



# Loudon County Planning Department

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[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
 MEETING REPORT  
 LOUDON REGIONAL PLANNING COMMISSION  
 FEBRUARY 6, 2019

Members Present	Members Absent	Others Present
LeeAnn Chihasz		Mayor Jeff Harris
Gene Gammons		Grazyna Gammons
Ham Carey, Chairman		Laura Smith, Planning
Debbie Hines		Travis Gray, Codes Enforcement
Salvador Mejia		Ron Hutson, Planning
Jim Greenway		Nate Moore, Atty.
Dennis Brennan		Eddie Simpson
Carlie McEachern		Billy Pickel
Tim Dixon		Jim Watson
		Israel Jimenez
		Tim Brewster
		Angelia Almaza

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m., the Pledge of Allegiance was recited and roll called. The December 5, 2018 minutes were unanimously approved on a motion by Carlie McEachern seconded by Debbie Hines.

REQUEST TO CLOSE RIGHT-OF-WAY, NOTCH-IN-HILL ROAD, TAX MAP 041, AND TAX MAP 033

Nate Moore with County Attorney, Bob Bowman's office, was present and stated that a request to close the road known as Notch-In-Hill was made to the County Road Superintendent by one of the property owners. Mr. Moore stated that although some of the property owners would be landlocked, they would have an easement to access their property per state statute. Audience member, Jim Watson stated that he farmed property out there and questioned how they would access the property. Loudon County Road Superintendent, Eddie Simpson stated that they had checked with all property owners previously, but only regarding closing of the road. Mr. Watson also stated that people had been dumping out there and he wanted the County to take care of the road. He noted that when the gas company went through, they had brought dozers out and the road became passable. Mr. Moore said that gates could be placed by the land owners but they would have to give access to property owners.

Mr. Simpson recommended closing the road. He stated that the County does not maintain the road and although it is a public road, it is not a County road. Mr. Simpson stated that existing access easements would remain and he recommended closing it. Mr. Watson and applicant, Mr. Morton, had a disagreement regarding activities occurring on the properties. Ms. Watson stated that they lease property from Ms. Hackney for cattle and if there are gates up and she can't

access the property, then there is a problem. Mr. Watson stated that he was present to speak for Ms. Karen Hackney and that she had not been contacted. Mr. Moore stated the owners would have easements and that Mr. Watson could use it with approval from the property owner. Mr. McEachern noted that it is the oldest road in the County. Mr. Moore read from an email from Mr. Bowman, which stated the property owners except for Mr. Bright had all been contacted and all agreed to the closure.

Mr. Moore further explained that the Planning Commission makes a recommendation that then goes to the Loudon County Planning Commission for recommendation then goes to Loudon County Commission for final approval and if approved, the road would be closed and would no longer be public.

#### ACTION

Tim Dixon moved to close the road from Vonore Road to Popular Springs Road as recommended by Mr. Simpson. The motion was seconded by Ms. Hines and approved with Ms. Chihasz, Mr. Carey, Ms. Hines, Mr. Dixon, and Mr. Greenway voting yes, Mr. Gammons, Mr. Mejia, Mr. McEachern and Mr. Brennan abstaining.

#### ANNUAL MEETING-ELECTION OF OFFICERS

The January meeting is typically the annual meeting when officers are elected for another term. Chairman Carey stated that it was time for someone else to be chairman. Debbie Hines moved to elect Mr. McEachern as chairman which was seconded by Mr. Gammons and approved unanimously. Mr. McEachern then nominated Ms. Hines as Vice Chairman which was seconded by Mr. Gammons and approved unanimously. Mr. McEachern then nominated Mr. Greenway to be Secretary which was seconded by Ms. Hines and approved unanimously.

#### 2019 ANNUAL MEETING CALENDAR

Mr. McEachern moved to approve the meeting calendar for 2019 as presented which was seconded by Ms. Hines and approved unanimously.

#### REVIEW AND DISCUSSION, RV AND TRAVEL TRAILER PARKS AND PLANNED UNIT DEVELOPMENTS

RV and Travel Trailer Park were discussed and an example was handed out for review. The consensus was to take the discussion back up again after the BZA meeting adjourned.

#### ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

#### ADJOURN

The meeting adjourned at 1:30 p.m. and will reconvene after the Board of Zoning Appeals meeting.

The Planning Commission meeting was reconvened at 1:47 p.m. and there was a discussion regarding the RV and Travel Trailer Park standards that were recently approved by the County. The commission requested reviewing those regulations and comparing them with previous

handouts. Ms. Smith will email copies of the resolution to the Planning Commission and will include it on the next meeting agenda.

PUBLIC COMMENTS

As this was Ham Carey's last day as chairman, Mr. Brennan took the opportunity to recognize him and everyone thanked him for his many years of service, work and dedication.

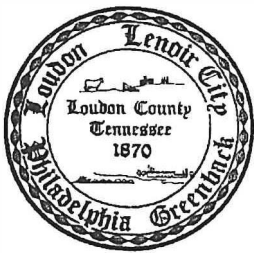
Councilman, Tim Brewster discussed the road frontage requirement in the subdivision regulations and a proposal to reduce it from 75' to 50'. Ms. Smith will look at other areas for example such as Maryville, Lenoir City, Alcoa, as well as several existing subdivisions in Lenoir City and report back to the commission.

ADJORN

The meeting adjourned at 2:30 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



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MINUTES  
LOUDON BOARD OF ZONING APPEALS  
WEDNESDAY, FEBRUARY 6, 2019

Members Present	Members Absent	Others Present
Tim Dixon		Jeff Harris, City Major
Gene Gammons		Ty Ross, City Manager
Ham Carey, Chairman		Laura Smith, Planning
Debbie Hines		Travis Gray, Codes Enforcement
Salvador Mejia		Ron Hutson, Planning
Carlie McEachern		Israel Jimenez
Dennis Brennan		Angelica Almaza
Jim Greenway		
LeeAnn Chihasz		

## CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 1:30 p.m. and the roll was called. The minutes of the December 5, 2018 meeting were unanimously approved on a motion by Carlie McEachern, seconded by Debbie Hines.

## ANNUAL MEETING. ELECTION OF OFFICERS

Carlie McEachern moved to have the officers be the same as the ones on the Planning Commission. The motion was seconded by Dennis Brennan and approved unanimously.

## APPROVAL OF MEETING CALENDAR FOR 2019

Ms. Hines moved to approve the 2019 meeting calendar which was seconded by Mr. Brennan and approved unanimously.

## VARIANCE REQUEST, 3' SIDE YARD SETBACK FOR GARAGE, APPLICANT AND PROPERTY OWNER, ISRAEL ZAVALA JIMENEZ, 406 ANGEL ROW, LOUDON, TN, TAX MAP 033P, GROUP C, PARCEL 022.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND HZD, HISTORIC ZONING DISTRICT, APPROXIMATELY 3 ACRES

Mr. Jimenez was present to request a side yard variance so that he can add a garage to his home. The property is uneven and slopes to the rear adjacent to the railroad tracks and Mr. Jimenez proposes adding the garage to the side of his house. Codes Enforcement Director, Travis Gray noted that there is 17' between the adjacent house and the garage concrete floor.

## ACTION

Mr. McEachern moved to approve the variance which was seconded by Salvador Mejia and approved unanimously.

## VARIANCE REQUEST, MINIMUM LOT SIZE REQUIREMENT FOR COMBINING TWO LOTS INTO ONE LOT OF 13,967 SQUARE FEET, APPLICANT AND PROPERTY OWNER, ANGELICA ALMAZA PEREZ, ELM STREET, PHILADELPHIA, TAX MAP 065D, GROUP

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C, PARCEL 005.00 AND 006.00, R-1, RESIDENTIAL DISTRICT, APPROXIMATELY 0.32 ACRES WHEN COMBINED

Ms. Almaza was present to request a lot size variance so that the two lots could be combined for a proposed home. Ms. Perez stated that the intention was to build a house or place a double-wide on the property. There was a brief discussion regarding enforcement of the Philadelphia Zoning Ordinance.

ACTION

Mr. McEachern moved to approve the lot size variance so the lots can be combined for proposed dwelling. The motion was seconded by Debbie Hines and approved with 8 yes votes and Mr. Brennan abstaining because he had been contacted by a neighboring property owner.

ADJOURN

The meeting adjourned at 1:45 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date