Minutes
Louisville Municipal Planning Commission
June 17, 2025
6:00 PM

Members Present: Chairman John Loope, Secretary Steven Kelley, Scott Basset, Rick Fuller, Gwynee Macon

Members Absent: Rob Daugherty, Kent Vaught

Others Present: Jill Pugh, Mayor, Hailey Russell-Administrative Assistant, Barry Ottinger, Building Official, Vice-Mayor Daniel Franklin, Jordan Rockwell, Planner & 21 Citizens

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

Approval of Minutes
MOTION by Steven Kelley to approve the minutes for April 15, 2025, 2nd Rick Fuller. VOTE: UNANIMOUS. **MOTION PASSES.**

MOTION by Steven Kelley to approve the minutes for Special Called Meeting June 3, 2025, 2nd by Rick Fuller. VOTE: UNANIMOUS. **MOTION PASSES.**

Discuss correction to Minutes from March 18, 2025, Building Official's statement that Vice Mayor Daniel Franklin approved parking lot for Pickleville.
Chairman Loope explained to the commission members that an Alderman cannot approve a parking lot or any other item as such. That is the prerogative of the planning commission and that the conversation stated in the March 18, 2025 minutes was between Vice-Mayor Franklin and Building Official Barry Ottinger. Chairman Loope asked the Building Official if he knew of any reason the parking lot should not have been approved. Building Official Barry Ottinger stated, none that he could foresee, if approved it would be doing so without a storm water runoff or DRC approval. Chairman Loope wanted to clarify that Ottinger did not see any reason why it should not have been approved. Ottinger responded by stating that he doesn't see why it should have either. Vice-Mayor Franklin told the board the comment was only a joke that was misinterpreted by the Building Official and he did not and could not authorize the construction of the parking lot without Planning Commission approval. He regretted saying it and apologized to the commission members. He also assured the members that he had not spoken to anyone at Pickleville to give approval for any projects they have or plan to do. However, the representatives at Pickleville had told him their plans for changes in the future but he did not give them any approval to do them. Town Administrative Assistant, Hailey Russell informed Chairman Loope that per a conversation with a MTAS Representative that the minutes could not be amended or changed since they have already been approved and that the statement during this meeting would be recorded in the minutes. Chairman Loope asked for a vote to approve the parking lot for Pickleville but Vice Chairman Steven Kelley advised Chairman Loope that they could not vote on the parking lot due to it not being on the agenda and asked that it be added to the agenda for the next meeting.

Building Officials Report
The Building Official provided all members of the board with an updated copy of the Zoning Ordinance. He informed members all ordinance passed since inception are included along with suggested changes by the Building Official. He asked the board to go through the zoning ordinance and annotate any suggested changes they would like to make and questions they may have.

Business Items:

1. **Subdivision replat of Lots D4 & D5 the reserve at Lashbrooke, 3535 & 3529 Rankin Ferry Loop**

Mary Wingo-HOA Chairman, Lashbrooke Subdivision, said the HOA had reviewed the planned replat and their board had approved it. The same owner owns both lots. Carrie Dougherty spoke about the board providing more details in the agenda on subject matter. Mayor Jill Pugh informed Mrs. Dougherty that all meeting information including a copy of the plat was available online along with the agenda on the Friday before the meeting. Anna Gibson commented that in the future the deed restrictions should be available for the board to assist in decisions, Town Planner Jordan Rockwell said the board cannot consider those restrictions by law, the town does not enforce or view them. **MOTION** by Steven Kelley to approve the changes to the property, 2nd by Scott Bassett. VOTE: UNANIMOUS. **MOTION PASSES.**

