewalks are finished.

Mr. Newman recommended approval of the reductions and releases requested by Tennessee National.

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

**Agenda Item C: Consideration of approval of amendments to Section 11-604 Signs, Billboards and Other Advertising Structures [08-05-145-RGZ-LO]**

Mr. Newman told the Board this is the Ordinance they have discussed at several meetings. If no one has any further corrections or changes to make to it, he recommended approval so it could go to City Council.

Mr. Garner said he wanted to hold a joint workshop with City Council.

Mr. Newman said it would probably take several meetings with City Council. That is the next step in the process.

Mr. Garner made the motion to approve to submit to City Council for their consideration.

Mr. Brewster seconded and motion was approved 7-0.

**Agenda Item D: Discuss design issues and guidelines related to Commercial Districts in the City of Loudon**

Mr. Newman reminded the Board this issue was brought up at the May meeting regarding the proposed storage facility on Highway 72, rather than just find a set of standards and try to apply them, he suggested the members think about what they would want to see as guidelines and bring those ideas back to the next meeting.

**Additional public comments**

None

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

Mr. Brewster asked if Walt Williams was allowed to operate a storage yard for automobiles on Highway 11 since he was not selling vehicles from that location.

Mr. Newman said it was not prohibited in the ordinance as long as they were not junk cars.

Mr. Brewster commented on how junked up Wayne's World is getting again, with the owner parking trucks at night to try to hide the appliances in the parking lot. He also commented on the condition of the former Exxon lot on the corner. He stated that the tractor store has cleaned up their property considerably and the surrounding properties needed to do the same.

Mr. Newman said he would talk to Codes Enforcement Officer Rondel Branam about the businesses in that area.

With no further comments from the Board or the audience, the meeting was adjourned at approximately 2 PM.

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Signed

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Dated