



# City of Loudon, Tennessee

## Loudon Regional Planning Commission

AGENDA  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, December 6, 2023  
12:30 P.M.

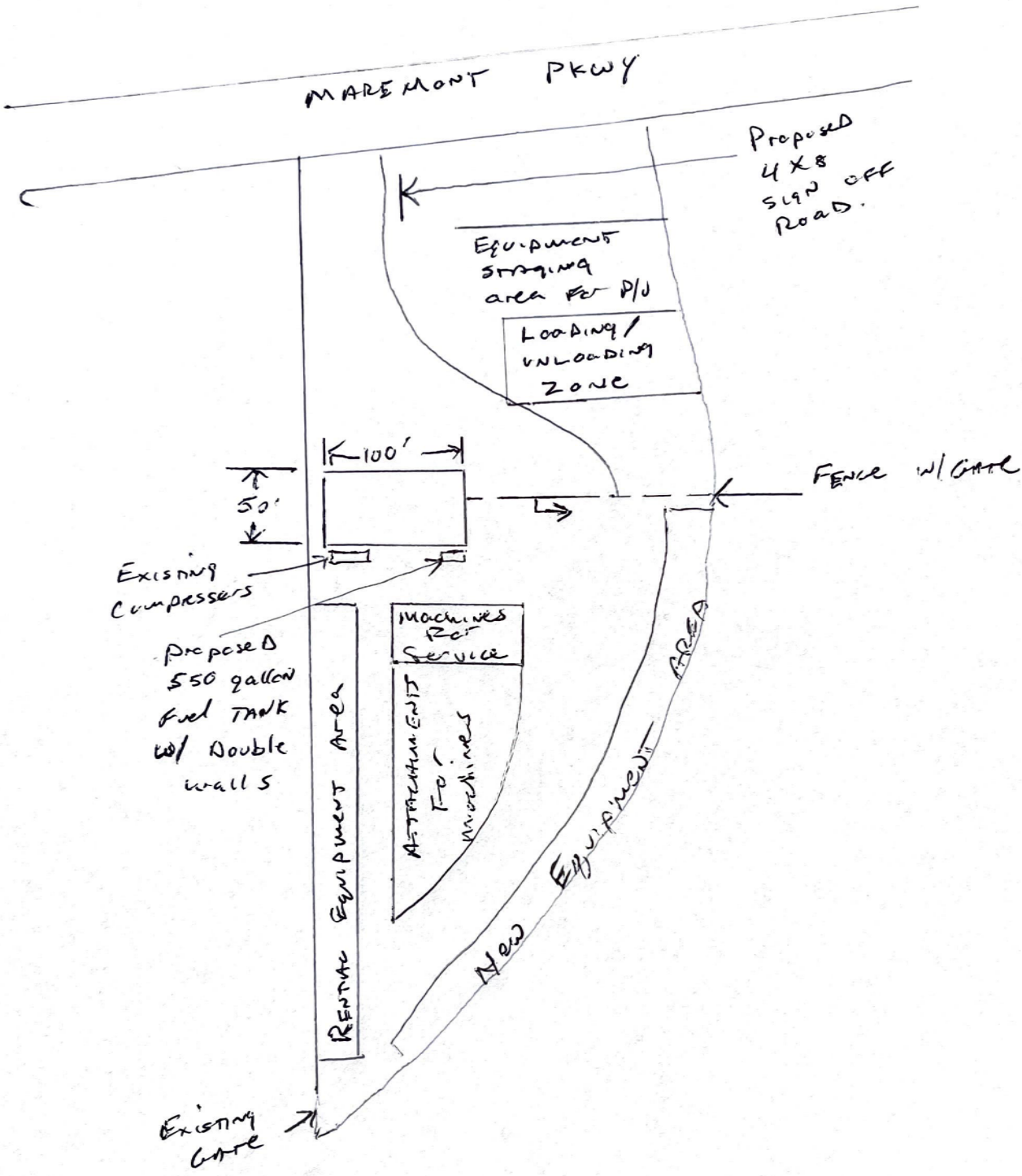
1. Call to Order
2. Pledge of Allegiance and Roll Call

Carlie McEachern, Chairman  
Kevin Bookout  
Dennis Brennan  
Ham Carey  
Tim Dixon

Tim Henley, Secretary  
Debbie Hines, Vice-Chairman  
David Meers  
Salvador Mejia  
Scott Wilson

3. Approval of Minutes from the November 1, 2023 meeting.
4. New Business;
  - A. Application #46, Site Plan Review, RECO Equipment, Applicant, Ken Fischer, Property Owner, Tyler Nicely, 2455 Maremont Parkway, Tax Map 040 Parcel 175.00, M-2 Heavy Industrial,
  - B. Application #43, Request for Annexation, Applicant and Property Owners, Matthew and Tricia Surprenant, Georgia St., Tax Map 048 Parcel 096.00, Proposed Zoning, R-1-S, Single Family Residential;
  - C. Staff requests Planning Commission consideration for means of addressing applications for development of Truck Stops within C-4 Interchange Commercial District zoning, rather than rezoning to an M-1 Light Industrial District. M-1 zoning entitles arguably incompatible land use in the C-4 commercial district along the Highway 72 corridor and Interstate 75 interchanges. For contemplation of Truck Stops in City of Loudon Zoning Ordinance:
    1. Revise Section 14-412. C-4 Interchange Commercial District. See proposed section provided below.
    2. Addition of New Section 14-314. Special Use Review. See proposed section provided below.

5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



MAREMONT PKWY

Proposed  
4x8  
SIGN OFF  
ROAD.

