

Zoning Information

Zoned C-1

Zoning Information- 311 Gay Street

Rondel Branam is the Codes Enforcement Officer for the City of Loudon. According to Mr. Branam, a buyer would have to hire a structural engineer to conduct a report on the building detailing what would have to be done to make it structurally safe.

Mr. Branam was aware of recent work that had been done and understands the building does not currently have to be removed, and can be structurally repaired. A buyer would be encouraged to speak with Mr. Branam about specific intended uses for the building. The building needs to be retail on the first floor and may be residential or retail on the second.

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According to the Loudon Zoning Resolution and Ordinances, the subject property is zoned as C-1 (Central Business District) in the Historic District.

*Information taken from *Zoning Ordinance of the City of Loudon, TN*.
Please call MPC at (865) 215-2500 or visit:
<http://www.municode.com/resources/gateway.asp?pid=11098&sid=42>

14-405. C-1, CENTRAL BUSINESS DISTRICT. Within the C-1 Central Business District as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other appropriate provisions of this zoning code shall apply:

1. Permitted uses and structures.
 - a. Retail trade - general merchandise.
 - b. Retail trade - food.
 - c. Retail trade - apparel and accessories.
 - d. Retail trade - furniture, home furnishings and equipment.
 - e. Retail trade - eating and drinking.
 - f. Retail trade - drug and proprietary, antiques, books and stationary, sporting goods, farm and garden supplies, jewelry, florists, and optical and photographic supplies.
 - g. Finance, insurance, and real estate services.
 - h. Business services.
 - i. Personal services - laundering and dry cleaning and beauty and barber services.
 - j. Repair services not including automotive repair and services.
 - k. Professional services.
 - l. Governmental services not including correctional institutions and military reservations.
 - m. Entertainment assembly not including drive-in movies.
 - n. Cultural activities.
 - o. Residential hotels and transient lodgings provided that the requirements of 14-309(1)(b) are met.
 - p. Religious activities and welfare, and charitable services.
 - q. Railroad transportation.
 - r. Multi-family residential uses.
 - i. Shall be permitted on any floor, except a ground floor of an existing commercial building and within existing structure constructed for residential purposes.
 - ii. Shall be permitted within structures specifically designed for living quarters provided they comply with Section 14-309 (1)(b).

Any use or structure customarily incidental to the above permitted uses.

2. Prohibited uses and structures. Any use or structure not specifically permitted as prohibited.

a. Mobile homes, manufactured homes or other temporary structures. (Amended by Loudon City Council 2/9/04.)

3. Area regulations. Buildings shall be located so as to comply with the following requirements:

- a. Minimum depth of front yard.....10 feet
- b. Minimum depth of rear yard.....20 feet

However, commercial buildings may be built next to a common lot line by common consent, if the lot line walls have a fire resistance rating equal to that required for Fire Districts by the Southern Standard Building Code. Evidence of common consent must be filed in writing with the building inspector upon application for a building permit.

The Board shall have the discretion to waive the setback requirements when unusual circumstances warrant this consideration.

CHAPTER 10 HISTORIC ZONING COMMISSION SECTION

14-1001. Membership & Authority

14-1002. Loudon Design Guidelines Manual

14-1001. MEMBERSHIP AND AUTHORITY. Pursuant to Tennessee Code Annotated 13-7-403 there is hereby created the Loudon Historic Zoning Commission. The Commission shall be composed of five members, one from a local patriotic or historical organization; an architect, if available; a member of the Loudon Regional Planning Commission and two persons from the community in general. Members to the Commission shall be appointed by the mayor, subject to confirmation by the City Council. Members on the Commission shall be appointed for five (5) years, except for members appointed initially shall be appointed for staggered terms so that the terms of at least one member, but not more than two, shall expire each year. The Commission shall have the following powers and duties:

- 1. To review all projects, within the limits of an established historic district(s), that require the issuance of a permit before such projects can be lawfully commence within Loudon, and following such review, grant, grant with conditions, or deny a certificate of appropriateness; and further to review any projects not requiring a permit.
- 2. To adopt design review guidelines for each historic district established, which shall be utilized in assessing the appropriateness of any project in determining the granting, granting with conditions, or denial of a permit.
- 3. To recommend to the Planning Commission and City Council, the establishment of historic zoning district(s) or to recommend amendments to existing historic districts. 14-

1002. LOUDON DESIGN GUIDELINES MANUAL (see supplement)

*For specific information on Historic Building Guidelines, please see the City of Loudon
Historic Guidelines at:

<http://www.loudoncountyplanning.com/Zoning%20Information.htm>