

MEETING REPORT
LOUISVILLE MUNICIPAL PLANNING COMMISSION
LOUISVILLE TOWN HALL
AUGUST 16, 2022
6:00 PM

Members Present

John Huffman – Chairman
Mayor Tom Bickers
Steven Kelley – Vice Chairman
Faye Beaudette
Phillip Marshall – Secretary

Members Absent

Kent Vaught
Ron Kudich

Others Present

John Loope
Barry Ottinger
Tom Swicegood
Angie Holley
Bill Mattison

BCPO Staff Representative: Cameron Buckner

Call to Order: At 6:02 PM on August 16, 2022, Chairman John Huffman called the meeting to order. Roll was called and a quorum was present.

Approval of Minutes: The Minutes for the May 17, 2022 meeting were approved. (June and July 2022 meetings canceled due to lack of business items.) Kelley motion to approve, second by Marshall, Vote: UNANIMOUS. **MOTION PASSES.**

Report Mayor/BMA: Mayor Bickers reported that the 2022 paving projects are underway with Pride Road scheduled to complete this week. Mayor Bickers noted that Octoberfest is scheduled for October 22. Mayor Bickers communicated that the Town financial position is the strongest ever with a balance of \$3.16 million and a cumulative surplus for the last two budget years of \$576,00. Mayor Bickers reported that the 2021 Audit was received with no negative items.

Citizen Comments: None.

Business Items:

- 1. Replat of Lots1-3 into 1R, 2R, 3R & 4 – Steen Property S/D; Replat of Lot 3 into 3R – Anatole S/D:** Cameron Buckner, BC Planning & Development Services, reviewed the background, applicable zoning regulations and recommendations for this request by the property owner on West Old Topside Road. Staff noted that the replat of the Anatole subdivision property eliminated a previous septic easement on the Steen property. Staff recommended approval of the final plat after consideration of any conditions applied by the Planning Commission.

Bickers made a motion to approve the final site plan as proposed. Beaudette seconded. The final site plan was approved by unanimous vote.

2. Review and Discussion of Current Regulations Concerning Multi-Family Developments:

Mayor Bickers reviewed the current Zoning Ordinance regulations that would impact multi-family development. Cameron Buckner provided additional input concerning the current regulations. Mr. Buckner noted that the Town of Louisville Zoning Ordinance is quite restrictive for multi-family development. Mr. Buckner noted that the Blount County regulations are not as strict as the Town of Louisville. Mr. Buckner noted that the current apartment complexes under construction in the City of Alcoa at Topside Road would not be allowed in the Town of Louisville. Mr. Buckner noted this also applies to the large complexes in the Hunters Crossing area. Mr. Buckner added that the addition of sewer along Louisville Road or Topside Road would have no impact on the existing restrictions for multi-family development. Mr. Buckner noted that the two existing, non-conforming multi-family developments in the Town of Louisville on Topside Road and Louisville Road would not be allowed under the current Zoning Ordinance adopted in 2017. There was some general discussion about the current height limit of 40 feet and whether this could be modified to limit multi-family to no more than two stories. The Planning Commission requested Mr. Buckner review current Blount County regulations and review with the PC next month.

3. Election of Officers: Chairman Huffman opened up the nominations for the annual election of the Chairman, Vice-Chairman and Secretary.

Kelley nominated John Huffman for Chairman. Second by Beaudette. No other nominations were made. Unanimous vote for John Huffman for Chairman.

Huffman nominated Steven Kelley for Vice Chairman. Second by Bickers. No other nominations were made. Unanimous vote for Steven Kelley for Vice-Chairman.

Kelley nominated Phillip Marshall for Secretary. Second by Bickers. No other nominations were made. Unanimous vote for Phillip Marshall for Secretary.

Adjourn: There being no further business to conduct; the Chairman declared the meeting adjourned at 6:34 PM after a motion by Kelley to adjourn, second by Bickers and unanimous vote to adjourn.

Phillip Marshall