

Minutes
Louisville Municipal Planning Commission
October 15, 2024
6:00 PM

Members Present

John Loope, Chairman
Rick Fuller
Kent Vaught
Rob Daughtery

Steven Kelley, Vice Chairman
Gwynne Macon
Jordan Rockwell, Planner
Scott Basett

Others Present

Jill Pugh, Mayor
Barry Ottinger, Building Official

Bill Mattison
Tina Reed

Chairman John Loope called the meeting to order at 6:00 p.m.

Approval of Minutes from September 17, 2024. Motion was made by Steven Kelley to approve the minutes from September 17, 2024 as written, 2nd by Rick Fuller, motion carried by unanimous consent.

Business Items:

Planned Unit Development (PUD) changes to Zoning Ordinance Section 11-408.

Members of the Board reviewed the changes that had been made to the Planned Unit Development (PUD) section 11-408 of the Zoning Ordinance by Planner, Jordan Rockwell. Steven Kelley made the motion to accept the changes in addition to (1) change City to Town in Section 1. "Comprehensive Plan of the Town and is designed by a professional" (2) d.ii. change minimum to maximum "itself must meet the maximum density requirements" (3) d. ii. change City to Town "The Town may also require". And forward to the BMA for approval, 2nd by Kent Vaught, motion carried by unanimous consent.

Update Chapter 8 of the Zoning Ordinance 11-801 Area, Yard and Height Requirements.

Motion was made by Steven Kelley to change the Zoning Ordinance chapter 8 Area, Yard and Height requirements Minimum Lot Size (NC-1 and C-1 abutting R-1) from N/A to 30,000 Sqft of area and 20,000 Sqft of area for additional family. (NC-1 and C-1 abutting C-1, NC-1 or M-1) from N/A to 30,000 Sqft of area and 20,000 Sqft of area for additional family, 2nd by Kent Vaught, motion carried by unanimous consent.

Discussion was held concerning Section 11-414 of the Zoning Ordinance, Customary Home Occupations.

A discussion was held concerning section 11-414, Customary Home Occupation from the Zoning Ordinance with several recommendations voiced. The consensus was to require a permit be obtained through the Town of Louisville for a home-based business. Mayor Pugh provided an example from Sumner County that generally fit what the Town should require. Other recommendation was updating section 2. Item e. with language stating damages to municipal property will be repaired by the business owner. Also, language should be added that violation of any of these ordinances could result in civil or criminal penalties and/or orders to

discontinue business. Chairman Loope recommended the board table the discussion until next months meeting.

Preliminary Approval for reduction of setback restrictions for 3016 Cecil Hatcher Dr.

Property owner did not attend meeting or provide site plan information, agenda item was passed over and would have to be requested again by property owner.

Continuing Education provided by Jordan Rockwell, Town Planner.

The topic of training was the difference between Planning and Zoning. Even though Jordan did not have time to extensively cover both topics, he did provide insight into terms the Board would find useful in their service. Areas such as Concept or Comprehensive Plans, Planning, Natural Environments vs Built Environments, Livability, Quality of Life vs Standard of Living, Density, Intensity and Mixed Use. It was decided to continue this area of discussion at upcoming training times.

Chairman Loope updated the board on Project Eagle

Chairman Loope along with Roger Bird, Town Engineer, met with TDOT to discuss the Topside Rd and Louisville Rd changes. John Loope reported that the project will mostly stay within the current right of way with acquiring of property limited to 6/10 of acre for drainage and 1 8/10 acres for slope easement. A 3-acre construction easement will be required for driveways and driveway aprons. A marked bike lane will be included in project from Topside to Profitt Springs Rd., with some of that construction already beginning across from Smith and Wesson that will connect to Alcoa's Greenway. Start date is scheduled for 2027 with some utilities being moved prior to that date.

Chairman Loope recommended updates to the Zoning Ordinance that includes changes since 2017.

Chairman Loope ask the Building Official to provide changes and begin the process to update the current Zoning Ordinance with all changes made since last update in 2017.

Steven Kelley made the motion to adjourn the meeting and was 2nd by Kent Vaught. Meeting was adjourned by Chairman Loope.


Secretary, Planning Commission


Chairman, Planning Commission

AGENDA
LOUISVILLE MUNICIPAL PLANNING COMMISSION
Louisville Town Hall
Tuesday October 15, 2024

John Loope, Chairman
Rick Fuller
Kent Vaught
Gwynne Macon

Steven Kelley, Secretary
Scott Bassett
Rob Daugherty

1. Call to Order
2. Establish a quorum.
3. Approval of Minutes from September 17, 2024
4. Mayor/BMA Report

BUSINESS ITEMS:

5. Planned Unit Development (PUD) discussion on changes to Zoning Ordinance and or Subdivision regulations.
6. Permitted Home Occupations, 11-414 Customary Home Occupations
7. Preliminary approval for reduction of setback restrictions for 3016 Cecil Hatcher Dr.
8. Continuing Education, Jordan Rockwell, Town Planner
9. Other action items that may properly come before the commission.
10. Citizen Comments
11. Adjournment