TOWN OF LOUISVILLE, TENNESSEE
MUNICIPAL PLANNING COMMISSION
January 20, 2026
6:00 P.M.

Present: Kent Vaught - Chairman, Steven Kelley - Vice Chair / Secretary, Jill Pugh - Mayor, Rick Fuller, Mary Wingo, Fran Hatley, Linda Simmons

Absent: None.

Others Present: Jordan Rockwell - Town Planner, Darren Stinnett - Building Official, Hailey Russell - Administrative Assistant, & 10 citizens.

Chairman Vaught called the meeting to order at 6:06 p.m.

Approval of Minutes

Chairman Vaught presented the minutes from the December 16, 2026 Public Hearing.

MOTION by Kelley to approve the minutes from the December 16, 2026 Public Hearing. Second by Hatley. VOTE: UNANIMOUS. **MOTION PASSES.**

Chairman Vaught presented the minutes from the December 16, 2026 meeting.

MOTION by Vaught to approve the minutes from the December 16, 2026 meeting. Second by Fuller. VOTE: UNANIMOUS. **MOTION PASSES.**

Reports: Mayor, Building/Codes Official, Administrative

Darren Stinnett introduced himself to the Board as the Town's Building Official, noting his prior experience working in the City of Alcoa. He expressed appreciation for the opportunity to serve in the role. Mr. Stinnett also acknowledged Barry Ottinger for his experience and assistance during the transition. He stated that Mr. Ottinger is currently helping with training and onboarding as he transitions out of the position. Mr. Stinnett added that he looks forward to contributing his experience and is currently observing and learning as he begins his role.

Hailey Russell provided an administrative update and advised Board members to continue retaining all emails, paperwork, and related documentation for the time being.

Public Comments on Agenda Items (5 Minute Limit)

Anna Gibson commented on the McCarthy Farm site plan and stated that she did not see all related documents included in the current meeting materials. She noted that some documents were missing from the previous month's materials and expressed concern about the lack of availability, stating that all relevant documents should be accessible to the public. Ms. Gibson also emphasized the importance of including traffic considerations in discussions related to the comprehensive plan, particularly in light of recent and potential future developments. Chairman Vaught requested clarification, stating that he believed all materials had been provided. Hailey Russell responded that all documents received by staff had been uploaded to the Town's website. She added that a drainage plan had been received on the day of the meeting and would be uploaded and made available following the meeting.

New Business

a. Approval of an Addition to 2949 Samples Road, Residential Non-Conforming Building

Chairman Vaught presented the site plans to the Board. Town Planner Jordan Rockwell reviewed the details of the submitted plans and provided an overview for consideration. The Board then engaged in discussion regarding the plans.

MOTION by Kelley to approve the addition to 2949 Samples Road. Second by Fuller. VOTE: UNANIMOUS. **MOTION PASSES**.

b. Subdivision of Property, 125 Queen Way

Chairman Vaught presented the platt to the Board. Town Planner Jordan Rockwell reviewed the details of the submitted platt and provided an overview for consideration. The Board then engaged in discussion regarding the plans.

MOTION by Hatley to approve the subdivision of property at 125 Queen Way. Second by Kelley. VOTE: UNANIMOUS. **MOTION PASSES.**

Old Business

a. Final Approval of McCarthy Farm Site Plan, 3006 Samples Road

Chairman Vaught presented the site plans to the Board. Town Planner Jordan Rockwell reviewed the details of the submitted plans and provided an overview for consideration. The Board engaged in discussion regarding the plans, and a representative for McCarthy Farm was present to respond to questions from the Board.

MOTION by Hatley to approve the site plan for McCarthy Farm, 3006 Samples Road. Second by Wingo. VOTE: UNANIMOUS. **MOTION PASSES.**

b. Discussion on the Proposed Path Ahead for Revision of the Comprehensive Master Plan

Mary Wingo presented a proposed path forward for revising the Comprehensive Master Plan. She suggested that the Board consider establishing an advisory committee, including citizen representatives, to assist with the update process. The Board engaged in discussion regarding Ms. Wingo's presentation.

Public Comment Not on Agenda Items

Greg Presnell addressed the Board and made several comments regarding zoning and prior discussions reflected in the meeting minutes. He referenced statements concerning state-owned roadways, including Louisville Road and Topside Road, and acknowledged the approval of prior meeting minutes. Mr. Presnell discussed the rationale previously provided by the Mayor regarding proposed zoning changes, including concerns about housing density and potential loopholes in the ordinance. He referenced provisions related to minimum lot sizes and requirements for single-family dwellings, as well as planned unit developments (PUDs). Mr. Presnell expressed his opinion that a previously approved PUD did not conform to existing zoning requirements, citing specific sections of the ordinance related to lot size and development standards. He concluded his comments after outlining his concerns.

Anna Gibson addressed the Board regarding the discussion on the Comprehensive Plan. She recommended that, if an advisory or working group is formed, the process for selecting members should be open to the public rather than by appointment alone. She suggested allowing interested individuals to submit applications or volunteer to participate to ensure broader community representation, including residents from the Lackey Creek area.

Bill Mattison addressed the Board regarding the proposed changes to residential density and lot size requirements. He stated that he was initially surprised when the proposal was introduced and has since given further thought to the matter. Mr. Mattison emphasized the importance of consistency in Town policies and noted that regulations regarding multiple dwellings on a single property have changed over time. He outlined the progression of requirements and expressed concern that the proposed increase in lot size requirements may not effectively limit density, as property owners may instead choose to subdivide their land. He further stated that, in his opinion, the ability to have multiple dwellings on a single property can serve practical purposes, such as accommodating family members or generating supplemental income. Mr. Mattison also expressed concern that the proposed changes could negatively impact property values, particularly for parcels between approximately one and a half to three acres, and noted that a number of properties in the Town could be affected. Mr. Mattison concluded by stating that these concerns should be carefully considered as the proposal continues through the public hearing and review process.

Keith Simmons addressed the Board with questions regarding subdivision regulations, referencing a prior experience in which he was informed that property could not be subdivided unless it met a five-acre requirement. He asked whether regulations had changed in recent years. In response, clarification was provided that subdivision requirements depend on factors such as minimum lot size, road frontage, and access. It was explained that, within the Town, subdivision may be permitted if minimum lot size requirements are met; however, each lot must also meet road frontage requirements. If a property lacks sufficient frontage on a public road, subdivision may not be feasible. Further discussion indicated that properties without direct road frontage or with limited access, such as those relying on easements, may face additional restrictions. It was noted that subdivision regulations can become more complex in such cases, and that surveyors or staff could review specific properties to provide guidance. Mr. Simmons was advised that his particular situation could be reviewed in more detail to determine eligibility for subdivision.

Adjournment

MOTION by Kelley to adjourn the meeting. Second by Wingo. VOTE: UNANIMOUS. **MOTION PASSES**. The meeting adjourned at 7:01 p.m.

Kent Vaught, Chairman	Steven Kelley, Secretary