2. **Discussion On Minimum Lot Sizes**

Building Official Barry Ottinger informed the board that page 76 of the Zoning Ordinance, Chapter 8 11-801 determined the lot sizes per zone within the town. He said the red changes you see are a combination of the discussions and recommendations of himself and the board. He stated that the board needs to come to a consensus on changes before presentation to the BMA. Town Planner, Jordan Rockwell said that we have already discussed the changes presented and the board had already made recommendations to the BMA in what should have been a separate ordinance. Greg Presnell, 3222 Devault Road, asked if the board agree to get rid of the 20,000 lot size and everything would be 30,000 sq ft, Chairman Loope advised him that it was the recommendation but the board will have to vote on it to be sent to the BMA for a correction in a new ordinance which will have two readings and a public hearing if they agree to pass the ordinance. Mr. Presnell also brought up some contradictions between the definitions and the chapters and advised the board to take a thorough look at those whenever reviewing the zoning ordinance. He advised the board that the reason he moved here and he was told directly by the board that all of this was set in place to keep the density low in the Town of Louisville. Greg Presnell questioned how long the existing lot sizes had been in place. He said he was told you must have ¾ of an acre of land which would be just over the 30,000sqft requirement if you needed a septic tank. Chairman, John Loope stated that Blount County Health Department dictates septic within the Town. He also said the 30,000 sq ft number was an attempt by the county to make min lot sizes consistent throughout the county. Town Planner Jordan Rockwell said Tennessee Department of Environmental Conservation recommended 20,000 sq ft. It was the board's decision to review the changes again at the next meeting. Town Planner Jordan Rockwell said he would investigate it and have any recommendations going forward at the next meeting.

Minimum Lot Size				Minimum Yard Requirements from Property Lines (feet)			
District	Area in Square Feet	Square Feet per Additional Family[1]	Lot Width at Building Setback	Front Yard[4]	Side Yard[2]	Rear Yard	Maximum Height (in feet) of Structures[3]
R-1 with public water	30,000	~~20~~30,000	75	See Note 4	10	30	60 – single family 40 - other residential
R-1 with well water	40,000	not permitted	75		25	30	60 – single family 40 - other residential
NC-1 and C-1 abutting R-1	~~N/A~~30,000	N/A	75		25	30	40
NC-1 and C-1 abutting C-1, NC-1 or M-1	~~N/A~~30,000	N/A	75		12	30	40
M-1	N/A	N/A	75		25	30	40

3. Discussion On Property Within 813 Lake Boundary Used As Square Footage Calculation.
Chairman John Loope spoke about the fact that 813 on Fort Loudon Lake is a summer pool or the normal maximum lake level. He asked the board if property deeded below this line should be used in the calculation of lot square footage in determination of PUDs, residential homes or other development. Bill Mattison spoke about lake lot boundaries as his property potential would be reduced by not using property deeded below the 813. What does TVA classify as it was asked by Chairman Loope. Greg Presnell stated he agreed with not using below the 813 in square footage calculations. Some discussion on flowage easement was brought up. The board decided to move the issue to the next Planning Commission Meeting.

4. Discussion On Minimum & Maximum Area For A PUD (Planned Unit Development)
Much discussion was made about the minimum square footage needed for a PUD within the Town. Building Official commented that clarification is needed along with restrictive measures preventing over development. Steven Kelley asked where the 10 acre min with Planning Commission exception for less was obtained by the Town Planner and John Loope. Town Planner, Jordan Rockwell said his copy of the Zoning Ordinance had it in it upon receipt or could have been updated, at one time the Planning Commission had spoken about changing it. Chairman Loope mentioned it was customary for the Town in the past to require 10 acres. He also stated the Town had never allowed an exception to this requirement. Town Planner Rockwell said from his experience, he knew of no other municipality that used the 10-x min lot size as a set amount of square footage. Greg Presnell asked the board to include all areas or exclude required areas such as greenspace, open space, roads, parks, etc in the calculation of the min size needed. The item was discussed a little more and moved to the next planning meeting by the board.

5. Other Action Items That May Properly Come Before The Commission.
Anna Gibson asked about the Haven Hill properties and how they were approved without an available sewer. Chairman Loope explained that it was supposed to be a resort development that failed after the 10,000 sq ft lots were developed. There was some talk about strip malls and commercial properties. Others spoke about PUDs being defined as subdivisions and updating the subdivision regulations. Greg Presnell said 11-408 the definition "no greater than the zoning district" is misleading and should be addressed. Carrie Dougherty asked that approval of minutes should have a public comment transcription possibly posted on the website.

Adjournment.
MOTION by Steven Kelley to adjourn the meeting, 2nd by Gwynne Macon. VOTE UNANIMOUS. **MOTION PASSES.** Meeting adjourned at 7:06pm

Secretary, Planning Commission

Chairman, Planning Commission