Equipment  
staging  
area for P/D

LOADING/  
UNLOADING  
ZONE

100'

50'

Existing  
Compressors

Proposed  
550 gallon  
fuel TANK  
w/ Double  
walls

RENTAL EQUIPMENT AREA

MACHINES  
FOR  
SERVICE

ATTACHMENTS  
FOR  
MACHINES

NEW EQUIPMENT AREA

FENCE w/ GATE

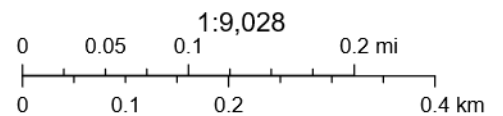
Existing  
Gate

# Loudon County - Parcel: 048 096.00



Date: October 17, 2023

County: Loudon  
Owner: SURPRENANT MATTHEW ETUX TRICIA  
Address: GEORGIA ST  
Parcel Number: 048 096.00  
Deeded Acreage: 25.05  
Calculated Acreage: 3.53  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2021



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**REVISE ZONING ORDINANCE, SECTION 14-412. C-4 INTERCHANGE COMMERCIAL DISTRICT, AS FOLLOWS:**

- Section 1. Permitted uses and structures.
  - **Add Item:**
    - **“d. Special Use Review: Truck Stops, in adherence with Section 14-314.”**
- Section 2. Prohibited uses and structures. Any use or structure not specifically permitted is prohibited.
  - **Delete “Truck stops”**

**ADD NEW ZONING ORDINANCE SECTION 14-314, SPECIAL USE REVIEW, AS FOLLOWS:**

**14-314. SPECIAL USE REVIEW**

A property owner in the City, or their designee, may file an application to use their land for special use(s) authorized within the zoning district.

1. An application for a special use must be filed with the City of Loudon Planning staff. The application must include a Site Plan. In addition to the requirements outlined for Site Plan Review, the applicant must also exhibit and define the proposed Special Use (e.g. Truck Stop).
2. Once it is determined that the application is complete, the staff will schedule the application for consideration by the City of Loudon Planning Commission.
3. Upon receipt of a complete application, the City of Loudon Planning Commission will consider the special use at a public meeting.
4. The City of Loudon Planning Commission must evaluate the application based upon the evidence presented at the public meeting, pursuant to the approval standards of this section.
5. The City of Loudon Planning Commission must either approve, approve with conditions, or deny the special use application, for recommendation to the Loudon City Council.
6. The City Council will hold a public hearing on the application following receipt of the City of Loudon Planning Commission recommendation. The City Council must approve or deny the application. If approved, the zoning district standards shall apply.
7. For Conditional Approvals
  - a. Conditions placed upon the special use related to the physical development of the site must be shown on the site plan. A statement must be submitted with the site plan indicating any conditions placed upon the operation of the special use.
  - b. Prior to final approval of the special use by the City of Loudon Planning Commission, the proposed conditions must be sent to City staff and City of Loudon Planning staff for review and recommendation. The City of Loudon Planning Commission may approve the special use with conditions after receipt of the staff recommendation.

- c. A revised site plan showing all required conditions must be submitted prior to issuance of a building permit and/or required licenses.
  - d. Any modifications to the conditions of approval for a previously approved special use must be resubmitted as a new special use application.
8. The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Code. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed.
9. The proposed special use must meet all of the following criteria which City of Loudon Planning will support with documented findings:
  - a. The City of Loudon Planning Commission, in the exercise of its administrative judgment, will be guided by adopted Ordinance, Codes, and policies, and by the following general standards:
  - b. The use is in harmony with the general purpose and intent of this Zoning Code.
  - c. The use is compatible with the character of the neighborhood where it is proposed, and with the size and location of buildings in the vicinity.
  - d. The use will not significantly injure the value of adjacent property or by noise, lights, fumes, odors, vibration, traffic, congestion, or other impacts detract from the immediate environment.
  - e. The use is not of a nature or so located as to draw substantial additional traffic through residential streets.
  - f. The nature of development in the surrounding area is not such as to pose a potential hazard to the proposed use or to create an undesirable environment for the proposed use.
10. Appeals: Any Applicant aggrieved by a final determination of a special use review by the City of Loudon Planning Commission may file an appeal with City Council
  - a. The City Council will take formal action on appeals of the City of Loudon Planning Commission decisions.
  - b. The petition must be filed with the City of Loudon Planning Commission no more than 15 days from the date of the Commission's decision to be considered, and must be scheduled for public hearing before City Council at the earliest date possible consistent with these regulations.
  - c. The petition must be in writing. All such petitions must be submitted on forms available in the City of Loudon Planning Commission office. Each petition must clearly describe the petitioner's grounds for the appeal.
  - d. The City of Loudon Planning Commission will mail a copy of such petition by certified mail, return receipt requested, to any opposing party who registered as such at the time the matter was heard by the City of Loudon Planning Commission.
  - e. The City Council will consider de novo in public hearing and may affirm, modify, impose restrictions, or overrule the action of the City of Loudon Planning Commission.



- f. Prior to holding such public hearing, at least 15-day notice of time and place of said hearing must be published once in a daily newspaper of general circulation in the City of Loudon. The notice must meet the following requirements:
  - i. It must be placed in the "Want Ads" section of the newspaper before the "Legal Notices" classification or similar section.
  - ii. The caption must be all capital letters no smaller than two-line type and contain the words "PUBLIC NOTICE—APPEAL OF (action to be appealed)."
- g. A decision of City of Loudon Planning Commission City of Loudon Planning Commission may only be appealed if an application is filed within 15 days of the date the decision is made.
- h. Issuance of Building Permit
  - i. No building permit will be issued until 16 days after action by the City of Loudon Planning Commission.
  - ii. If the action of the City of Loudon Planning Commission is appealed to City Council, no building permit will be issued until City Council has acted on the appeal.

## Special Use Review

